



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

# South Kesteven District Council

Annual Position Statement 2023  
Statement of Engagement

Appendix 3: Site Deliverability Information



SOUTH  
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Site Deliverability Information Index (2023)	
APS Reference	Site Reference and Address
APS001	S08/0892: Former Grantham Tyre & Auto, Rycroft Street, Grantham, NG316
APS002	S14/3097: The Old Quarry, Station Road, Castle Bytham
APS004	S19/0740: Land At Bourne Road, Morton
APS005	S14/2953: Land North Of 372-400, Dysart Road
APS006	S21/1045: 1 Station Approach, Ancaster, NG32 3QY
APS007	S19/0338: Bridge End Road, Grantham, NG31 7TS
APS008	S19/1475: Land Off Cherryholt Road, Cherryholt Road, Stamford, PE9 2EP
APS009	S16/2285: Falcon Way, Bourne, PE10 0FF
APS010	S18/0452: Ferndale House , Swinstead Road, Corby Glen, NG33 4NU
APS011	S18/1557: The Grantham Church High School, Queensway, Grantham, NG31 9RA
APS012	S17/2466: Land West of Linchfield Road, Deeping St James
APS013	S15/3189: Land North of Longcliffe Road and Ryedale Close, Manthorpe Road
APS014	S17/1900: Former Gravel Works, Stowe Road
APS015	S18/1408: Spittlegate Farm , Gorse Lane, Grantham, NG31 7UF
APS016	S21/0415: Land to the North of Doddington Lane, Claypole
APS017	S20/2056: Land North Of Barnack Road, Stamford
APS018	S10/1204: Fossitt & Thorne, Eastgate, Bourne, PE109LB
APS020	S10/0969: Former Welland Motor Factors Site, North Street, Stamford
APS022	S14/3571: Land South Of Barrowby Road
APS023	S16/0112: Land North Of Towngate East And South Of Northfield Road
APS025	S20/0368: Land At Elsea Park, Bourne - Zone 8
APS027	S21/0113: Land South of Harvey Close and West of Wincanton Way, Bourne
APS029	S18/0937: Zone 9, Land East of A151, Raymond Mays Ways
APS031	S08/1231: Poplar Farm
APS039	LV-H5: Swinstead Road/ Bourne Road
APS041	LV-H7 Main Road (South)
APS042	LV-H8: Main Road (North)
APS043	LV-H10: Thistleton Lane and Mill Lane
APS044	LV-H11: Land North of High Street
APS045	DEP1-H1: Towngate West
APS046	DEP1-H2: Linchfield Road
APS047	GR3-H1: Spitalgate Heath - Garden Village (Southern Quadrant)
APS048	GR3-H2: Rectory Farm (Phase 2 North West Quadrant)
APS049	GR3-H4: Prince William of Gloucester Barracks
APS050	LV-H1: Wilsford Lane (North)
APS051	LV-H2: Wilsford Lane (South)
APS052	LV-H3: Low Road
APS053	LV:H4: Bourne Road
APS054	LV-H9: Folkingham Road
APS055	LV-H12: Part of Elm Farm Yard
APS056	BRN1-H1: Land at Manning Road, Bourne
APS057	GR3-H3: Land adjacent to Rectory Farm (Phase 3 North West Quadrant)
APS058 & APS060	STM1-H1: Stamford North Quarry Farm (Rutland County Council)
APS059	STM1-H2: Stamford East
APS062	Council Capital Programme - Swinegate
APS064	Council Capital Programme – Larch Close

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>S08/0892 Former Grantham Tyre and Auto, Rycroft Street, Grantham (38)</b>											
		<b><i>Completions to 31<sup>st</sup> March 2023: 0</i></b>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	0	0	38								
<i>Explanation: Councils projections based on previous APS submission. Site has outline planning permission implemented by demolition, no reserved matters application submitted. The Council has removed the site from the 5 year supply. Abeyance site.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				



Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	



SOUTH  
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Planning Policy  
Team

South Kesteven District Council  
Council Offices, The Picture House,  
St Catherine's Road, Grantham,  
NG31 6TT

Tel: 01476 406 080

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Our Reference:  
APS002

South Kesteven District Council Annual Position  
Statement

Housing Deliverability; Request for Information

Dear Mr Frampton,

South Kesteven District Council are intending to submit an Annual Position Statement to the Planning Inspectorate by the deadline of 31 July 2023 in accordance with paragraph 75 of the National Planning Policy Framework, and the relevant National Planning Practice Guidance. The Annual Position Statement will set out the 5 year housing land position statement as of the 1 April 2023, and will be prepared in consultation with developers, landowners and key stakeholders. More information on the Annual Position Statement can be found here: <http://www.southkesteven.gov.uk/APS>

To assist in estimating the build out of sites, South Kesteven District Council are now writing to developers, landowners, and agents to obtain anticipated rates of housing delivery for sites where development is yet to commence, or where development is currently underway but not complete. We are seeking this information to update our records on specific deliverable sites in order to establish an updated 5 year supply. The information may also be used to aid the Strategic Housing Land Availability Assessment and projected housing trajectories to support the Local Plan Review.

**S14/3097 The Old Quarry, Station Road, Castle Bytham**

Please complete Part A and Part B of the attached form, in relation to the above site. The form highlights important questions about the expected delivery of the site, ownership, timescales, and infrastructure.

Please send the completed form to [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk)



Forms can be sent to Planning Policy, South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham. NG31 6TT.

Please note copies of all deliverability forms will be made available for the public to view, therefore, your response cannot be treated as confidential. However, the Council will not include any personal addresses or signatures.

**Completed forms should be completed and returned by 28/04/2023**

Yours sincerely,  
Planning Policy Team

**South Kesteven District Council Housing Deliverability**

**Form** **April 2023**

**Part A: Projected Completions**

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<i>Council's Projected Completions</i>														
<i>Site</i>	<i>S14/3097 The Old Quarry, Station Road, Castle Bytham (87)</i>													
<i>Reference</i>	<i>Completions to 31<sup>st</sup> March 2023: 0</i>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>	
0	24	34	23	0	0	0	0	0	0	0	0	0	0	0

*Explanation: Site has full planning permission. 87 units Outline. Site is split into three phases. With Reserved matters secured Phase A – 18 dwellings/ Phase B – 67 dwellings/ Phase C – 2 dwellings. Part of site also includes 6 self build plots that are under construction. Council's projections based on previous 2022 APS.*

**Do you agree that the information provided in the above Council's Projected Completions table is correct?** Yes X No

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>														
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>	

**Comments**

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	S19/2094
Site Address	The Old Quarry, Station Road, Castle Bytham
Agent/Landowner	Framptons Town Planning

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware  
Not Aware

### Section 2 – Deliverability

#### Landownership

- |   |     |                                     |    |                                     |
|---|-----|-------------------------------------|----|-------------------------------------|
| 1 Do all landowners with an interest in the site support the development of the site? | Yes | <input checked="" type="checkbox"/> | No |                                     |
| 2 Have the landowners agreed to sell the land for development?                        | Yes |                                     | No | <input checked="" type="checkbox"/> |

If so, are there any restrictions included in the option /developer agreement

- 3 Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.

#### Timescales

- 4 When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why. **2024/25 – subject to sale of the site.**

*If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.*

- 5 If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission) **n/a**
- 6 If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this? **Site expected to be built within next 5 years.**

#### Site Delivery

- |  |        |  |
|--|--------|--|
| 7 Has the site got planning permission | Yes/No | Application number and date of decision    |
| Full                                   |        |  |
| Outline                                | Yes    | S19/2094 – 20.04.21                        |
| Reserved Matters                       | Yes    | S19/2208 – 16.09.20<br>S19/2142 – 16.09.20 |
- 7a If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application? **n/a**
- 8 If you do not have planning permission, when do you intend to submit a planning application? **n/a**
- 9 Are there any events that may change the delivery schedule (such as other sites being **No**



prioritised elsewhere)?

- 10** When do you think that the affordable housing element will be delivered? **Affordable housing to be provided on plot B. Affordable to be intertwined with market housing and delivered in accordance with phasing of scheme.**
- 11** What is the planned phasing of delivery and are there any specific reasons for this? **Phasing will be responsibility of developer.**
- 12** If site is not under construction what time has been allowed for site preparation works? **Site preparation will be responsibility of developer.**
- 13** If site is not under construction when do you expect to complete the first dwelling? **2024/25**

### Section 3 – Infrastructure

#### Infrastructure Provision

- 14** What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market? **n/a**
- 15** Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery? **n/a**
- 16** Is the site dependent upon the provision of off-site infrastructure? **No**

If so, is delivery of this infrastructure likely to affect the delivery of development on your site?

### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference **S19/2094**

Site Address **The Old Quarry, Station Road, Castle Bytham**

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)

**DR. D. BURSTON.**

Signature(s)



Date

**13<sup>th</sup> April 2023**

Developer (where an option agreement is in place)

—

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S19/0740 Land at Bourne Road, Morton (22)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
22	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Site under construction (20 units as at Feb 2023). Site is fully affordable. No fundamental infrastructure constraints. Council's projections based on previous 2022 APS with site completion expected in 2023/23.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes	X	No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	APS004
Site Address	Land at Bourne Road, Morton
Agent/Landowner	Allison Homes

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes	X	No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Commenced February 2022. Total units completed so far- 20			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				



Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	Yes	S19/0740- Jan 2021
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?	<b><u>100% affordable scheme</u></b>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<b><u>No Planned phasing</u></b>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure


Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	APS004
<b>Site Address</b>	<u>Land at Bourne Road, Morton</u>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Allison Homes
<b>Signature(s)</b>	
<b>Date</b>	27/04/23
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b><i>S14/2953 Land North of 372-400, Dysart Road (227 units)</i></b>											
		<i>Completions to 31<sup>st</sup> March 2023: 16 (as at February - to be confirmed mid-April 2023).</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
53	53	53	52	0									
<i>Explanation: Site under construction. 16 units completed as at February 2023. Housebuilder is of modular homes. Site has no fundamental infrastructure constraints to be resolved. The Council expects delivery of the whole site within the 5 year supply. Council projections based on the previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	<input checked="" type="checkbox"/>

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
174	53	0	0	0	0	0	0	0	0	0	0	0	0
<b>Comments</b>													
Site under construction. As of April 2023, 2 units have been completed (with handover on 14 <sup>th</sup> February 2023). Delivery of homes has been accelerated due to the use of modular construction.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	S14/2953
Site Address	Land North of 372-400 Dysart Road
Agent/Landowner	In Place (Dysart) LP

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	<input type="checkbox"/>
Not Aware	<input checked="" type="checkbox"/>

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2	Have the landowners agreed to sell the land for development?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
	If so, are there any restrictions included in the option /developer agreement	<b>The site has been acquired by the developer and there are no legal or ownership issues we are aware of that would affect delivery of the homes</b>			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Site is currently under construction.  Construction commenced mid-October 2021  No. of units completed as at 31 <sup>st</sup> March 2023: 2			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	N/A: Site has full planning permission			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	N/A: Site is under construction			

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	Yes	S14/2953, 20/07/16
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A: The site has obtained full planning permission	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	N/A: Planning permission already obtained (S14/2953)	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No foreseeable events.	
<b>10</b>	When do you think that the affordable housing element will be delivered?	2023/2024	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	12 phases of delivery, commencing in Feb 23 and completing in May 24	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	N/A: Site is already under construction	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	N/A: Site is already under construction	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	The development will include necessary supporting infrastructure, such as highway and drainage infrastructure, alongside provision for new public open space and a Local Area of Play. Open market sale plots will also have EV charging points.
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	The infrastructure has been built in phases organised through Roads A to J on site, with all roads being formed to kerb bracing at a minimum and most to binder course to date. The drainage and new services have been laid with plot connections phased with

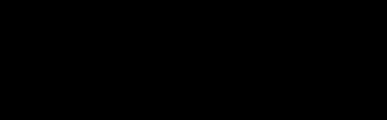
		handovers. There are a variety of publicly adoptable and privately managed roads on the site that will be handed over to the relevant parties once the formal agreement agreements and works are completed.
<b>16</b>	<p>Is the site dependent upon the provision of off-site infrastructure?</p> <p>If so, is delivery of this infrastructure likely to affect the delivery of development on your site?</p>	The site is accessed off Dysart Road, Grantham with close transport connections to the A1. The modular system relies on these transport links for efficient delivery management as the manufacturing facilities are in Knaresborough, Yorkshire. There is a substation on site which is powered through a HV connection from Dysart Road along with other services.

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	S14/2953
<b>Site Address</b>	Land North of 372-400, Dysart Road

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	In Place (Dysart) LP
<b>Signature(s)</b>	
<b>Date</b>	14/04/2023
<b>Developer (where an option agreement is in place)</b>	In Place (Dysart) LP with development agreement with Ilke Homes

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S21/1045 1 Station Approach, Ancaster, NG32 3QY (30)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	20	10									
<i>Explanation: Site has full planning permission. The site is currently occupied by a bus depot. Application approved for 30 residential units in October 2022 which includes the conversion and extension of a former railway warehouse to form 20 apartments. Council’s projections based on a site of similar size and location.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	
--	-----	--	----	--

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				



Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S19/0338 Bridge End Road, Grantham, NG31 7TS (205)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	0	40	40	40	40	45	0	0	0	0
<i>Explanation: Site has outline planning permission approved for up to 205 dwellings. No reserved matters application has been submitted and was expected imminently in the 2022 APS submission. The Councils projections are based on the previous APS (2022) and the site is not included within the five year supply.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>														
<b>Site Reference</b>		<b>S19/0338 Bridge End Road, Grantham, NG31 7TS (205)</b>												
		<i>Completions to 31<sup>st</sup> March 2022: 0</i>												
22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	40	40	40	40	45	0	0	0	0	0	0	0	0
<i>Explanation: Site projections based on site of similar size and location.</i>														

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	<input checked="" type="radio"/> Yes	<input type="radio"/>	No	<input type="radio"/>
--	--------------------------------------	-----------------------	----	-----------------------

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>														
22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
<b>Comments</b>														

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	S19/0338
Site Address	Bridge End Road, Somerby Hill, Grantham, NG13 7TS
Agent/Landowner	Cerda Planning Ltd /Balderson Brothers

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	✓

### Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	<u>Yes</u>
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	<u>Yes</u>  <u>Not aware of</u>
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	<u>Not available</u>
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	<u>24/25</u>



<b>5</b>	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<u>N/A</u>	
<b>6</b>	If the site is not expected to be built within the next five years (i.e. by 2026/27) what are the reasons for this?	<u>N/A</u>	
<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline	✓	S19/0338 – 29 Nov 2021
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<u>2022 – Q3</u>	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	<u>N/A</u>	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<u>No</u>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	<u>25/26</u>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<u>Not aware</u>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<u>3 months</u>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<u>24/25 – Q3</u>	

### Section 3 – Infrastructure

<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<b>None</b>
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<b>24/25</b>
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	<b>No</b>

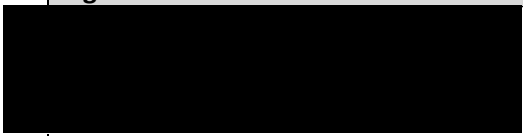
### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<b>S19/0338</b>
<b>Site Address</b>	<b>Bridge End Road Grantham Lincolnshire NG31 7TS</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	
Signature(s)	
Date	
Developer (where an option agreement is in place)	

Signature	Date
 <b>DEBBIE FARRINGTON DipTP MRTPI</b> On behalf of Balderson Brothers	25/04/2022

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council's Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b><i>S19/1475 Land Off Cherryholt Road, Cherryholt Road, Stamford, PE9 2EP</i></b>											
		<b><i>Completions to 31<sup>st</sup> March 2023: 0</i></b>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	16	15	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Site has full planning permission for 31 affordable dwellings. Council's projections completions are based on a site of similar size and location.</i>													

<b>Do you agree that the information provided in the above <i>Council's Projected Completions</i> table is correct?</b>	Yes		No	
---	-----	--	----	--

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S16/2285 Falcon Way, Bourne, PE10 0FF (19)</b>											
<i>Completions to 31<sup>st</sup> March 2023: 8 (as at February - to be confirmed mid-April 2023).</i>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
11	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Site has full planning permission and under construction. 8 units completed as at February 2023. The Council expects delivery of the site within the 5 year supply.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				



Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

# South Kesteven District Council Housing Deliverability Form

April 2021

## Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council's Projected Completions															
Site Reference			S16/2285 Falcon way, Bourne, PE10 0FF (19) Completions to 31 <sup>st</sup> March 2021: 0												
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
16	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Explanation: Delivery based on previous trajectory submitted. The site has no fundamental infrastructure constraints to be resolved. Position has not changed since the Local Plan Examination. Reserved matters application for 19 dwellings approved (S20/0603) 05/02/2021.															

Do you agree that the information provided in the above Council's Projected Completions table is correct?	Yes	yes	No	
---	-----	-----	----	--

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions															
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
Comments															

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	Falcon way
Site Address	As above
Agent/Landowner	EFR Construction

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	There are none

### Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	<u>yes</u>
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	<u>yes</u>
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	<u>This is under construction</u>
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	<u>This is under construction</u>

<b>5</b>	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<b><u>This is under construction</u></b>	
<b>6</b>	If the site is not expected to be built within the next five years (i.e. by 2025/26) what are the reasons for this?	<b><u>This is under construction</u></b>	
<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		<b><u>This is under construction</u></b>
	Outline		
	Reserved Matters		<b><u>This is under construction</u></b>
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<b><u>This is under construction</u></b>	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	<b><u>This is under construction</u></b>	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b><u>This is under construction</u></b>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	<b><u>This is under construction</u></b>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<b><u>This is under construction</u></b>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<b><u>This is under construction</u></b>	

### Section 3 – Infrastructure


<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<u><b>This is under construction</b></u>
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<u><b>This is under construction</b></u>
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	<u><b>This is under construction</b></u>


### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<b>Falcon way, bourne</b>
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	efr
Signature(s)	
Date	26/04/2021
Developer (where an option agreement is in place)	efr

<b>Signature</b>	<b>Date</b>
	26/04/2021



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

Planning Policy Team  
South Kesteven District Council  
Council Offices, The Picture House,  
St Catherine's Road, Grantham,  
NG31 6TT  
Tel: 01476 406 080  
Email: [Planningpolicy@southkesteven.gov.uk](mailto:Planningpolicy@southkesteven.gov.uk)

Our Reference: APS010

South Kesteven District Council Annual Position Statement

Housing Deliverability; Request for Information

Dear Sir/ Madam

South Kesteven District Council are intending to submit an Annual Position Statement to the Planning Inspectorate by the deadline of 31 July 2023 in accordance with paragraph 75 of the National Planning Policy Framework, and the relevant National Planning Practice Guidance. The Annual Position Statement will set out the 5 year housing land position statement as of the 1 April 2023, and will be prepared in consultation with developers, landowners and key stakeholders. More information on the Annual Position Statement can be found here: <http://www.southkesteven.gov.uk/APS>

To assist in estimating the build out of sites, South Kesteven District Council are now writing to developers, landowners, and agents to obtain anticipated rates of housing delivery for sites where development is yet to commence, or where development is currently underway but not complete. We are seeking this information to update our records on specific deliverable sites in order to establish an updated 5 year supply. The information may also be used to aid the Strategic Housing Land Availability Assessment and projected housing trajectories to support the Local Plan Review.

**S18/0452 Ferndale House, Swinstead Road, Corby Glen, NG33 4NU**

Please complete Part A and Part B of the attached form, in relation to the above site. The form highlights important questions about the expected delivery of the site, ownership, timescales, and infrastructure.

Please send the completed form to [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk)

Forms can be sent to Planning Policy, South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham. NG31 6TT.

Please note copies of all deliverability forms will be made available for the public to view, therefore, your response cannot be treated as confidential. However, the Council will not include any personal addresses or signatures.

**Completed forms should be completed and returned by 28/04/2023**

Yours sincerely,

**Planning Policy Team**

# South Kesteven District Council Housing Deliverability Form

April 2023

## Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council's Projected Completions													
Site Reference		S18/0452 Ferndale House, Swinstead Road, Corby Glen, NG33 4NU (25)											
		Completions to 31 <sup>st</sup> March 2023: 0											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
25	0	0	0	0	0	0	0	0	0	0	0	0	0
Explanation: Site has full planning permission. Reserved Matters application was approved February 2022. Applications regarding conditions and modifications to S106 agreement pending consideration. Site is fully affordable. No infrastructure constraints.													

Do you agree that the information provided in the above Council's Projected Completions table is correct?	Yes		No	

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
Comments													



## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

## Amy Bonfield

---

**From:** Dale [REDACTED]  
**Sent:** 15 June 2023 15:30  
**To:** Planning Policy  
**Subject:** RE: APS010 - South Kesteven District Council Annual Position Statement

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Amy,

I hope you are well.

Thanks for this.

It may be easier to inform you that this development is due to be completed by the end of August this year.

Thanks,

Dale.



**Technical Manager**  
**Modus Partnerships Ltd**

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**From:** Planning Policy <PLANNINGPOLICY@southkesteven.gov.uk>  
**Sent:** Thursday, June 15, 2023 3:16 PM  
**To:** Dale Meredith [REDACTED]  
**Subject:** FW: APS010 - South Kesteven District Council Annual Position Statement

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Meredith,

Please see below information regarding the Annual Position Statement. Are you able to complete the attached form regarding the site at **Ferndale House, Swinstead Road, Corby Glen, NG33 4NU (Planning Reference: S18/0452)?**

I would be grateful for a response by Friday 23<sup>rd</sup> June 2023.

Kind regards,  
Amy

**Planning Policy Team**

South Kesteven District Council

Council Offices

The Picture House,

St Catherine's Road,

Grantham, NG31 6TT

Tel: 01476 406080

Email: [Planningpolicy@southkesteven.gov.uk](mailto:Planningpolicy@southkesteven.gov.uk)

[www.southkesteven.gov.uk](http://www.southkesteven.gov.uk)

---

**From:** Planning Policy

**Sent:** Thursday, April 20, 2023 10:48 AM

**To:** [REDACTED]

**Subject:** FW: APS010 - South Kesteven District Council Annual Position Statement

Dear Mr Preston,

A gentle reminder to please complete the attached form regarding **S18/0452 Ferndale House, Swinstead Road, Corby Glen, NG33 4NU**

I would be grateful for a response by Friday 28<sup>th</sup> April 2023.

Kind regards,  
Amy

**Planning Policy Team**

South Kesteven District Council

Council Offices

The Picture House,

St Catherine's Road,

Grantham, NG31 6TT

Tel: 01476 406080

Email: [Planningpolicy@southkesteven.gov.uk](mailto:Planningpolicy@southkesteven.gov.uk)

[www.southkesteven.gov.uk](http://www.southkesteven.gov.uk)

---

**From:** Planning Policy

**Sent:** 06 April 2023 09:39

**To:** [REDACTED]

**Subject:** APS010 - South Kesteven District Council Annual Position Statement



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

South Kesteven District Council Annual Position Statement  
Housing Deliverability; Request for Information

Dear Mr Preston,

Our Reference: APS010

South Kesteven District Council are intending to submit an Annual Position Statement to the Planning Inspectorate by the deadline of 31 July 2023 in accordance with paragraph 75 of the National Planning Policy Framework, and the relevant National Planning Practice Guidance. The Annual Position Statement will set out the 5 year housing land position statement as of the 1 April 2023, and will be prepared in consultation with developers, landowners and key stakeholders. More information on the Annual Position Statement can be found here: <http://www.southkesteven.gov.uk/APS>

To assist in estimating the build out of sites, South Kesteven District Council are now writing to developers, landowners, and agents to obtain anticipated rates of housing delivery for sites where development is yet to commence, or where development is currently underway but not complete. We are seeking this information to update our records on specific deliverable sites in order to establish an updated 5 year supply. The information may also be used to aid the Strategic Housing Land Availability Assessment and projected housing trajectories to support the Local Plan Review.

**S18/0452 Ferndale House, Swinstead Road, Corby Glen, NG33 4NU**

Please complete Part A and Part B of the attached form, in relation to the above site. The form highlights important questions about the expected delivery of the site, ownership, timescales, and infrastructure.

Please send the completed form to [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk)

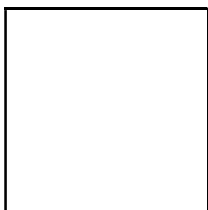
Forms can be sent to Planning Policy, South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham. NG31 6TT.

Please note copies of all deliverability forms will be made available for the public to view, therefore, your response cannot be treated as confidential. However, the Council will not include any personal addresses or signatures.

**Completed forms should be completed and returned by 28/04/2023**

Yours sincerely,

**Planning Policy Team**



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This email and any files transmitted with it are confidential and may contain privileged material intended solely for the recipient(s) named above. If you are not the intended recipient of this email, please contact the sender immediately and destroy this email. Any views or opinions presented in this email are solely those of the author and might not represent those of Modus Partnerships Ltd or any of its subsidiaries. Modus Partnerships Ltd and its subsidiaries will not accept any liability in respect of any statements made in this email. Warning: Although Modus Partnerships Ltd has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments. Modus Partnerships Ltd. Registered in England No. 11959131 Registered Office: Best House, Grange Business Park, Enderby Road, Whetstone, Leicester, England, LE8 6EP.

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>S18/1557 The Grantham Church High School, Queensway, Grantham, NG31 9RA (40)</b>											
		<b><i>Completions to 31<sup>st</sup> March 2023: 0</i></b>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	0	0	40	0	0	0	0	0	0	0	0
<i>Explanation: Site was removed from the supply in the 2022 APS in accordance with the Inspector’s report. Reserved matters application for 40 dwellings pursuant to outline planning permission is pending consideration – application received 30 September 2022. Council’s projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
---	-----	--	----	--

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				



Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S17/2466 Land West of Linchfield Road, Deeping St James (145)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 84 units as at February 2023 – to be confirmed mid-April 2023.</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
39	22	0	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Phase 1 of 76 units complete. Phase 2 (69 units) under construction since August 2022, 8 units completed as at February 2023. Councils projections based on previous 2022 APS and completed units.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	X
--	-----	--	----	---

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
17	0	0											
<b>Comments</b>													
Site to be completed 23/24													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference
Site Address
Agent/Landowner

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2					
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				
Site Delivery					

<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure


Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<b>S17/2466</b>
<b>Site Address</b>	<b>Land West of Linchfield Road, Deeping St James (145)</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Vistry Housebuilding (East Midlands)
<b>Signature(s)</b>	
<b>Date</b>	11-4-23
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S15/3189 Land North of Longcliffe Road and Ryedale Close, Manthorpe Road (480)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
24	30	30	30	30	30	30	30	30	30	30	30	30	96
<i>Explanation: Site has full planning permission for 480 dwellings. Council’s projections as set out in the 2022 APS.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	X
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
	24	40	40	40	40	40	40	40	40	40	40	40	18
<b>Comments</b>													
Start completions Oct 24 – 24 in 24/25													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	APS013
Site Address	Land North of Longcliffe Road and Ryedale Close, Manthorpe Road
Agent/Landowner	Allison Homes

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes	X	No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Commencement in December 2023			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				



Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline	Yes	S15/3189- March 2017
	Reserved Matters	Yes	S21/0175- September 2022
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?	Delivering affordable housing at 1 a month from 1 <sup>st</sup> completion in October 24.	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	6 Months	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	October 2024	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?	
	If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	APS013
<b>Site Address</b>	Land North of Longcliffe Road and Ryedale Close, Manthorpe Road

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	27/04/23
<b>Developer (where an option agreement is in place)</b>	Allison Homes

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council's Projected Completions														
Site Reference	S17/1900 Former Gravel Works, Stowe Road (35) Completions to 31 <sup>st</sup> March 2023: 7 units completed (as at February 2023 – to be confirmed mid-April 2023).													
	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
	28	0	0	0	0	0	0	0	0	0	0	0	0	0
Explanation: Site has full planning permission and under construction. 7 units completed as at February 2023, the Council anticipates the site to complete in the 5 year supply.														

Do you agree that the information provided in the above Council's Projected Completions table is correct?	Yes	No
		✓

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions														
	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
	19	9												
Comments														

**Part B: Deliverability**

**Section 1 – About the Site**

Site Reference	S21/0676
Site Address	STONE ROAD, LANCASTER
Agent/Landowner	ASHWOOD HOMES

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	✓

**Section 2 – Deliverability**

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	✓	No	
2	Have the landowners agreed to sell the land for development?	Yes	✓	No	
	If so, are there any restrictions included in the option /developer agreement	NO			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	UNDER CONSTRUCTION FROM FEB 22  7 UNITS COMPLETED PROGRAMME EXTENDED DUE TO MARKET CONDITIONS.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	NA			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	NA			

Site Delivery			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters	Y	S21/0676 8/11/21
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	NA	
8	If you do not have planning permission, when do you intend to submit a planning application?	NA	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		BUILD RATE SUBJECT TO MARKET CONDITIONS / SALES.
10	When do you think that the affordable housing element will be delivered?		SUMMER 23
11	What is the planned phasing of delivery and are there any specific reasons for this?	NA	
12	If site is not under construction what time has been allowed for site preparation works?	NA	
13	If site is not under construction when do you expect to complete the first dwelling?	NA	

### Section 3 – Infrastructure

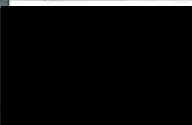
Infrastructure Provision		
14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	NORMAL DRAINAGE AND UTILITY CONNECTIONS COMPLETE
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	COMPLETE
16	Is the site dependent upon the provision of off-site infrastructure?	NO
	If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	NA

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	S21/0676
Site Address	STOWS ROAD LANGFORD

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	ASHWOOD HOMES
Signature(s)	
Date	20/11/2023
Developer (where an option agreement is in place)	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b><i>S18/1408 Spittlegate Farm, Gorse Lane, Grantham, NG31 7UF (21)</i></b>											
		<b><i>Completions to 31<sup>st</sup> March 2023: 0</i></b>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<i>0</i>	<i>0</i>	<i>4</i>	<i>7</i>	<i>10</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Explanation: Site has full planning permission. Hybrid application for part Full and part Outline for residential application. 4 x dwellings as part of the full planning permission. Outline planning permission for the remaining 17 units. Reserved matters application now approved for 17 dwellings for over 55s. Council expects site to complete in the 5 year supply.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
---	-----	--	----	--

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				



Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S21/0415 Land to the North of Doddington Lane, Claypole (16)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
16	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Site has full planning permission. Fully affordable scheme. Site expected to commence in 2022 once planning conditions discharged. Application pending consideration regarding conditions (4 and 10). The Council expects that the site will be delivered in the 5 year supply. Delivery projections based on the previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes	<input checked="" type="checkbox"/>	No	
---	-----	-------------------------------------	----	--

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	S21/0415
Site Address	Land to the North of Doddington Lane, Claypole
Agent/Landowner	Agent – Lindum Group Ltd, Landowner – Longhurst Group

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	<input type="checkbox"/>
Not Aware	<input checked="" type="checkbox"/>

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2	Have the landowners agreed to sell the land for development?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
	If so, are there any restrictions included in the option /developer agreement	No			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Work on site commenced.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	N/A			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	N/A			

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	<input checked="" type="checkbox"/>	S21/0415
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	N/A	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	N/A	
<b>10</b>	When do you think that the affordable housing element will be delivered?	N/A	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	N/A	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	N/A	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	N/A	

### Section 3 – Infrastructure


Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	N/A
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	N/A
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	S21/0415
<b>Site Address</b>	Land to the North of Doddington Lane, Claypole

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Longhurst Group Ltd
<b>Signature(s)</b>	
<b>Date</b>	20/04/2023
<b>Developer (where an option agreement is in place)</b>	Lindum Group Ltd for Longhurst Group.

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S20/2056 Land North of Barnack Road, Stamford (190)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	40	40	40	40	30	0	0	0	0	0	0	0
<i>Explanation: Site has Outline planning permission approved February 2022 for mixed use including c190 dwellings. Demolition of the former Cummings factory building completed December 2022. Council’s projections based on 2022 APS.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	X
--	-----	--	----	---

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
		18	46	46	36	36	8						
<b>Comments</b>													
A reduced number in year 1 to reflect site preparation works and delivery of joint infrastructure. Figures derived from developer input.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	APS017
Site Address	Land at Barnack Road, Stamford
Agent/Landowner	Burghley Land Ltd/South Kesteven DC

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	x

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	x	No	
2	Have the landowners agreed to sell the land for development?	Yes	x	No	
	If so, are there any restrictions included in the option /developer agreement	<b>None</b>			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	2025/26			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	N/A			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	N/A			



Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline	Yes	S20/2056
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	2023	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	N/A	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	N/A	
<b>10</b>	When do you think that the affordable housing element will be delivered?	Phased throughout the development in accordance with s106	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	Phasing plan to be submitted under condition of the outline permission.	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	Site preparation works already under way.	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	2025/26	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Roads, utilities etc
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Site-wide infrastructure to be provided in accordance with phasing plan
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	Yes, but the timing of the provision is phased within the s106 with trigger points during development.

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	APS017
<b>Site Address</b>	Land at Barnack Road, Stamford

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Burghley Land Ltd and South Kesteven DC
<b>Signature(s)</b>	M Flood  (on behalf of the landowners)
<b>Date</b>	28 April 2023
<b>Developer (where an option agreement is in place)</b>	-

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S10/1204 Fossitt &amp; Thorne, Eastgate, Bourne, PE10 9LB (11)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0 Completions to be confirmed mid-April.</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
11	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Council’s projections based on previous 2022 APS submission. Site under construction and near completion. Completions to be confirmed mid-April 2023.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
	X			

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes	X	No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b><i>S10/0969 Former Welland Motor Factors Site, North Street, Stamford (13)</i></b>											
		<b><i>Completions to 31<sup>st</sup> March 2023: 0</i></b>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	0	0	13	0	0	0	0	0	0	0	0
<i>Explanation: Councils projections based on previous 2022 APS. Abeyance site, Landowner unsure if the development was to proceed as a residential scheme. Site not included within the 5 year supply.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
---	-----	--	----	--

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				



Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>													
<b>Site Reference</b>		<b>S14/3571 Land South of Barrowby Road (300)</b>											
<i>Completions to 31<sup>st</sup> March 2023: 143 as at February 2023 – to be confirmed mid-April 2023.</i>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
45	40	40	32	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Site has full planning permission and under construction. 143 units on site completed. Council’s projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council's Projected Completions</i> table is correct?</b>	Yes		No	X
---	-----	--	----	---

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
53	70	52											
<b>Comments</b>													
Build forecast amendments.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	S14/3571 Land South of Barrowby Road (300)
Site Address	The Colleys, Barrowby Road, Grantham, Lincolnshire, NG31 8PT
Agent/Landowner	Countryside Properties Ltd

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement	n/a All land required to facilitate development wholly owned by developer – under construction			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Site commenced January 2020  Total units completed: 138 (as of 03/05/2023)			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	Onsite infrastructure completed. S278 works programmed for second half of 2023.			

<b>6</b>	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	N/A	
<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes	Application number and date of decision
	Full		
	Outline		
	Reserved Matters	Yes	S19/1056 (10 <sup>th</sup> June 2019)
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	Not aware	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Not aware	
<b>10</b>	When do you think that the affordable housing element will be delivered?	2026	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	As per built route.	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	N/A	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	N/A	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Highways Residential Junction off Barrowby Road Green infrastructure -S278
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Onsite infrastructure completed. S278 works programmed for second half of 2023.
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?	No


	If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No
--	--	----

**Section 4 – Signed Statement**

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<b>S14/3571 Land South of Barrowby Road (300)</b>
<b>Site Address</b>	<b>The Colleys, Barrowby Road, Grantham, Lincolnshire, NG31 8PT</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Countryside Partnerships
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	Countryside Partnerships

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S16/0112 Land North of Towngate East and South of Northfield Road, Market Deeping (300)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 117 units completed as at February – to be confirmed mid-April.</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
40	40	40	40	23	0	0	0	0	0	0	0	0	0
<i>Explanation: Site under construction. 117 units completed (to be confirmed mid-April). Phase D completed. Phase A under construction. Council’s projections based on completed units and previous 2022 APS trajectory.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	X
--	-----	--	----	---

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
	30	40	40	13									
<b>Comments</b>													
The site has planning permission for 240 units, rather than the 300 (including the 117 already completed) in the projected completions. We are unsure where the council has got the extra 60 units from.													
Allison Homes are also in no contractual position to build out the site. The projected completions are if Allison Homes were to agree terms with the landowner and build out phases B and C.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	APS023
Site Address	Land North of Towngate East and South of Northfield Road, Market Deeping
Agent/Landowner	Allison Homes

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes	X	No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Commencement in 2018 and total units completed 117.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				



Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	X	S16/0112- Dec 2017
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	Phases A and D are completed to build the spine road connecting Northfield Road and Towngate East.	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure


Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	APS023
<b>Site Address</b>	<b>Land North of Towngate East and South of Northfield Road, Market Deeping</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Not yet in a contractual position.
<b>Signature(s)</b>	
<b>Date</b>	72/04/23
<b>Developer (where an option agreement is in place)</b>	Allison Homes- not yet in a contractual position

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b><i>S20/0368 Land at Elsea Park, Bourne – Zone 8 (384)</i></b>											
		<i>Completions to 31<sup>st</sup> March 2023: 45 dwellings complete as at February – to be confirmed mid-April 2023.</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
50	50	60	60	69	50	0	0	0	0	0	0	0	0
<i>Explanation: Councils projections as set out in the 2022 APS taking into account current completed units – 339 outstanding units.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

## Amy Bonfield

---

**From:** Khaliq, Mohammed [REDACTED]  
**Sent:** 27 June 2023 14:26  
**To:** Planning Policy  
**Subject:** APS025 South Kesteven District Council Annual Position Statement

**Categories:** Orange Category

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Amy,

Please see the info as follows:

Total 243 Plots within Barratt Homes Parcel

Legalised to today: 58

- FY24 – 47
- FY25 – 42
- FY26 – 35
- FY27 – 35
- FY28 – 26

I hope this is helpful.

Kind regards,

Mohammed Khaliq  
Planner



Barratt & David Wilson Homes North Midlands



**BARRATT**  
HOMES



**DAVID WILSON HOMES**  
WHERE QUALITY LIVES

**From:** Planning Policy <PLANNINGPOLICY@southkesteven.gov.uk>  
**Sent:** 15 June 2023 15:07  
**To:** Khaliq, Mohammed [REDACTED]  
**Subject:** \*EXTERNAL:FW: APS025 South Kesteven District Council Annual Position Statement

Dear Mr Khaliq,

Please see information below regarding the Annual Position Statement. Are you able to completed the attached form for site at **Land at Elsea Park, Bourne – Zone 8 (Planning Reference S20/0368)**?

I would be grateful for a response by Friday 23<sup>rd</sup> June 2023.

Kind regards,

Amy

**Planning Policy Team**

South Kesteven District Council

Council Offices

The Picture House,  
St Catherine's Road,  
Grantham, NG31 6TT

Tel: 01476 406080

Email: [Planningpolicy@southkesteven.gov.uk](mailto:Planningpolicy@southkesteven.gov.uk)

[www.southkesteven.gov.uk](http://www.southkesteven.gov.uk)

---

**From:** Planning Policy

**Sent:** Thursday, April 20, 2023 12:57 PM

**To:** [REDACTED]

**Subject:** FW: APS025 South Kesteven District Council Annual Position Statement

Dear [REDACTED]

A gentle reminder to please complete the attached form regarding **S20/0368 Land at Elsea Park, Bourne – Zone 8**

I would be grateful for a response by Friday 28<sup>th</sup> April 2023.

Kind regards,  
Amy

**Planning Policy Team**

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**From:** Planning Policy

**Sent:** 06 April 2023 10:24

**To:** [REDACTED]

**Subject:** APS025 South Kesteven District Council Annual Position Statement



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

Our Reference: APS025

South Kesteven District Council Annual Position Statement  
Housing Deliverability; Request for Information

Dear [REDACTED]

South Kesteven District Council are intending to submit an Annual Position Statement to the Planning Inspectorate by the deadline of 31 July 2023 in accordance with paragraph 75 of the National Planning Policy Framework, and the relevant National Planning Practice Guidance. The Annual Position Statement will set out the 5 year housing land position statement as of the 1 April 2023, and will be prepared in consultation



with developers, landowners and key stakeholders. More information on the Annual Position Statement can be found here: <http://www.southkesteven.gov.uk/APS>

To assist in estimating the build out of sites, South Kesteven District Council are now writing to developers, landowners, and agents to obtain anticipated rates of housing delivery for sites where development is yet to commence, or where development is currently underway but not complete. We are seeking this information to update our records on specific deliverable sites in order to establish an updated 5 year supply. The information may also be used to aid the Strategic Housing Land Availability Assessment and projected housing trajectories to support the Local Plan Review.

**S20/0368 Land at Elsea Park, Bourne – Zone 8**

Please complete Part A and Part B of the attached form, in relation to the above site. The form highlights important questions about the expected delivery of the site, ownership, timescales, and infrastructure.

Please send the completed form to [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk)

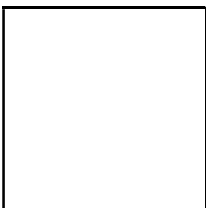
Forms can be sent to Planning Policy, South Kesteven District Council, Council Offices, The Picture House, St Catherine’s Road, Grantham. NG31 6TT.

Please note copies of all deliverability forms will be made available for the public to view, therefore, your response cannot be treated as confidential. However, the Council will not include any personal addresses or signatures.

**Completed forms should be completed and returned by 28/04/2023**

Yours sincerely,

**Planning Policy Team**



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# South Kesteven District Council Housing Deliverability Form

April 2021

## Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council's Projected Completions															
Site Reference		S20/0368 Land at Elsea Park, Bourne – Zone 8 (384) Completions to 31 <sup>st</sup> March 2021: 0													
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	30	40	45	60	65	65	60	19	0	0	0	0	0	0	0
Explanation: Site based on previous delivery rates across Elsea Park (SUE).															

Do you agree that the information provided in the above Council's Projected Completions table is correct?	Yes		No	X
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions															
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
35	70	70	70	70	69										
Comments															

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	Barratt David Wilson Homes – North Midlands Division

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	<u>YES</u>
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	<u>YES</u>  <u>NO</u>
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Already commenced.

5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<u>N/A</u>	
6	If the site is not expected to be built within the next five years (i.e. by 2025/26) what are the reasons for this?	<u>N/A</u>	
<b>Site Delivery</b>			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	Yes	
	Reserved Matters	Yes	
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<u>N/A</u>	
8	If you do not have planning permission, when do you intend to submit a planning application?	<u>N/A</u>	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<u>NO</u>	
10	When do you think that the affordable housing element will be delivered?		
11	What is the planned phasing of delivery and are there any specific reasons for this?	<b><u>As per the RM permission. No phasing in this parcel</u></b>	
12	If site is not under construction what time has been allowed for site preparation works?	<u>n/a</u>	
13	If site is not under construction when do you expect to complete the first dwelling?	<u>n/A</u>	

### Section 3 – Infrastructure

<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	


### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<b>S20/0368</b>
<b>Site Address</b>	<b>Land At Elsea Park Bourne - Zone 8</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Barratt David Wilson Homes
<b>Signature(s)</b>	C Henson - Planning Manager for North Midlands Division of Barratt David Wilson Homes.
<b>Date</b>	26/04/2021
<b>Developer (where an option agreement is in place)</b>	

<b>Signature</b>	<b>Date</b>
	26/04/2021

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>													
<b>Site Reference</b>	<b>S21/0113 Land South of Harvey Close and West of Wincanton Way, Elsea Park (373) Completions to 31<sup>st</sup> March 2023: 45 as at February – to be confirmed mid-April 2023.</b>												
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
50	50	50	50	50	50	28	0	0	0	0	0	0	0
<i>Explanation: Councils projections as set out in the 2022 APS taking into account current completed units – 328 outstanding units.</i>													

<b>Do you agree that the information provided in the above Council's Projected Completions table is correct?</b>	Yes	No
		X

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
23/24	61	80	72	68	49.	-	-	-	-	-	-	-	-
<b>Comments</b>													



**Part B: Deliverability**

**Section 1 – About the Site**

Site Reference	APS027.
Site Address	Elspa Park Zone 7 - Land South of Harvey Close
Agent/Landowner	Bellway Homes.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	<input type="checkbox"/>
Not Aware	<input checked="" type="checkbox"/>

**Section 2 – Deliverability**

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2	Have the landowners agreed to sell the land for development?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	If so, are there any restrictions included in the option /developer agreement	N/A.			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	<p>Work commenced in October 2021. Delivery to date homes. Progress made as expected.</p>			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	N/A.			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	N/A.			

Site Delivery			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters	yes	521/0113 1 <sup>st</sup> April 21.
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A.	
8	If you do not have planning permission, when do you intend to submit a planning application?	N/A.	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	NO.	
10	When do you think that the affordable housing element will be delivered?	8 homes - 22/23. 29 homes - 24/25 + 25/26.	
11	What is the planned phasing of delivery and are there any specific reasons for this?	Scheme delivered from the South, Working North, in accordance with phasing plan.	
12	If site is not under construction what time has been allowed for site preparation works?	N/A.	
13	If site is not under construction when do you expect to complete the first dwelling?	N/A.	

### Section 3 – Infrastructure

Infrastructure Provision		
14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Majority of infrastructure has already been implemented. This phase includes minimal infrastructure.
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Not necessary given majority of infrastructure already delivered.
16	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	NO.




#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	AP5027.
Site Address	Elsa Park Zone 7 - land south of Harvey Close.

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	Bellway Homes - Adam Conchie
Signature(s)	
Date	26/04/23.
Developer (where an option agreement is in place)	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S18/0937 Zone 9, Land East of A151, Raymond Mays Way (174)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 109 as at February – to be confirmed mid-April 2023.</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
65	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Councils projections as set out in the 2022 APS taking into account current completed units – 65 outstanding units.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

# South Kesteven District Council Housing Deliverability Form

April 2021

## Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council's Projected Completions															
Site Reference		S18/0937 Zone 9, Land East of A151, Raymond Mays Way (174) Completions to 31 <sup>st</sup> March 2021: 7 (to be confirmed by end of May)													
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
27	40	40	60	0	0	0	0	0	0	0	0	0	0	0	0
Explanation: Trajectory as set out within submitted APS. 7 units completed as of February 2021 – 34 units were expected to complete, trajectory altered to account for current completions and will be updated to reflect any additional completions (up to April 2021), to be confirmed by end of May.															

Do you agree that the information provided in the above Council's Projected Completions table is correct?	Yes	Y	No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions															
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
Comments															

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	S18/0937 Zone 9, Land East of A151, Raymond Mays Way
Site Address	Welland Drive, Bourne PE10 0YH
Agent/Landowner	Taylor Wimpey

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	Yes
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes – Developer owned
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	.
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Development commenced  22 units completed – not all occupied

<b>5</b>	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	RM Permission - S18/0937	
<b>6</b>	If the site is not expected to be built within the next five years (i.e. by 2025/26) what are the reasons for this?	N/A	
<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline	YES	SK.94/0125/12 08 <sup>th</sup> Feb 1994
	Reserved Matters	YES	S18/0937 18th January 2019
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	N/A	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	N/A	
<b>10</b>	When do you think that the affordable housing element will be delivered?	Over the plan period in phases	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	Build route & interaction between customers & construction traffic. The loop arrangement of the site aids this interplay	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	N/A	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	N/A	



### Section 3 – Infrastructure


<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	New services, road, open space & play equipment
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Roads & Infrastructure largely in. POS formed in line with ECOW recommendations/Natural England licensing
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	N/A



### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<b>S18/0937 Zone 9, Land East of A151, Raymond Mays Way</b>
<b>Site Address</b>	<b>Welland Drive, Bourne PE10 0YH</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	<b>Taylor Wimpey</b>
<b>Signature(s)</b>	
<b>Date</b>	27/04/21
<b>Developer (where an option agreement is in place)</b>	

<b>Signature</b>	
	27.04.21

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>S08/1231 Poplar Farm, Grantham (1800)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 673.</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	0	141	141	141	141	141	141	141	140	0
<i>Explanation: Sustainable Urban Extension of 1800 dwellings. Part of site complete - 673 units. 1127 units remaining on site. Delivery of the site is capped at 750 before delivery of Pennine Link Road. The Council’s projections are based on the remaining capacity on site. No further reserved matters applications have been submitted.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	<a href="#">No</a>

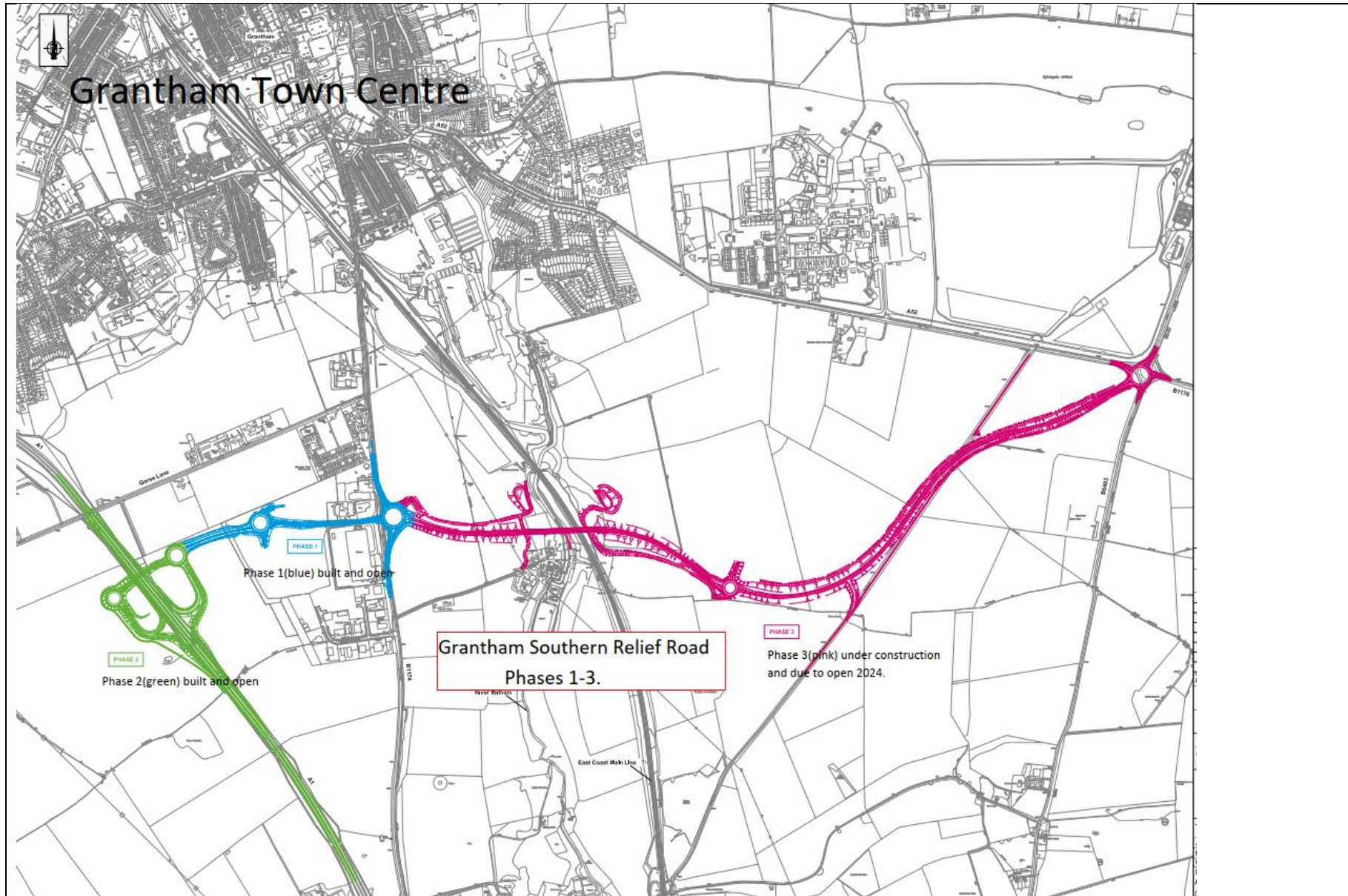
If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
	50	100	100	100	100	100	100	100	100	100	100	100	0
<b>Comments</b>													
<p>For the reasons set out below there is now a good case for removing the requirement to limit development to 750 homes before delivery of the Pennine Way Link Road (PWLR).</p> <p>The Poplar Farm project was worked up in 2007 /2008 some 16 years ago.</p> <p>Since that time there have been a number of changes to planning policy, market conditions and highway arrangements around Grantham.</p>													

The Pennine Way Link Road (PWLR) was conceived in the 1980's when the Grantham Southern Relief Road (GSRR) was not a possibility.

40 years later the GSRR is a reality: Phase 1 is built, Phase 2 completed in 2022 and the final Phase 3 is planned to complete in 2025 when the whole GSRR will become operational.

Grantham will have its bypass, and east west HGV traffic on the A52 will have no need to come through the town centre as it can use the GSRR and the A1 to bypass the town centre, removing any reasonable traffic justifications for the PWLR.



## Part B: Deliverability

### Section 1 – About the Site

Site Reference	S08/1231 Poplar Farm, Grantham. APS031
Site Address	Land north of Barrowby Road Grantham
Agent/Landowner	Andrew Russell-Wilks of Godfrey-Payton as agent for the site owners: Buckminster Estate and Norwich Hub Ltd.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	Not aware beyond those issues set out below

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	Yes	No	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement.	Yes		No	No
		<p>However, part of the consented land has been sold and fully developed out to date for 673 new homes that are all occupied.. There is land remaining to be sold with the potential for another 1,127 homes.</p> <p>There are no restrictions proposed in any future sale to housebuilders.</p> <p>(The two landowners have ‘master’ developed the site to date by providing serviced plots to housebuilders such as BDWH, Bellway and Longhurst / Lace Housing Associations.)</p>			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Done					
Timescales					

4	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.</p> <p><i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i></p>	<p>We expect development to recommence in mid 2024. This is assuming the requirement to not build the PWLR across the railway can be agreed with SKDC and LCC.</p> <p>During 2020 we engaged with SKDC and LCC in a formal pre-application enquiry under reference PPA ref S20/0364/ACK2. This covered a number of topics, but mainly the removal of the requirements to build the rail bridge and PWLR.</p> <p>We are still planning how to present the suggested s73 variation to the planning permission, and what conditions might be appropriate. We have however completed an updated Traffic Study and summary of our intended case and hope to submit our application for formal consideration in 2023.</p>	
5	<p>If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)</p>	<p>Progress on Poplar Farm will depend upon SKDC and LCC granting permission to remove the requirement to build the PWLR.</p> <p>In terms of practical progress we have reached an in principle agreement with the neighbouring developers of Rectory Farm as to sharing some infrastructure delivery.</p>	
6	<p>If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?</p>	<p>As the above projection table shows, as the site is large it cannot all be completed within 5 years: each developer can only build homes so fast, and there is a limited market absorption rate also impacted by other sites being developed in parallel.</p>	
<b>Site Delivery</b>			
7	<p>Has the site got planning permission</p> <p>Full</p> <p>Outline</p> <p>Reserved Matters</p>	<p>Yes/No</p> <p></p> <p>Yes</p> <p></p>	<p>Application number and date of decision</p> <p></p> <p>SO8/1231/EIAOL 23/06/2011</p> <p></p>
7a	<p>If you answered Outline to question 7 and no reserved</p>	<p>(Reserved matters have of course been submitted and approved for 673 new homes which are now all built.)</p>	

	matters have been submitted when do you intend to submit a reserved matters application?	Assuming that during 2023 our application to remove the requirements to build the PWLR is approved then in 2024 Reserved Matters applications would follow from one or more of the several interested housebuilders who have approached us about delivering more homes at Poplar Farm.
8	If you do not have planning permission, when do you intend to submit a planning application?	A planning application to remove the obligation and to build the PWLR will be submitted in 2023. -
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No. The delivery of the Poplar Farm scheme is a top priority for the two landowners Buckminster and Norwich Hub
10	When do you think that the affordable housing element will be delivered?	To date Poplar Farm has delivered 108 affordable homes, that is a rate of 16%, and fully in line with the section 106 requirements.  The remaining affordable homes - approx. 294 - will depend upon the outcome of the application to vary the condition relating to the delivery of the PWLR and the phasing of the remaining elements to be determined.
11	What is the planned phasing of delivery and are there any specific reasons for this?	The new reserved matters applications will be submitted by housebuilders on a phased basis, starting in 2024, with the site planned to be complete by 2036. The reasons are as for our comment in 6 above.
12	If site is not under construction what time has been allowed for site preparation works?	Not applicable.
13	If site is not under construction when do you expect to complete the first dwelling?	Within 12 months of the removal of the planning condition relating to the delivery of the PWLR.

### Section 3 – Infrastructure

#### Infrastructure Provision



14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Working with Anglian Water a new foul water system was put in place in 2015 to serve all the new houses within Poplar and Rectory Farms.
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	As part of the collaboration agreement signed with Rectory Farm (off-site) the parties have a joint plan to deliver enhanced electrical supplies to the two schemes. Implementation is likely to happen in 2023. The implementation plan for the remaining housing has yet to be detailed, but will be planned to closely precede the development of plots e.g. road extensions with associated links to drainage/ducts.
16	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	Yes - see answer to Q15 above.  No: arrangements are already in place for upgraded electrical supplies. And the developer has made arrangements such that infrastructure can be linked through to yet to be adopted roads serving the existing 673 houses.

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference	S08/1231 Poplar Farm, Grantham
Site Address	Land north of Barrowby Road Grantham



The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Buckminster Estate Norwich Hub Ltd.
<b>Signature(s)</b>	William Lee for Buckminster Estate. [REDACTED] Stuart Bizley for Norwich Hub Ltd. [REDACTED] [REDACTED]
<b>Date</b>	28/4/2023
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>LV-H5 Swinstead Road/Bourne Road, Corby Glen (265)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 9 units as at February 2023 – to be confirmed mid-April.</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
67	67	45	39	38	0	0	0	0	0	0	0	0	0
<i>Explanation: Local Plan allocation. Site has full planning permission approved for 265 units. Two developers on sites. Allison Homes site under construction for 66 units. David Wilson Homes parcel for 199 unit under construction. Site has no fundamental infrastructure constraints. Projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	X
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
31	16												
<b>Comments</b>													
Please note that the projected completions are for Allison Homes’ site of 66 units.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	APS039
Site Address	Swinstead Road/Bourne Road, Corby Glen
Agent/Landowner	Allison Homes

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes	X	No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Commencement in December 2021			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	Yes	s19/2235- August 2021
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?	<b><u>Completed by February 2023</u></b>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	APS039
<b>Site Address</b>	<b>Swinstead Road/Bourne Road, Corby Glen</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Allison Homes
<b>Signature(s)</b>	Hannah Guy
<b>Date</b>	27/04/23
<b>Developer (where an option agreement is in place)</b>	

## South Kesteven District Council Housing Deliverability Form

April 2023

### Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>													
<b>Site Reference</b>		<b>LV-H5 Swinstead Road/Bourne Road, Corby Glen (265)</b>											
<i>Completions to 31<sup>st</sup> March 2023: 9 units as at February 2023 – to be confirmed mid-April.</i>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
67	67	45	39	38	0	0	0	0	0	0	0	0	0
<i>Explanation: Local Plan allocation. Site has full planning permission approved for 265 units. Two developers on sites. Allison Homes site under construction for 66 units. David Wilson Homes parcel for 199 unit under construction. Site has no fundamental infrastructure constraints. Projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above Council's Projected Completions table is correct?</b>	Yes		No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
27	45	45	45	37									
<b>Comments</b>													
DWH can only speculate as to the completions/forecast delivery of our own scheme (199 dwellings). We have legally completed 27 dwellings to date, therefore the above is a more accurate representation of our own delivery estimations													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	LV-H5
Site Address	Land north of Swinstead Road, south of Bourne Road, Corby Glen
Agent/Landowner	BDW Trading Ltd. (David Wilson Homes East Midlands)

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes		No	X
	If so, are there any restrictions included in the option /developer agreement	<b><u>BDW Trading Ltd. have already completed on the site.</u></b>			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	We have already commenced development on the site with show homes expected to be completed in October 2023.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<b><u>N/A</u></b>			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	<b><u>N/A</u></b>			

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	X	S21/1841
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<b><u>N/A</u></b>	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	<b><u>N/A</u></b>	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b><u>No</u></b>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	<b><u>In phases per the approved Construction Management Plan.</u></b>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<b><u>Please see discharged CMP.</u></b>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<b><u>N/A</u></b>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<b><u>N/A</u></b>	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<b><u>Normal residential infrastructure and substantial</u></b>
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<b><u>See approved CMP.</u></b>
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	<b><u>Normal S278 access works.</u></b>

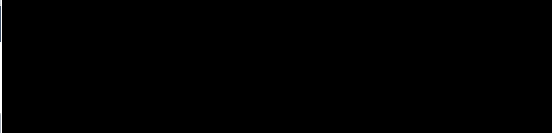


#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	<u>LV-H5</u>
Site Address	<u>Land north of Swinstead Road, south of Bourne Road, Corby Glen</u>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	BDW Trading Ltd. (DWH East Midlands) c/o Harry White, Strategic Land Manager.
Signature(s)	
Date	
Developer (where an option agreement is in place)	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>LV-H7 Main Road, Long Bennington (South) (50)</b>											
<i>Completions to 31<sup>st</sup> March 2023: 0</i>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	0	10	10	19	11	0	0	0	0	0
<i>Explanation: Local Plan allocation. Site has outline planning permission for 50 dwellings (S20/0775). S106 agreement was complete 13 May 2022. The site has no fundamental infrastructure constraints to be resolved. Site was removed from the supply in accordance with the Inspector’s report.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	X
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
		10	10	19	11								
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	LV – H7 Main Road, Long Bennington (South) 50
Site Address	Main Road, Long Bennington
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes		No	X
	If so, are there any restrictions included in the option /developer agreement	Site to be re-marketed summer 2023			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Not known			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	To be re-marketed			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline	Yes	S20/0775 - 13/05/2023
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	Following sale 2024?	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	-	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Economic outlook	
<b>10</b>	When do you think that the affordable housing element will be delivered?	-	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	-	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	-	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	-	

### Section 3 – Infrastructure


Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	-
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	-
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	-

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	LV-H7 (50)
<b>Site Address</b>	Main Road Long Bennington

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	W H Ablewhite
<b>Signature(s)</b>	
<b>Date</b>	27 April 2023
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>LV-H8 Main Road, Long Bennington (North) (43)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<i>13</i>	<i>30</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Explanation: Site is a Local Plan Allocation. Site has full planning permission approved July 2022 for 43 affordable dwellings (S21/0655). Council projections based on 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	



#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

# South Kesteven District Council Housing Deliverability Form

April 2021

## Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>															
<b>Site Reference</b>			<b>Local Plan Allocation LV-H8 Main Road (North) Long Bennington (30 units) Completions to 31<sup>st</sup> March 2021: tbc May 21</b>												
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
10	10	10		0	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: 2020 deliverability response from agent noted the intention to submit an outline application in Spring 2020. No fundamental infrastructure constraints to be resolved.</i>															

<b>Do you agree that the information provided in the above Council's Projected Completions table is correct?</b>	Yes		No	x
--	-----	--	----	---

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>															
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
	30														
<b>Comments</b>															
All units will be delivered and occupied in 2022.															

**Part B: Deliverability**

**Section 1 – About the Site**

<b>Site Reference</b>	<b>Local Plan Allocation LV-H8 Main Road (North) Long Bennington</b>
<b>Site Address</b>	<b>Main Road, Long Bennington</b>
<b>Agent/Landowner</b>	<b>Garry Wood - Wood Moore &amp; Company</b>

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

<b>Aware</b>	<b>x</b>
<b>Not Aware</b>	

**Section 2 – Deliverability**

<b>Landownership</b>		
<b>1</b>	Do all landowners with an interest in the site support the development of the site?	Yes
<b>2</b>	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes
<b>3</b>	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	
<b>Timescales</b>		
<b>4</b>	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	August 2021 – subject to planning process.
<b>5</b>	If you do not have planning permission but completions are expected on site within 5 years,	Planning submitted 30/03/21, validated 09/04/21. Reference S21/0655

	please provide evidence (e.g. progress towards detailed permission)	
<b>6</b>	If the site is not expected to be built within the next five years (i.e. by 2025/26) what are the reasons for this?	N/A
<b>Site Delivery</b>		
<b>7</b>	<b>Has the site got planning permission</b>	<b>Yes/No</b>
	Full	Submitted
	Outline	No
	Reserved Matters	No
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	Planning submitted 30/03/21, validated 09/04/21. Reference S21/0655
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No, only event will be a delay to the planning process.
<b>10</b>	When do you think that the affordable housing element will be delivered?	In 2022
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	TBC – handover of units will most likely be a couple per week until the completion of the scheme.
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	The site has not been granted planning permission. Once this is allowed an allowance of 6 weeks for JR period will need to be considered. There will also be a period of 12 weeks from planning consent needed to discharge PTC conditions and obtain technical approval.
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	January 2022

<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	The development includes the construction of new/modern dwellings, roads, sewers an adoptable foul pumping station and an attenuation basin.
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	TBC
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	N/A

**Section 4 – Signed Statement**

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	26/04/2021
<b>Developer (where an option agreement is in place)</b>	

<b>Signature</b>	
<b>Date</b>	26 <sup>th</sup> April 2021

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>													
<b>Site Reference</b>	<b>LV-H10 Thistleton Lane and Mill Lane, South Witham (34) Completions to 31<sup>st</sup> March 2023: 0</b>												
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	18	10	6	0	0	0	0	0	0	0

*Explanation: Local Plan allocation. Site was previously removed from the supply by the inspector (2022 APS). Part of site pending consideration for 18 dwellings – outline planning permission (S22/1241).*

<b>Do you agree that the information provided in the above Council's Projected Completions table is correct?</b>	Yes	No
		<input checked="" type="checkbox"/>

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	18	10	6								
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	LV-H10
Site Address	Land to the west of Thistleton lane, South Witham, NG33 5QE
Agent/Landowner	Landowner

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	Yes

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	<input checked="" type="checkbox"/>	No	
2	Have the landowners agreed to sell the land for development?	Yes		No	<input checked="" type="checkbox"/>
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Within the plan period.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	We are currently discussing the site with our planning consultant.			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	<u>N/A.</u>			

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	N/A.	
	Outline	N/A.	
	Reserved Matters	N/A.	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A.	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	Within the plan period.	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<u>N/A</u>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	To be agreed with the LPA and subject to viability.	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	To be agreed with the LPA	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	3-6 months.	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	Within the first 12-18 months.	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	None to our knowledge, local services are available.
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	N/A.
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?	No.
	If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	




#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	LV-H10
<b>Site Address</b>	Land to the wet of Thistleton Lane, South Witham, NG33 5QE

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Richard G Padley
<b>Signature(s)</b>	
<b>Date</b>	05/04/2022
<b>Developer (where an option agreement is in place)</b>	N/A

## South Kesteven District Council Housing Deliverability Form

April 2023

### Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>													
<b>Site Reference</b>	<b>LV-H10 Thistleton Lane and Mill Lane, South Witham (34) Completions to 31<sup>st</sup> March 2023: 0</b>												
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	18	10	6	0	0	0	0	0	0	0
<i>Explanation: Local Plan allocation. Site was previously removed from the supply by the inspector (2022 APS). Part of site pending consideration for 18 dwellings – outline planning permission (S22/1241).</i>													

Do you agree that the information provided in the above Council's Projected Completions table is correct?	Yes	No
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
4	7	7											
<b>Comments</b>													
We would only be looking to develop the northern part of the allocated site, which would contain approximately 18 houses. The land to the south is not within our ownership.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	LV-H10
Site Address	Land off Mill Lane, South Witham, Lincolnshire
Agent/Landowner	Bullimores

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	✓

### Section 2 – Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	✓ No
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes	No  Not yet determined.
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.		
Timescales			
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	If OPP is granted in 2023 and a subsequent reserved matters approval is granted within the first half of 2024, then it is possible that the development could commence towards the very end of 2024.	
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	OPP Ref: S22/1241 is being considered currently.	
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	n/a	

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	X	
	Outline	X	See S22/1241 (ongoing)
	Reserved Matters	X	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<b>We cannot determine this until the OPP is granted</b>	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	<b>n/a</b>	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b>No</b>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	<b>Not known at this stage.</b>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<b>See part A of this form</b>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<b>6-8 months</b>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<b>December 2025</b>	

### Section 3 – Infrastructure

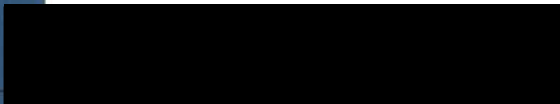
Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<b>An adoptable road with suitable turning facility. Pedestrian access into the village via Harold Road</b>
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<b>Not at this stage</b>
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	<b>No</b>

**Section 4 – Signed Statement**

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	LV-H10
Site Address	Land off Mill Lane, South Witham, Lincolnshire

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	BULLIMORES
Signature(s)	
Date	21 . 4 . 2023
Developer (where an option agreement is in place)	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>LV-H11 Land North of High Street, South Witham (31)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>10</i>	<i>10</i>	<i>11</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Explanation: Local Plan allocation. Site has no planning permission. Site was removed from the supply in accordance with the 2021 APS. Council’s projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
---	-----	--	----	--

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	



#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

# South Kesteven District Council Housing Deliverability Form

April 2021

## Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>															
<b>Site Reference</b>			<b>Local Plan Allocation LV-H11 Land of High Street, South Witham (31 units)</b>												
			<i>Completions to 31<sup>st</sup> March 2021: tbc May 2021</i>												
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	10	10	11	0	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Response received 21/04/2020 stating the landowner's intentions to bring the site forward. No fundamental infrastructure constraints to be resolved.</i>															

<b>Do you agree that the information provided in the above Council's Projected Completions table is correct?</b>	Yes	X	No	
--	-----	---	----	--

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>															
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
<b>Comments</b>															

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	LV-H11
Site Address	Land North of High Street, South Witham
Agent/Landowner	The Lincoln Diocesan Trust and Board of Finance

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	Yes
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes  No
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	Please see attached
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Development on site could commence within two years as there are no major constraints to this site being developed that would unduly delay the development coming forward.

<b>5</b>	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<b>The site has been marketed seeking offers on a subject to planning basis.</b>	
<b>6</b>	If the site is not expected to be built within the next five years (i.e. by 2025/26) what are the reasons for this?	<b>N/A</b>	
<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<b>N/A</b>	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	<b>Likely to be during 2021 based on the answers to Q5.</b>	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b>N/A</b>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	<b>Subject to agreement within planning permission and Section 106</b>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<b>Unlikely to be relevant due to the scale of the site</b>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<b>Given the scale and size of the site it is unlikely to be a long pre-construction period</b>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<b>We would imagine with a year of securing planning permission</b>	

### Section 3 – Infrastructure

<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<b>A new drainage and access design will be needed when obtaining permission</b>
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<b>Given the scale of the development the timescales will be relatively short following receipt of planning</b>
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	<b>N/A</b>

### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<b>LV-H11</b>
<b>Site Address</b>	<b>LAND NORTH OF HIGH STREET, SOUTH WITHAM</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	Lincoln Diocesan Trust and Board of Finance
Signature(s)	
Date	29/04/2021
Developer (where an option agreement is in place)	N/A

Signature	Date

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>DEP1-H1 Towngate West, Market Deeping (73)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	0	0	23	50	0	0	0	0	0	0	0
<i>Explanation: Local Plan allocation. No planning permission has been submitted on site. Outline planning permission was expected to be submitted by the end of 2022. Council’s projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	✓
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
			30	50									
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	DEP1-H1	
Site Address	Land West of Peterborough Road (Towngate West), Market Deeping	
Agent/Landowner	The Rathbone Trust, c/o Mr Robert Love, Associate, Bidwells, [REDACTED]	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	✓

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	✓	No	
2	Have the landowners agreed to sell the land for development?	Yes	✓	No	
	If so, are there any restrictions included in the option /developer agreement	No.			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Approximately 2026/27.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	The intention is to prepare and submit an outline planning application by mid-2023.			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	N/A			

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	The intention is to prepare and submit an outline planning application by mid-2023.	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Unknown.	
<b>10</b>	When do you think that the affordable housing element will be delivered?	Delivery of affordable housing to be confirmed.	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	No phasing.	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	To be confirmed.	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	Approximately 2026/27.	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	To be confirmed.
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	To be confirmed.
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	To be confirmed.



#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	DEP1-H1
<b>Site Address</b>	Land West of Peterborough Road (Towngate West), Market Deeping

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	The Rathbone Trust, c/o Mr Robert Love, Associate, Bidwells, [REDACTED]
<b>Signature(s)</b>	[REDACTED]
<b>Date</b>	4 <sup>th</sup> May 2023
<b>Developer (where an option agreement is in place)</b>	N/A

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>DEP1-H2 Linchfield Road, Market Deeping (680)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	0	0	50	100	100	100	100	100	100	30	0
<i>Explanation: Local Plan allocation. No planning permission has been submitted on site. Council’s projections based on 2022 APS. Agent anticipated an outline planning application to be submitted in the next two years.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	DEP1-H2
Site Address	Land off Linchfield Road, Market Deeping
Agent/Landowner	The Rathbone Trust, c/o Mr Robert Love, Associate, Bidwells, [REDACTED] [REDACTED]

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	✓

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	✓	No	
2	Have the landowners agreed to sell the land for development?	Yes	✓	No	
	If so, are there any restrictions included in the option /developer agreement	No.			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Approximately 2027/28.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	The intention is to prepare and submit an outline planning application by 2024/25.			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	Size of the site and timescales for preparation of an outline planning application, marketing the site, reserved matters application and discharge of pre-commencement conditions.			

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	The intention is to prepare and submit an outline planning application within the next 2 years.	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Unknown.	
<b>10</b>	When do you think that the affordable housing element will be delivered?	Delivery of affordable housing to be confirmed.	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	Planned phasing of delivery to be confirmed.	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	To be confirmed.	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	Approximately 2028/29.	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	To be confirmed.
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	To be confirmed.
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	To be confirmed.

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	DEP1-H2
<b>Site Address</b>	Land off Linchfield Road, Market Deeping

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	The Rathbone Trust, c/o Mr Robert Love, Associate, Bidwells, [REDACTED] [REDACTED]
<b>Signature(s)</b>	[REDACTED]
<b>Date</b>	4 <sup>th</sup> May 2023
<b>Developer (where an option agreement is in place)</b>	N/A

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>GR3-H1 Spitalgate Heath – Garden Village (Southern Quadrant) (3700)</b>											
<i>Completions to 31<sup>st</sup> March 2023: 0</i>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	50	100	100	100	100	100	100	100	100	100	2750
<i>Explanation: Local Plan Allocation for 3700 dwellings. Council’s projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	No.
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
				50	100	100	100	100	100	100	100	100	2,850
<b>Comments</b>													
<p>The first year’s delivery of new homes on Spitalgate Heath (SH) is likely to be 27/28.</p> <p>The planning application despite being submitted in summer 2014 and going to committee in July 2017 and February 2019 has not got a draft date during 2023 for being reported to committee with a recommendation for approval.</p>													

We are pleased to report that since May 2022, we have had an SKDC Planning Case Officer appointed and working on the project, and we appear to be making good progress as set out below, but there is much still to be agreed with SKDC before officers say they can report the scheme to committee with a recommendation for approval.

**Part B: Deliverability**

**Section 1 – About the Site**

Site Reference	GR3-H1 Spitalgate Heath – Garden Village (Southern Quadrant) (3700)
Site Address	Land south of Somerby Hill Grantham.
Agent/Landowner	Andrew Russell-Wilks of Godfrey-Payton as agent for the site owner Buckminster Estate.

**Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?**

Aware	Aware
Not Aware	

**Section 2 – Deliverability**

Landownership					
<b>1</b>	Do all landowners with an interest in the site support the development of the site?	Yes	Yes	No	
		The two principal landowners support the development: Buckminster and the Hardcastle family control all the land.			
<b>2</b>	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes		No	<b>No</b>
		All landowners support the principle of development on the site and there are no restrictions in any option or developer agreements -as there are no arrangements yet in place with housebuilders and there won't be until the site has a signed Section 106 agreement and secured a planning permission.  Any meaningful discussions with housebuilder development partners need to take place with a planning consent in place and sec 106 terms all agreed so there is clarity as to what form the development of the Garden Village will take and under what Section 106 arrangements.			
<b>3</b>	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site. <b>Done and see below.</b>				
Timescales					



<p><b>4</b></p>	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.</p> <p><i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i></p>	<p>It is difficult to predict when development may commence on site as it can only start once a Sec 106 agreement is agreed and signed, and a planning permission is in place.</p> <p>The likely development scenario is that once planning permission is granted and the Section 106 agreement signed a development partner will be selected to help deliver the site.</p> <p>A number of major housebuilders and developers have made approaches wishing to be involved but without a planning consent and section 106 agreement in place it is difficult to have meaningful conversations about partnership development.</p> <p>Progress on some of the planning and development issues is slow as SKDC planners can change tack when new officers become involved.</p> <p>Some of these issues are:</p> <ol style="list-style-type: none"> <li>1. Some starting again on a range of matters.</li> <li>2. We thought SKDC were happy with our Scheme Vision in late 2021, and we have resisted the suggestion it needs to be more detailed.</li> <li>3. We have been asked to include more detail in the Masterplan, including matters envisaged for planning conditions. A particular matter requested is detail around the Stewardship arrangements, and in the context that SKDC no longer wish to adopt any public open space. It is now planned that the new residents will fund the management of the site albeit the general public will have full public access to all facilities.</li> <li>4. LCC Education have decided to ask for different site locations and sizes for the new schools proposed on site despite the locations and sizes being consulted on in 2013 prior to the outline application being submitted in 2014.</li> <li>5. SKDC have asked that the allotments be moved to other locations within the Garden Village. (The larger school sites and different locations for allotments could mean that less housing land is available, and the scheme may struggle to achieve up to 3,700 new homes.)</li> <li>6. The last Viability Assessment (VA) was done in late 2019 and predates the adoption of SKDC's Local Plan in January 2020.</li> </ol> <p>SKDC are saying, quite rightly, that the scheme needs to be fully Local Plan and NPPF policy compliant.</p>
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		<p>This will mean a new VA will need to be done and checked by SKDC's VA consultant.</p> <p>Local Plan Policy Compliance issues include:</p> <ul style="list-style-type: none"> <li>a. 2% self-build and custom build housing (H3). Assuming 3,700 new homes 2%= 74 self/custom build. Assuming 30dpha that would require a self-build custom build area of 2.46 hectares.</li> <li>b. 16.886 ha of Informal / natural green space (OS1).</li> <li>c. Outdoor sports space / playing fields (OS1) 1.0ha per 1000 population within 480m (10mins walk time). Total required: 8.443ha</li> <li>d. Play equipment space (OS1). Play equipped space 0.15ha per 1000 population within 480m (10mins walk time). Total required: 1.266ha</li> <li>e. Young persons' space (OS1). Young Persons spaces (OS1) Play equipped space 0.15ha per 1000 population within 480m (10mins walk time). Total required: 1.266ha.</li> <li>f. Parks (OS1). Parks 0.30ha Space 0.3ha per 1000 population within 480m (10mins walk time). Total required: 2.53ha.</li> <li>g. Allotments (OS1). Allotments 0.20ha Space 0.2ha per 1000 population within 480m (10mins walk time). Total required: 1.68ha.</li> <li>h. Measures to encourage walking, cycling, use of public transport (GR3-H1, ID2)</li> <li>i. Mobility Hub(s) suggested to fit with Grantham Transport Strategy published in December 2022.</li> <li>j. Broadband and communications infrastructure (ID3)</li> <li>k. Stewardship (GR3-H1).</li> <li>l. Specific mix of housing required as set out in the SKDC Housing Needs Study.</li> <li>m. Affordable Homes: 30% affordable housing (H2), Tenure split of 30% affordable to be to be 60% affordable rent and 40% shared ownership.</li> <li>n. BNG. Biodiversity net gain (EN2, GR3-H1).</li> <li>o. "Water Neutral Position" 110 litres/household/day (SB1).</li> <li>p. RE1: Renewable Energy Generation. Extra over costs, if any, of complying with Local Plan Policy RE1.</li> <li>q. Costs of delivering serviced sites for schools and healthcare</li> </ul>
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		<p>7. We will carefully review any revised Masterplan reflecting the above changes to ensure that we are not moving outside the original 2014 EIA parameters meaning a new EIA could be required which would add another 24 months to the programme for delivery.</p> <p>8. Once we have an agreed revised Masterplan in place taking account of the above factors, we can instruct the new VA and submit to SKDC for checking.</p> <p>The VA will be an important exercise for both the applicant and SKDC. The applicant will need to know that the scheme remains viable and SKDC will need to know that full Local Plan and NPPF Policy Compliance has been tested.</p> <p>9. Other issues for the VA could include:</p> <ul style="list-style-type: none"> <li>a. Indexation of cash contributions to schools, healthcare, libraries, community facilities, and payments to LCC for the GSRR potentially to be renegotiated.</li> <li>b. Applicant costs of delivering pedestrian and cycle connections to the town centre and railway station.</li> <li>c. Costs of complying, if any, with the 2025 Future Homes Standard (FHS) which will become mandatory in that year.</li> <li>d. Costs of complying, if any, with the new Building Safety Levy.</li> <li>e. Before the new VA can be done, we will need to agree with SKDC the timing of delivery of certain infrastructure items such as advanced landscaping to Saltersford Road area, cycle, and footpaths, play areas, second serviced site for the second primary school, serviced site for health centre, timing of allotments, etc.</li> </ul> <p>10. The GSRR is due to open mid 2024 following a redesign of the viaduct across the ECML. This is not a constraint as it is provisionally agreed that 150 new homes can be built before the GSRR opens in full.</p>
5	<p>If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)</p>	<p>Currently first completions are due in year 27/28 but this depends upon SKDC granting planning permission, Section 106 terms being agreed, and the Section 106 being signed. Progress is evidenced by 6 weekly pre planned agenda meetings, including LCC education and highways representation, with a positive two-way exchange of information.</p>

		Consultancy work is in hand e.g. cycleway topography/design study and a mobility hub study.	
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	There is a lot still to be agreed with SKDC and progress, perhaps due to the number of changes in officers dealing with the application, has been slow since the application was submitted in summer 2014.	
<b>Site Delivery</b>			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		S14/2169
	Reserved Matters		
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<p>Following granting of planning permission to the outline planning application and signing of the Section 106 it is expected that there will be a number of prestart conditions to be cleared before any reserved matters applications can be submitted.</p> <p>Before a start can be made on site time will have to be spent to clear the eleven prestart Tier 2 and Tier 3 planning conditions referred to in Appendix 5 of the January 2019 report to planning committee.</p> <p>Those conditions deal with the following Garden Village related design matters: Site-Wide Delivery Strategy, Site-Wide Strategic Framework, Strategic Landscaping /Planting, Residential Design Code, Local Centre Design Brief, Employment Land Design Brief, Schools and Sports Facilities Design Brief, Green Infrastructure and Biodiversity Guide, SUDs Strategy and Play Strategy.</p> <p>We will carefully review with SKDC officers which of the above design items needs to be dealt with before planning committee and which can be done post planning committee.</p> <p>Currently SKDC officers dealing are asking for quite a lot of detailed design information before the project is reported back to planning committee.</p> <p>An example of this is the riverside walkway / cycleway as it traverses the Buckminster owned Factory site west of the River Witham where a detailed design has been requested as has a new light controlled pedestrian crossing point on Bridge End Road before the project can go back to planning committee.</p>	

8	If you do not have planning permission, when do you intend to submit a planning application?	S14/2169 submitted Summer 2014.
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No: the delivery of this site is a top priority for the applicant.
10	When do you think that the affordable housing element will be delivered?	Subject to agreement of the detailed terms of the Section 106 agreement.  Likely viability issues could mean later in the development and conditional upon overage kicking in above a minimum land price.
11	What is the planned phasing of delivery and are there any specific reasons for this?	Phasing of the site is subject to discussion with SKDC officers. Likely to be 3 phases as previously set out in detail for all items.
12	If site is not under construction what time has been allowed for site preparation works?	Site preparation works will coincide with delivery of utilities to the site – see below about the required new primary electrical substation and off-site foul pumping main.
13	If site is not under construction when do you expect to complete the first dwelling?	27/28

### Section 3 – Infrastructure

Infrastructure Provision		
14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Yes.  As SKDC officers are aware there are issues with any site in the south Grantham area in terms of electricity supplies requiring at least one new primary substation to be built to serve the new houses proposed on the subject site and the Barracks site to the north.  Buckminster were part of a landowners group collaborating on infrastructure delivery for the wider South Grantham area but during 2021 Defence


		<p>Estates and Homes England withdrew their support from that collaboration arrangement meaning that we are now investigating an arrangement with the utilities and foul water drainage that would just serve the subject site.</p> <p>We continue to try and liaise with Defence Estates over a joint approach on utilities -especially the new primary substation but are not, so far, getting any positive feedback as of mid-April 2023.</p> <p>We have resisted suggestions we might like to work our design in some joint way with the Barracks scheme. We have agreed our house design vision can accommodate facades fronting the shared Somerby Hill active travel corridor.</p>
15	<p>Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?</p>	<p>Not yet.</p> <p>To order the new primary electrical substation and commit to the foul drainage pumping solution requires payments to Local Power Networks and Anglian Water. Lead in times is 2 years, and orders would not be placed until planning permission is secured and the procurement method and a potential development partnership with another master developer is in place.</p>
16	<p>Is the site dependent upon the provision of off-site infrastructure?</p> <p>If so, is delivery of this infrastructure likely to affect the delivery of development on your site?</p>	<p>Yes -see above answer to Q15</p>

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	GR3-H1 Spitalgate Heath – Garden Village (Southern Quadrant) (3700)
Site Address	Land south of Somerby Hill. Grantham.

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Buckminster.
<b>Signature(s)</b>	 Managing Director Buckminster.
<b>Date</b>	28 <sup>th</sup> April 2023
<b>Developer (where an option agreement is in place)</b>	Not applicable



April 2023

South Kesteven District Council Housing Deliverability Form

Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council's Projected Completions													
Site Reference	GR3-H2 Rectory Farm (Phase 2 North West Quadrant) (1150) Completions to 31 <sup>st</sup> March 2023: 0												
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
28	80	110	110	100	120	120	120	120	105	85	52	0	0
Explanation: Full Planning permission for 428 units approved on site. Planning reference S16/2816 approved for 228 units. Planning reference S16/2819 approved for 220 units. A supplementary planning document (SPD) for the site was adopted at Full Council in October 2021.													

Do you agree that the information provided in the above Council's Projected Completions table is correct?

	Yes	X	No
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
Comments													



**Part B: Deliverability**

**Section 1 – About the Site**

Site Reference	Local Plan Allocation GR3-H2
Site Address	Rectory Farm (Phase 2 North West Quadrant), Grantham.
Agent/Landowner	Landowner – The Jenkinson Family Agent Escritt Barrell Golding, [REDACTED] Contact Stephen G J Short – [REDACTED] [REDACTED]

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	x

**Section 2 – Deliverability**

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	x	No	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes		No	
		There is ongoing dialogue with David Wilson Homes, developers of Poplar Farm. The landowner would dispose of the site on receipt of a satisfactory detailed planning consent. The land would be sold based on commercial considerations including obligations contained within the planning approval.			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site. – Included				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Within the next 2/3 years			
5	If you do not have planning permission but completions are expected on site within 5 years,	The anticipated time scale is linked to the progression of development on			

	please provide evidence (e.g. progress towards detailed permission)	the adjoining Popular Farm development.	
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?		
<b>Site Delivery</b>			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
	<b>Part of GR3-H2 Rectory Farm Site has full planning permission. An application on the Jenkinson land will be submitted in due course</b>		
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
8	If you do not have planning permission, when do you intend to submit a planning application?	Within the next 12 to 18 months	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Not as far as our client is concerned.	
10	When do you think that the affordable housing element will be delivered?	Subject to planning permission it is anticipated that the affordable housing provision would be delivered on a proportionate basis alongside the delivery of market housing on the site.	
11	What is the planned phasing of delivery and are there any specific reasons for this?	Subject to planning permission and market requirements.	
12	If site is not under construction what time has been allowed for site preparation works?	A development timescale will be prepared on receipt of planning permission.	
13	If site is not under construction when do you expect to complete the first dwelling?	Subject to planning permission.	

### Section 3 – Infrastructure

#### Infrastructure Provision



14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	The site is well located with access to local services, schools, employment and a good road network. Integration of the site with the current Poplar Farm development is important to ensure the delivery of a comprehensive scheme in this location, making the development attractive to future purchasers. The intention will be to deliver a scheme in general accordance with the Rectory Farm Planning Brief. This will help ensure that the Poplar Farm and Rectory Farm developments are effectively integrated.
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	No, this will be dependent on planning permission.
16	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	We are not aware of unsurmountable infrastructure matters that would delay development of the site.

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	GR3:H2 Rectory Farm (Phase2 North West Quadrant). (SKLP134).
Site Address	Part of North West Quadrant – Rectory Farm, Barrowby Road, Grantham

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	The Jenkinson Family	
Signature(s)	[Redacted]	S.G.J. SHORT AGENT FOR THE JENKINSON FAMILY
Date	27 APRIL 2023	
Potential Developer	Barratt David Wilson Homes - subject to contract.  Stephen Ward – Development Director [Redacted]	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>GR3-H3 Prince William of Gloucester Barracks (4000)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	50	125	125	135	135	135	135	135	135	135	2755
<i>Explanation: Local Plan allocation for 4000 dwellings. Council’s projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes	X	No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
			50	125	125	135	135	135	135	135	135	135	2355 - 2755
<b>Comments</b>													
Build out rate currently under review and will be informed by Masterplanning exercise, drawing upon constraints of the site and discussions with relevant stakeholders.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	APS049
Site Address	Prince William of Gloucester Barracks Grantham
Agent/Landowner	Secretary of State for Defence

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	X utility provision and environmental considerations are being reviewed
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes	X	No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site. <b><u>One owner SoSD</u></b>				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	<b><u>2026 for first Phase</u></b>			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<b><u>Yes planning allocation. Survey work for Outline Planning being undertaken.</u></b>			

<b>6</b>	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	<b><u>Phased development over long period</u></b>	
<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	<b><u>Subject to review but potentially 2023</u></b>	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b><u>Utility provision and environmental considerations</u></b>	
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<b><u>Several phases commencing with former airfield. Tech site vacation will follow first phases.</u></b>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<b><u>2 years</u></b>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<b><u>2026</u></b>	

### Section 3 – Infrastructure

<b>Infrastructure Provision</b>			
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<b><u>Utilities - Road access and sub-station</u></b>  <b><u>Infrastructure: New Schools; Employment Land at approx. 8ha; Neighbourhood Centre; and green infrastructure.</u></b>	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<b><u>This is currently being look at by the Development Team</u></b>	

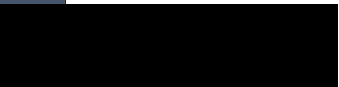
<b>16</b>	<p>Is the site dependent upon the provision of off-site infrastructure?</p> <p>If so, is delivery of this infrastructure likely to affect the delivery of development on your site?</p>	<b><u>Yes – see point 14 above</u></b>
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#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<b><u>APS049</u></b>
<b>Site Address</b>	<b><u>Prince William of Gloucester Barracks Grantham</u></b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development. **Subject to viability, environmental considerations and Government sign off.**

<b>Landowner(s)</b>	James Ryley on behalf of SOS for Defence
<b>Signature(s)</b>	
<b>Date</b>	14/04/2023
<b>Developer (where an option agreement is in place)</b>	N/A

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b><i>LV-H1 Wilsford Lane (North), Ancaster (96)</i></b>											
		<b><i>Completions to 31<sup>st</sup> March 2023: 0</i></b>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<i>21</i>	<i>25</i>	<i>25</i>	<i>25</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Explanation: Site has full planning permission for 96 units. Site is under construction since 2022/23 – 20 units as at February 2023. Council’s projections based on the previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													



## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision	
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b><i>LV-H2 Wilsford Lane (South), Ancaster (35)</i></b>											
		<b><i>Completions to 31<sup>st</sup> March 2023: 0</i></b>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>20</i>	<i>15</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Explanation: Council’s projections based on previous 2022 APS. Previously landowner was considering options for the site, and uncertain that the site will come forward as a residential scheme.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

# South Kesteven District Council Housing Deliverability Form

April 2021

## Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>															
<b>Site Reference</b>			<b>Local Plan Allocation LV-H1 Wilsford Lane (South), Ancaster (35 units)</b>												
			<i>Completions to 31<sup>st</sup> March 2021: tbc May 2021</i>												
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	20	15	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Response to the Annual Position Statement 2020 indicated the submission of a planning application in June 2020. No fundamental infrastructure constraints to be resolved.</i>															

<b>Do you agree that the information provided in the above Council's Projected Completions table is correct?</b>	Yes		No	X
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>															
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
		20	15												
<b>Comments</b>															
There has been some slippage due to the covid 19 pandemic and landowner family circumstances.															



## Part B: Deliverability

### Section 1 – About the Site

Site Reference	LV-H2
Site Address	Wilsford Lane (South), Ancaster
Agent/Landowner	Emma Walker of Phase 2 Planning and Development Ltd

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	Yes
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	No
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	See below
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	The landowners are currently reviewing their options in terms of how best to take this site forward for development. Once these decisions have been taken, we will be in a better position to confirm this.

<b>5</b>	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	As identified above, landowners are considering options for taking this site forward. However, it is anticipated that, given the size of the site and the nature of the proposed development, completions can be expected within five years.	
<b>6</b>	If the site is not expected to be built within the next five years (i.e. by 2025/26) what are the reasons for this?	N/A	
<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	To be determined	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	N/A	
<b>10</b>	When do you think that the affordable housing element will be delivered?	Any affordable housing to be provided will come forward at the same time as market housing.	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	Given the size of the site, phasing is not anticipated.	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	To be determined.	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	No fixed timetable at present (see comments above)	

### Section 3 – Infrastructure

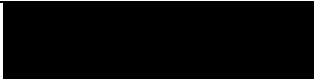
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	To be confirmed in due course. No abnormal requirements anticipated.
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	To be confirmed.
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	N/A

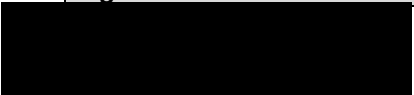
### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	LV-H2
<b>Site Address</b>	Wilsford Lane (South), Ancaster

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	Emma Walker of Phase 2 Planning and Development Ltd (agent) on behalf of Mr and Mrs Roberts (landowners)
Signature(s)	
Date	26/04/2021
Developer (where an option agreement is in place)	N/A

<b>Signature</b>	<b>Date</b>
 Emma Walker of Phase 2 Planning and Development Ltd (agent) on behalf of Mr and Mrs Roberts (landowners)	26/04/2021

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>LV-H3 Low Road, Barrowby (270)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 49</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	30	87	40	40	40	24	0	0	0	0	0	0
<i>Explanation: Three landowners on site. 1 parcel of 49 units completed in 2022/23. Persimmon parcel has outline planning permission for 83 dwellings pending consideration and full planning permission for 67 dwellings pending consideration. No planning permission submitted for the remaining parcel (Allison Homes) which was anticipated in 2022. Masterplan is required to be submitted for the allocation decision expected July 2023 by Cabinet.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	X
--	-----	--	----	---

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
		24	40	40	40	31							
<b>Comments</b>													
Allison Homes anticipates to start on site in Dec 2024.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	APS052
Site Address	Low Road, Barrowby
Agent/Landowner	Allison Homes

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes	X	No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Commencement in December 2024			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	July 2023	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?	Unsure of affordable housing delivery timetable	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	4 months	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	July 2025	

### Section 3 – Infrastructure


Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	APS052
<b>Site Address</b>	Low Road, Barrowby

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Allison Homes has an Option Agreement in place
<b>Signature(s)</b>	
<b>Date</b>	27/04/23
<b>Developer (where an option agreement is in place)</b>	Allison Homes

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>LV-H3 Low Road, Barrowby (270)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 49</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	30	87	40	40	40	24	0	0	0	0	0	0
<i>Explanation: Three landowners on site. 1 parcel of 49 units completed in 2022/23. Persimmon parcel has outline planning permission for 83 dwellings pending consideration and full planning permission for 67 dwellings pending consideration. No planning permission submitted for the remaining parcel (Allison Homes) which was anticipated in 2022. Masterplan is required to be submitted for the allocation decision expected July 2023 by Cabinet.</i>													

Do you agree that the information provided in the above Council’s Projected Completions table is correct?	Yes		No	*
---	-----	--	----	---

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
	30	37											
<b>Comments</b>													
These figure relate to land within the control of Persimmon Homes which is the subject of the current full planning application S23/0299													



## Part B: Deliverability

### Section 1 – About the Site

Site Reference	LV-H3
Site Address	Low Road/ Barrowby
Agent/Landowner	Persimmon Homes

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	*

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	*	No	
2	Have the landowners agreed to sell the land for development?	Yes	*	No	
	If so, are there any restrictions included in the option /developer agreement	<u>No</u>			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	<u>End 2023/ Early 2024</u>			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<u>Current Full Planning Application pending consideration S23/0299</u>			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	<u>n/a</u>			

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<u>n/a</u>	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	<u>Current submission</u>	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<u>No</u>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	<u>By 2026</u>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<u>No Phasing – only 67 dwellings</u>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<u>6 months</u>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<u>2024</u>	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<u>Road infrastructure</u>
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<u>No</u>
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	<u>No</u>

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	<u>LV-H3</u>
Site Address	<u>Low Road, Barrowby</u>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	MR. R. W. NEWTON , MR. P. NEWTON MR. M. NEWTON , MRS. P. COLLINS
Signature(s)	[REDACTED]
Date	11/05/2023
Developer (where an option agreement is in place)	[REDACTED]

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>LV-H4 Bourne Road, Colsterworth (70)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	35	35	0	0	0	0	0	0	0	0	0
<i>Explanation: Site is a Local Plan allocation and has full planning permission (S21/1906) Reserved Matter applications approved September 2022. Two applications in relation to conditions pending consideration. Council projections based on previous 2022 APS which removed the site from the supply based on the site deferred at planning committee (19/05/2022) but the Council anticipates the site will be delivered within the 5 year supply now it has secured full planning permission.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

## South Kesteven District Council Housing Deliverability Form

April 2021

### Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council's Projected Completions															
Site Reference			Local Plan Allocation LV-H4: Bourne Road, Colsterworth (70 units) Completions to 31 <sup>st</sup> March 2021: To be confirmed May 2021												
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0
Explanation: Outline planning application ref S18/2379 pending consideration. No fundamental infrastructure constraints to be resolved.															

Do you agree that the information provided in the above Council's Projected Completions table is correct?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
---	-----	-------------------------------------	----	--------------------------

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions															
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
Comments															



## Part B: Deliverability

### Section 1 – About the Site

Site Reference	S18/2379 and LV-H4: Bourne Road, Colsterworth
Site Address	Land West off A1 and North of Bourne Road Colsterworth
Agent/Landowner	JHWalter LLP / The Estate of The Late Susan Goffin

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	✓

### Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	Yes
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes all landowners have agreed to sell the land for development
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	We expect that the development of the site will commence within 9 - 12 months

5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)		
6	If the site is not expected to be built within the next five years (i.e. by 2025/26) what are the reasons for this?		
<b>Site Delivery</b>			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline	Yes	S18/2379
	Reserved Matters		
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<b>Following the signing of the S106, the reserved matters are intended to be submitted within 3-6 months.</b>	
8	If you do not have planning permission, when do you intend to submit a planning application?	<b>N/A</b>	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b>N/A</b>	
10	When do you think that the affordable housing element will be delivered?	<b>It is anticipated that the affordable units will be delivered within 2022/2023</b>	
11	What is the planned phasing of delivery and are there any specific reasons for this?	<b>The development is not planned to be phased</b>	
12	If site is not under construction what time has been allowed for site preparation works?	<b>N/A</b>	
13	If site is not under construction when do you expect to complete the first dwelling?	<b>The first dwelling is expected to be completed within 12-15 months</b>	

### Section 3 – Infrastructure

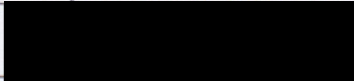
14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	N/A
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	N/A
16	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	N/A

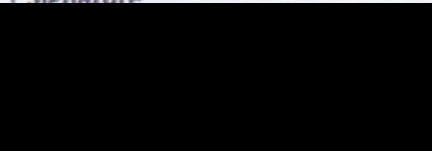
### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	S18/2379 and LV-H4: Bourne Road, Colsterworth
Site Address	JHWalter LLP / The Estate of The Late Susan Goffin

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	The Estate of The Late Susan Goffin
Signature(s)	
Date	29.04.2021
Developer (where an option agreement is in place)	

Signature	
Date	29.04.2021



**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>LV-H9 Folkingham Road, Morton (71)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	30	20	21	0	0	0	0	0	0	0	0	0
<i>Explanation: Site has outline planning permission – approved 2<sup>nd</sup> July 2021. No reserved matters have been submitted – landowner indicated that reserved matters application is being prepared and anticipated 12-24 months in previous 2022 APS. Council’s projections as set out in previous 2022 APS submission.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	X
---	-----	--	----	---

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
				30	20	21							
<b>Comments</b>													
The site was previously sold subject to contract, however, the sale is not proceeding, therefore there will be a delay whilst the site is being remarketed.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	APS054
Site Address	Land at Folkingham Road, Morton
Agent/Landowner	Kier Business Services Ltd (Agent) / Lincolnshire County Council (Owner)

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	Not aware

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes		No	X
	If so, are there any restrictions included in the option /developer agreement	N/A			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	It is unknown when development will commence. The site was previously sold subject to contract, however the sale is not proceeding at present and it is anticipated that the site will be remarketed in the near future.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	Phase II Ground Investigation surveys were completed on the site in December 2022 which will assist in the progress towards completions within the estimated time frames once the site is sold.			

<b>6</b>	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	N/A	
<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline	Yes	<b>S19/1784. Decision date 2nd July 2021</b>
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<b>As stated above, we are currently seeking to dispose of the land. We do not have a date for the proposed submission of a reserved matters application, however, it is anticipated that this will be within the next 12 to 24 months.</b>	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	N/A	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b>None that we are aware of.</b>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	<b>Unknown at present.</b>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<b>Unknown at present.</b>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<b>Unknown at present.</b>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<b>Unknown at present.</b>	

### Section 3 – Infrastructure

<b>Infrastructure Provision</b>		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<b>Unknown at present.</b>
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<b>Unknown at present.</b>


<b>16</b>	<p>Is the site dependent upon the provision of off-site infrastructure?</p> <p>If so, is delivery of this infrastructure likely to affect the delivery of development on your site?</p>	<b>Unknown at present.</b>
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#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<b>APS054</b>
<b>Site Address</b>	<b>Land east of Folkingham Road, Morton</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	<b>Lincolnshire County Council</b>
<b>Signature(s)</b>	
<b>Date</b>	<b>On behalf of Lincolnshire County Council</b>
<b>Date</b>	28.04.2023
<b>Developer (where an option agreement is in place)</b>	N/A





**Part B: Deliverability**

**Section 1 – About the Site**

Site Reference	
Site Address	Elm Fern Thorby PE10 0EL
Agent/Landowner	John Han Stevenson

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	<input type="checkbox"/>
Not Aware	<input checked="" type="checkbox"/>

**Section 2 – Deliverability**

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>		2028		
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				Binding a new yard + housing

<b>Site Delivery</b>			
<b>7</b>	<b>Has the site got planning permission</b>	<b>Yes/N</b>	<b>Application number and date of decision</b>
	Full	0	
	Outline		
	Reserved Matters		
<b>7a</b>	<b>If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?</b>		
<b>8</b>	<b>If you do not have planning permission, when do you intend to submit a planning application?</b>		
<b>9</b>	<b>Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?</b>		
<b>10</b>	<b>When do you think that the affordable housing element will be delivered?</b>		
<b>11</b>	<b>What is the planned phasing of delivery and are there any specific reasons for this?</b>		
<b>12</b>	<b>If site is not under construction what time has been allowed for site preparation works?</b>		
<b>13</b>	<b>If site is not under construction when do you expect to complete the first dwelling?</b>		

### Section 3 – Infrastructure

<b>Infrastructure Provision</b>	
<b>14</b>	<b>What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?</b>
<b>15</b>	<b>Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?</b>
<b>16</b>	<b>Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?</b>

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	
Site Address	Elm Fern Thurlby PE10 0EL

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	Jonathan Stevenson
Signature(s)	[Redacted]
Date	21. 4. 2023
Developer (where an option agreement is in place)	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>BRN1-H1 Land at Manning Road, Bourne (121)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
15	30	30	30	16	0	0	0	0	0	0	0	0	0
<i>Explanation: Site has full planning permission for 121 units. Site is under construction 32 units as at February 2023. Council’s projections based on the previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	X
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
15	40	40	26										
<b>Comments</b>													



## Part B: Deliverability

### Section 1 – About the Site

Site Reference	APS056
Site Address	Land at Manning Road, Bourne
Agent/Landowner	Allison Homes

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes	X	No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Commenced Feb 23 and no units delivered so far.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	Yes	s18/0904- April 2022
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?	Unsure of affordable housing delivery.	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure


Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	APS056
<b>Site Address</b>	<b>Land at Manning Road, Bourne</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Allison Homes
<b>Signature(s)</b>	
<b>Date</b>	27/04/23
<b>Developer (where an option agreement is in place)</b>	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>GR3-H3 Land adjacent to Rectory Farm (Phase 3 North West Quadrant), Grantham (404)</b>											
		<b><i>Completions to 31<sup>st</sup> March 2023: 0</i></b>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	0	0	40	40	40	40	40	40	40	40	84
<i>Explanation: Council’s projections based on previous 2022 APS. Site expected to come forward 2028/29 once Rectory Farm is delivered.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													



## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

# South Kesteven District Council Housing Deliverability Form

April 2022

## Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>														
<b>Site Reference</b>		<b>Local Plan Allocation GR3-H3 Land adjacent to Rectory Farm (Phase 3 North West Quadrant) (404)</b>												
		<i>Completions to 31<sup>st</sup> March 2022: 0</i>												
22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	0	0	40	40	40	40	40	40	40	40	84
<i>Explanation: Council's projections based on previous APS submission. Site considered to come forward from 2028/29 once Phases of Rectory Farm (Phase 2) complete.</i>														

<b>Do you agree that the information provided in the above Council's Projected Completions table is correct?</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>														
22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
<b>Comments</b>														

## Part B: Deliverability

### Section 1 – About the Site

<b>Site Reference</b>	APS057 / GR3-H3
<b>Site Address</b>	Land Adjacent to Rectory Farm (Phase 3)
<b>Agent/Landowner</b>	Jelson Limited & James Bealby, Susan Mary Vere Bealby

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

<b>Aware</b>	
<b>Not Aware</b>	✓

### Section 2 – Deliverability

Landownership		
<b>1</b>	Do all landowners with an interest in the site support the development of the site?	Yes
<b>2</b>	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Co-ownership of land with initial landowner.
<b>3</b>	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	See below – signed by Developer due to part ownership in place.
Timescales		
<b>4</b>	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	2028 start on site – subject to planning and development program of previous phases.

<b>5</b>	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	N/A	
<b>6</b>	If the site is not expected to be built within the next five years (i.e. by 2026/27) what are the reasons for this?	Previous phases of development still to be constructed/delivered.	
<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	2025.	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Phases 1 & 2 of Rectory Farm, Grantham to be delivered in the first instance.	
<b>10</b>	When do you think that the affordable housing element will be delivered?	2030 onwards.	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	Unknown at this stage.	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	9 months site preparation/ground works prior to construction of dwellings.	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	2029.	

### Section 3 – Infrastructure

<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Infrastructure to be provided via phases 1 & 2 of Rectory Farm, Grantham development parcels. Infrastructure will be provided in line with current regulations at the time of construction.
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Unknown at this stage.
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	Unknown at this stage, however offsite infrastructure works are being completed as part of initial phases of Rectory Farm re-development.


### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	APS057 / GR3-H3
<b>Site Address</b>	Land adjacent to Rectory Farm, Grantham

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	
Signature(s)	
Date	22/04/2022
Developer (where an option agreement is in place)	Mitesh Rathod (On behalf of Jelson Limited)

Signature	Date
	22/04/2022

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>STM1-H1 Stamford North, Stamford (1300)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	40	60	70	85	125	130	130	130	130	130	120	150
<i>Explanation: Outline planning permission for up to 1,350 residential units has been submitted (S23/0055). Planning application has been submitted for Quarry Farm development for site in Rutland County Council. Council’s projections as set out in the previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													



## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

# South Kesteven District Council Housing Deliverability Form

April 2023

## Part A: Projected Completions

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>Quarry Farm, Rutland County Council (650)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	0	30	30	30	30	30	30	30	30	410
<i>Explanation: Site located in Rutland County Council (RCC) as part of wider Local Plan allocation – Stamford North. Outline planning permission has been submitted to RCC. Council’s projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	



## **Stamford North Sustainable Urban Extension**

### **Response to LPAs' 18<sup>th</sup> April 2023 letters**

May 2023

#### The Vision for Stamford North

Stamford North will deliver an innovative, integrated and high-quality addition to the town of Stamford. Acknowledging that Stamford is a special place in which to live, and work, and to visit, Stamford North will be a new chapter in its long history which is well-planned and founded upon strong principles of good quality urban design, environmental sustainability, and the creation of balanced, integrated communities<sup>1</sup>.

The proposed development brings with it the delivery of much needed major infrastructure for Stamford, providing additional route options and resilience on the highway network. The new infrastructure includes the new link road and associated pedestrian/cycle facilities that give east – west connectivity, enables new public transport routes and facilitates sustainable travel use.

In addition to this the development also delivers new infrastructure improvements from the site into Stamford along multiple routes, particularly for provision of active travel facilities (pedestrian & cycle provision), as well as the improvements to existing highways and junctions, that will help existing and new users. Delivery of this infrastructure will also give people better travel choice and help with encouraging people to use more sustainable modes of travel.

All of the objectives set out in the vision above and the specific benefits of the comprehensive development need to shape the delivery and phasing of the development. These specific key deliverables of the scheme also include: a new linear park through the developments linking the Gwash Meadow, Monarch Park Country Park and the Green Wheel; improved facilities and services to serve the needs of both existing and new residents to the area including local centres, health facilities and sports provision; improvements to the entrance to the town along Ryhall Road; wider connectivity improvements; a kick start and long term commitment to

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<sup>1</sup> Quote from the latest draft of the Development Brief prepared by South Kesteven and Rutland Councils along with Burghley House Preservation Trust and Allison Homes



improvements to active travel; and a range of housing types and tenures to help meet the local housing need.

### Primary objectives and required principles to deliver them

Following on from the Vision, the primary objectives of the development and the required principles to deliver them are:

- A coordinated understanding and delivery of transport measures within and off-site, with a focus on the promotion of sustainable, active travel;
- The early delivery of a range of housing types and tenures to help meet the local housing need;
- The comprehensive and timely delivery of facilities to serve the needs of both existing and new residents to the area, including green space and community facilities;
- To ensure that the agreed infrastructure measures and mechanisms enable Allison Homes and GummerLeathes/BHPT to then have control over delivery and roll out on their respective sites, and are not reliant on the actions of others; and
- Continued constructive, collaborative and flexible dialogue with all parties.

### Background – Planning policy, applications, housing supply and delivery

Short summaries of the Local Plans positions in relation to Stamford North, the current planning applications on the site, and housing supply and delivery is attached as Appendix B.

As the Stamford Local Plan Inspector concluded in his January 2020 report “The logical and most sustainable option for Stamford to make a significant and proportional contribution to meeting the District’s housing need would be the proposed urban extension at Stamford North. In combination with proposals on adjoining land at Quarry Farm in Rutland’s administrative area, there would be the capacity to deliver around 2,000 homes. This would create the critical mass and land availability necessary to deliver an east-west access road linking the A6121 Ryhall Road through to the former A1 Old Great North Road as well as other transport infrastructure to provide connectivity into Stamford, a new primary school and expansion at the adjacent secondary school.”

### Collaboration

As part of the GummerLeathes/BHPT application and as part of further information for the Allison Homes application, the parties prepared and submitted a joint Infrastructure Statement in December 2022. This followed previous collaboration, including the Councils, in preparing drafts of a Development Brief for the site from 2018 up to the point of the withdrawal of the Rutland Local Plan in September 2021.

To prepare the Infrastructure Statement, and in more recent months, there has been an increased and constant dialogue between Allison Homes and GummerLeathes/BHPT. This recognises that this is essential to expedite delivery and, critically, ensure that the agreed infrastructure measures and mechanisms can enable Allison Homes and GummerLeathes/BHPT to then have control over delivery and roll out on their respective sites, and are not reliant on the actions of others.

The joint Infrastructure Statement submitted by Allison Homes and GummerLeathes/BHPT – and attached as Appendix C to this response – sets out the infrastructure items considered common to both applications, namely the distributor road, education, junction improvements

and public transport. These and each site's own site specific elements as listed in paragraphs 26 and 27 of the Infrastructure Statement are all important to the success of the place.

The withdrawn Rutland Local Plan identified "In developing new Local Plans for both South Kesteven District Council and Rutland County Council, the two authorities have worked jointly to assess the need for, and suitability of land which spans the county boundary to the north of Stamford. This work has concluded that some land within Rutland will be needed as part of a larger urban extension to support the sustainable growth of the town and to facilitate an appropriate road connection and necessary infrastructure improvements to support the amount of growth proposed."

Continued collaboration to deliver these common items and a comprehensive development is planned, but any forced dependencies on each other or 3<sup>rd</sup> parties greatly enhances risk and could affect delivery rates, funding and therefore viability.

In short, both parts of the wider site need to come forward to make Stamford North the successful place that it needs to and can be. Infrastructure measures and mechanisms need to be agreed with the authorities that then enable Allison Homes and GummerLeathes/BHPT to coordinate delivery and roll out on their respective sites.

### Proposed Phasing

Allison Homes and GummerLeathes/BHPT are both working towards the earliest possible Committee date (with September 2023 continuing to be the target), completion of the S.106 agreements/issuing of the decisions (with December 2023 continuing to be the target), and accelerated scheme design to enable commencement on both sites in 2024/25.

GummerLeathes/BHPT have received comments from LCC Education including a suggestion that S.106 contributions are paid at the point of occupation of 675 units on that site. It will be important to ensure that the delivery of all infrastructure including the serviced land for the new primary school, the payment of education contributions, the provision of health facilities across the whole site (with comments on this still awaited) and transport matters (which may be influenced by the requested updated Transport Assessments) are all considered, discussed and agreed in the round.

To aid those discussions, Appendix A to this response sets out the detailed trajectories for each site expected at this time.

Based on these trajectories, and to relieve congestion at key points in the town at the earliest opportunity, it is anticipated that the section of the distributor road between Old Great North Road and Little Casterton Road will be completed in 2028/29, and the section between Little Casterton Road and Ryhall Road will also be completed in 2028/29. This is based on a physical start on site in 2024/2025. Any delay to commencing works on site will push back delivery of the link road.

### Transport

Both Allison Homes and GummerLeathes/BHPT are prepared to provide an updated transport assessment / interim assessment based on the new Stamford Transport Model as requested. The phasing will need to take account of the outcomes of that work.

We will continue to take actions to ensure we do all we can to ensure the requested 30<sup>th</sup> June deadline is met but, in order for us to do this to, the following is also needed:

- Confirmation of the details of the new model, including base data/traffic surveys used, calibration/validation and any baseline and forecast year assessments undertaken;
- Confirmation that the new model reflects current transport policy, with particular reference to the Government's Transport Decarbonisation Plan and the new DfT Circular 1/22; and
- Priority access to the model via LCC's consultants, in order to commission the relevant model scenario runs promptly.
- Prompt agreement from LCC/NH, RCC and SKDC of the detail of these model runs which we will scope.

Whilst we will undertake this additional work, it was previously agreed with the planning and highway authorities that this was not required. Within the transport assessment scoping stages for both the Stamford North planning applications, it was agreed that the transport modelling and assessment process would use the extant/previous Stamford Transport Model, and for consistency with earlier work undertaken to support the allocation of Stamford North in the South Kesteven Local Plan (and withdrawn Rutland Local Plan).

We understand the role of the new road. A cumulative 600 homes trigger limit (split 300 home on Allison Homes interests and 300 homes on BHPT land ownership) for the completion of the new distributor road was previously agreed. We will need to look at the new Stamford Transport Model and also look at the position in the round.

These transport-related issues are also, as set out above, set within the wider context of scheme delivery on Stamford North as a whole.

**Appendix A – Proposed Completions Trajectory**

Projected Completions – BHPT/GummerLeathes												
24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
40	60	70	85	125	130	130	130	130	130	120	120	80

Projected Completions – Allison Homes												
24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
	30	60	90	90	90	90	90	90	20			

Projected Completions – Combined												
24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
40	90	130	175	215	220	220	220	220	150	120	120	80

## **Appendix B – Short summaries of the Local Plans positions in relation to Stamford North, the current planning applications on the site, and housing supply and delivery**

### Local Plans

South Kesteven Local Plan 2019 Policy STM1-H1 allocates land at Stamford North for an indicative 1,300 units, a new primary school, a local centre and open space, and includes as a development principle “An East-West road to be provided through from Old Great North Road to Ryhall Road. This should offer mitigation to the town centre from the traffic generated as a result of this development.” An indicative route of an East-West road was shown on a contextual plan in the Local Plan which it is clear is purely for illustrative purposes. The Stamford Neighbourhood Plan 2022 also includes the allocation of site STM1-H1.

The Rutland Local Plan 2018-2036 included Policy H4 which allocated land at Quarry Farm for a development of no more than 650 homes, a country park and community infrastructure. The policy stated that the planning application was expected to include “a distributor road facilitating the connection of the Old Great North Road, Little Casterton Road and Ryhall Road and any associated junction improvements arising from this new road, including increasing capacity at the A1/A606 junction” and “The portion of land within Rutland is known as Quarry Farm and will only be brought forward for development in conjunction with the land in South Kesteven as part of a comprehensive mixed use scheme known as Stamford North”. At that time, the policy also stated that all of the development (in Rutland and South Kesteven) will contribute to meeting the SKDC housing need. In September 2021, the Council resolved to withdraw the draft Local Plan. Work on the preparation of a new Local Plan has begun with the Local Development Scheme January 2023 envisaging consultation on Preferred Options in August 2023, consultation on the Proposed Submission Local Plan in July 2024 and adoption in February 2026.

### Planning Applications

Allison Homes submitted an outline planning application to RCC for land at Quarry Farm, Old Great North Road Little Casterton Rutland (“The Quarry Farm site”) in February 2022 for the following proposed development: “*residential development (up to 650 dwellings) a local centre (up to 3000m<sup>2</sup> of gross floor space for uses within Class E (a-g) and F.2 (a) and F.2 (b)), open space including a country park, access, drainage and landscaping.*”

In January 2023 GummerLeathes/BHPT submitted an outline planning application with all matters reserved except means of access to SKDC and RCC on land to the north of Stamford for the: *construction of up to 1,350 residential units (use Classes C2 and C3); two form entry primary school (use class F.1); local centre uses (use classes E and F.2, public house, wine bar, or drinking establishment, drinking establishment with expanded food provision, hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises); road between Ryhall Road and Little Casterton Road; removal of existing bund; associated green infrastructure including provision of public open space, landscaping, formal and informal play areas; utilities (including drainage); and associated access, ancillary works and structures.*

### Housing Supply and Delivery

The presumption in favour of sustainable development as set out in the National Planning Policy Framework currently applies in Rutland as the Council's Local Plan is out-of-date.

South Kesteven's Annual Monitoring Statement 2022 demonstrates that the Council has a 5.2 year housing land supply, including anticipated completions on STM1-H1 from 2025/26.

Early and continuing delivery on both sites will enable more dwellings to meet needs to be delivered early.

## Appendix C – Infrastructure Statement



### **Stamford North Sustainable Urban Extension Infrastructure Statement**

December 2022

1. Stamford North will deliver an innovative, integrated and high-quality addition to the town of Stamford. Acknowledging that Stamford is a special place in which to live, and work, and to visit, Stamford North will be a new chapter in its long history which is well-planned and founded upon strong principles of good quality urban design, environmental sustainability, and the creation of balanced, integrated communities.
2. The landowners and promoters of the land that make up Stamford North Sustainable Urban Extension ("SUE") are committed to working together to ensure that the infrastructure required to support the development is provided in a comprehensive and timely fashion.
3. The purpose of this statement is to detail in summary terms the collaboration between the principal developers of the Stamford North Sustainable Urban Extension ("SUE"), namely Allison Homes, (land within Rutland County Council "RCC") and GummerLeathes ("GL") on behalf of the Burghley House Preservation Trust ("BHPT") (land within South Kesteven District Council "SKDC"). This includes setting out the approach to how the required infrastructure will be delivered across the SUE. This statement has been jointly produced by Freeths LLP and Savills/Farrer & Co on behalf of Allison Homes, GummerLeathes and the BHPT.
4. Allison Homes submitted an outline planning application to RCC for land at Quarry Farm, Old Great North Road Little Casterton Rutland ("The Quarry Farm site") in February 2022 for the following proposed development: *"residential development (up to 650 dwellings) a local centre (up to 3000m<sup>2</sup> of gross floor space for uses within Class E (a-g) and F.2 (a) and F.2 (b)), open space including a country park, access, drainage and landscaping."*
5. GummerLeathes/BHPT are submitting an outline planning application with all matters reserved except means of access to SKDC and RCC on land to the north of Stamford for the following proposed development: *construction of up to 1,350 residential units (use Classes C2 and C3); two form entry primary school (use class F.1); local centre*

*uses (use classes E and F.2, public house, wine bar, or drinking establishment, drinking establishment with expanded food provision, hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises); road between Ryhall Road and Little Casterton Road; removal of existing bund; associated green infrastructure including provision of public open space, landscaping, formal and informal play areas; utilities (including drainage); and associated access, ancillary works and structures.*

## **Background**

6. The collaboration in planning for the Stamford North SUE between landowners and developers began long before the submission of the above planning applications and has taken the following forms;

### Local Plan Promotion

7. Despite the withdrawal of the Rutland Local Plan in September 2021, the planning for this SUE has been 'plan led' through the promotion of the SUE through the Local Plans of SKDC and RCC. Both BHPT/GL and Allison Homes actively and constructively engaged in the promotion of their land through the respective Local Plan stages. However, both also equally engaged in the Local Plans covering the areas outside of their land interest to ensure continuity and comprehensive planning across the whole SUE.
8. Allison Homes (under the name of Larkfleet Homes) submitted representations to the Regulation 19 consultation on the SKDC Plan in July 2018, supporting allocation STM1-H1. Allison Homes also actively participated in the examination of the SKDC Plan, including, amongst others, submitting a hearing statement and participating in the hearing session on Matter 7 – Stamford – Housing Sites and Associated Infrastructure.
9. Similarly, BHPT submitted detailed comments to the RCC Regulation 19 consultation in November 2020 offering strong support for allocation H4 generally, with comments objecting to the inclusion of a requirement for a single application and explaining the commitment to key infrastructure delivery across the site.
10. RCC has undertaken both a 'call for sites' consultation (February 2022 – ongoing) and an Issues and Options consultation (June-September 2022) as part of the initial stages of their new Local Plan preparation, following the withdrawal of the previous Plan in September 2021. Allison Homes made representations to both these consultations, including promoting the Quarry Farm site, which is subject to the current application (2022/0227/MAO) as an allocation for residential development (650 dwellings).

### Development Brief

11. This document has a long history having first been drafted in advance of the SKDC Local Plan examination. Although its progress in the last couple of years has ceased following the withdrawal of the Rutland Local Plan, and the absence of an over-arching policy basis, Allison Homes and representatives of BHPT produced the principal work on the original draft Development Brief in 2018 and several iterations up to January 2020. Although the LPAs were actively involved in the drafting of the Brief during this period, they determined in January 2021 that they required significant changes to the Development Brief and took ownership of future drafting. Although disappointed by this, both Allison Homes and BHPT remained committed to the Brief and continued to



attend meetings with the LPAs on amended drafting up and until the withdrawal of the RCC Local Plan in September 2021. It is acknowledged that the LPAs were in the process of making changes to the Brief and that a working draft version was in circulation in June/July 2021 between the main parties. However, since the withdrawal of the RCC Local Plan dialogue from the LPAs has largely ceased on the Development Brief. The draft Development Brief has no weight in the decision making process. Notwithstanding this, both applications have had significant regard for the work undertaken as part of the drafting of the Development Brief and this is detailed in the individual applications.

### Masterplan

12. As part of the Development Brief, a high-level masterplan for the whole site was produced. This identifies the key principles for development including development areas, access, the green infrastructure network, including the position of the proposed Country Park, and the broad positions of community infrastructure such as the primary school and the two local centres. Although there has been significant discussion on the text of the Development Brief, the principles of the masterplan have been long established and therefore all parties should be able to move forward with confidence that this represents a strong framework for the development of the SUE. The opportunities have been explored and refined further as part of each application, but with the continuing aim to deliver a comprehensive and co-ordinated extension to the town. A masterplan showing the whole site is appended to this Statement and will be submitted as part of each application.

### SUE wide Transport Assessment

13. A joint Transport Assessment was commissioned, which analysed the transport impacts across the whole SUE and was produced on a collaborative basis between BWB (on behalf of Allison Homes) and Stantec (representing the BHPT). The submitted Allison Homes application and the (to be) submitted Stamford North application have holistically assessed traffic impacts of the wider scheme and identified suitable mitigation on this basis. The specific mitigation and how this is proposed to be delivered is set out further below within this statement.

### **Community Infrastructure Levy**

14. RCC is a CIL charging authority and SKDC is not. In their committee report (May 2022), which informed their representations to the Allison Homes planning application, SKDC advised that engagement is required to *“to ensure that an appropriate agreement is reached in relation to the application for relief / exemption of liability from the CIL charging schedule, as part of the current application to enable a SUE-wide Section 106 Agreement to be pursued. Alternatively, formal agreement is required from RCC that funds obtained under the CIL charging schedule will be used to fund infrastructure within South Kesteven, as per regulation 59(3) of the Community Infrastructure Levy Regulations 2010 (as amended).”*
15. The above is a matter for RCC and SKDC to determine. Allison Homes has made representations to RCC previously to consider CIL exemption for this site given the specific circumstances, but no further discussions appear to have taken place between authorities which advance this matter. Given that the proposed development will be CIL liable it is useful to set out the types of infrastructure that CIL would support (ie: the Infrastructure Funding Statement “IFS”) and an estimate of the contribution from

the proposed development. It should be noted that the estimate is indicative based on assumptions regarding housing mix and floor space and is therefore a guide only.

### The Infrastructure Funding Statement

16. RCC's adopted Charging Schedule (January 2016) advises that the Regulation 123 list is set in the Charging Schedule Background Paper. However, from December 2020 there was a requirement to replace regulation 123 lists, with IFS following the amendment to the Community Infrastructure Levy Regulations in 2019. RCC's 2020 IFS included an appendix of the list of infrastructure that was approved on 11 January 2016 under regulation 123 as part of the RCC CIL charging schedule. This largely reflected paragraph 3.3 of the Background Paper but for clarity is copied in full below:

<b>RUTLAND ESTIMATED INFRASTRUCTURE REQUIREMENTS TO 2026</b>				
<b>Infrastructure Element</b>	<b>Required Infrastructure Schemes</b>	<b>Infrastructure Cost (£)</b>	<b>Committed Funding (£)</b>	<b>Funding gap (£)</b>
<b>Highways, Transport and Waste</b>	<ul style="list-style-type: none"> <li>· Oakham Town Centre &amp; other town centre improvements</li> <li>· Car parking</li> <li>· Various public &amp; community transport initiatives</li> <li>· New recycling facility</li> </ul>	7,012,000	2,999,700	4,012,300
<b>Health and Social &amp; Care</b>	<ul style="list-style-type: none"> <li>· Disabled, residential care and youth facilities</li> <li>· New and expanded GP facilities</li> </ul>	971,000	385,800	585,200
<b>Education, Learning and Skills</b>	<ul style="list-style-type: none"> <li>· Additional places for early year/childcare</li> <li>· New build and expansion of existing Primary School facilities</li> <li>· Expansion of existing Secondary School facilities</li> <li>· Building infrastructure for additional post 16 needs</li> </ul>	9,506,100	4,100,000	5,406,100
<b>Emergency Services</b>	<ul style="list-style-type: none"> <li>· Enhanced policing &amp; community safety</li> </ul>	1,077,700	850,000	227,700
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>· Oakham and Uppingham public realm improvements</li> <li>· Improved Broadband Connectivity</li> </ul>	960,000	415,000	545,000
<b>Culture and Leisure</b>	<ul style="list-style-type: none"> <li>· Improvements to library provision outside Oakham</li> <li>· Development of Heritage and Cultural facilities</li> <li>· Indoor and Outdoor Sports and Playing Fields</li> </ul>	5,308,400	4,119,700	1,188,700
<b>Total</b>		<b>24,835,200</b>	<b>12,870,200</b>	<b>11,965,000</b>

17. RCC's 2021 IFS advises "The 2020 IFS included in an appendix the list of infrastructure that was approved on 11 January 2016 by regulation 123 as part of the RCC CIL charging schedule. It was intended that this infrastructure would be reviewed as part of the process for adoption of a new local plan. However, in September 2021 Council determined to withdraw the submitted Local Plan and commence on the preparation of a new Local Plan for Rutland. An updated list of infrastructure projects will be prepared to coincide with the preparation of a new Local Plan...."

## The Projected CIL Contribution

18. For the purpose of this exercise, we have taken the 2022 annual CIL rate, which for residential is £122.06 per sqm. In practice CIL will be applied to the rate at the time of granting of detailed permission and so will vary in accordance with indexation. The table below contains assumptions on housing mix and floor space sizes but is designed to provide a broad estimate. Having regard to RCC's adopted charging schedule, no charge will be levied for any non-residential development.

Dwelling Type	Estimated Size (sq.m)	Number	CIL Contribution
1 bedroom	61	15	£111,685
2 bedroom	81	162	£1,601,671
3 bedroom	96	275	£3,222,384
4 bedroom	110	118	£1,584,268
5 bedroom	130	80	£1,269,360
		<b>Total</b>	<b>Total</b>
		<b>650</b>	<b>£7,789,368</b>

19. The above figure does not account for affordable housing which is exempt and therefore applying the proposed 30% affordable housing, this would provide an indicative CIL figure of **£5,452,558**. Note for the purpose of this exercise we have simply reduced the CIL figure by 30%.

## **Infrastructure for Stamford North SUE**

20. The following infrastructure requirements have either been identified through consultation responses under the Allison Homes application or through discussions with the LPAs as part of the Local Plan/Development Brief and pre-application process. We comment against each requirement as to how the infrastructure will be delivered:

- Distributor Road (Old Great North to Ryhall Road)** - The distributor road will be constructed by the developer for each part of the SUE. Both Allison Homes and BHPT are committed to completing the extent of the distributor road within their sites prior to the completion of 300 dwellings within their respective sites, or an agreed timescale whichever is the sooner. Neither site can be restricted to the completion of dwellings on land outside of their control and therefore commercially are unable to have a limit imposed that relies on the completion of the distributor road within the other part of the SUE.
- Education** – policy STM1-H1 of the SKDC Local Plan requires the provision of a primary school. Through discussion on the Development Brief this has been identified as being located within the BHPT land, close to the boundary with RCC. Discussions for the delivery of the primary school between Allison

Homes/BHPT and the LPAs at that time determined that an appropriate trigger for the transfer of land would be the completion of 100 dwellings, and we have continued to work on that basis. We look forward to receiving confirmation from the relevant authorities on whether this continues to be an appropriate trigger.

21. In respect of contributions towards education, Lincolnshire County Council, has in regard to the Allison Homes application, 2022/0227/MAO, requested contributions of £608,927 for primary school places; nil contribution for secondary places and £405,407 for sixth form places. This is based on capacity in the Stamford 'Planning Area' which is undefined but presumably excludes Rutland schools. It is not clear in these comments whether the projected capacity levels in Primary and Secondary in 2024/25 have all been assumed to be taken up by the Allison Homes application or whether, as is the Allison Homes and GL/BHPT position, this capacity should be assumed to be taken up by the Allison Homes and GL/BHPT applications on a proportionate basis. Notwithstanding this, education is an item covered by the CIL and therefore it is Allison Homes' position that they cannot be asked to pay a separate contribution. S.106 financial contributions towards education could be sought for the GL/BHPT application if they meet the statutory tests.

- **Junction Improvements** – The Allison Homes' Transport Assessment has identified that in isolation the only off-site highway junction improvement required to facilitate the development proposed under 2022/0227/MAO is J10 (as number in the TA) – the A1 northbound off slip/ A606 junction.

22. Looking at matters cumulatively however, when the development proposed on the BHPT land is also taken into account, both the Allison Homes' and Stamford North Transport Assessments conclude that this necessitates further improvements at the following junctions:

- J11 – Sidney Farm Lane/A606 priority-controlled junction.
- J13 – A1 southbound off slip/A6121 priority-controlled junction.
- J18 – Ryhall Road/Uffington Road/St Paul's Street mini roundabout.

23. Allison Homes and BHPT/GL propose, in principle, to contribute to these junction improvements on a proportionate basis. ie: the Allison Homes application proposes 650 out of a total of 1950 dwellings across the SUE (33.3%). Allison Homes will therefore contribute 1/3 of the costs of delivering these junction improvements.

24. The BHPT/GL Transport Assessment indicates triggers for delivery of these improvement across the SUE:

- J18 – Ryhall Road/Uffington Road/St Paul's Street mini roundabout at approximately 300 dwellings.
- J11 – Sidney Farm Lane/A606 priority-controlled junction at approximately 1,000 dwellings.
- J13 – A1 southbound off slip/A6121 priority-controlled junction at approximately 1,000 dwellings.
- J10 A1 northbound off slip/ A606 junction at approximately 1,500 dwellings
- **Public Transport** - Within their consultation response dated 28 April 2022 on The Quarry Farm site, Lincolnshire County Council Highway Authority request a contribution of £108,000 per annum for the first five years of this development to support bus services in RCC and LCC. It is not explained within LCC's comment how the contribution is calculated, but again public transport is within

the IFS infrastructure project list and therefore Allison Homes contribution to this matter will be covered by the CIL payment.

25. A contribution is also expected to be required for the BHPT/GL application which will be secured via a S106 agreement.

26. In addition to the above infrastructure items which are considered common to both elements of the SUE, the following items are specific to Allison Homes planning application.

- **Affordable Housing** – this will be secured via a site specific Section 106 Agreement.
- **Open Space/Country Park** – the actual provision of open space will be considerably more than Local Plan requirements. The management of the Country Park and other open space areas will need to be secured via a S.106 Agreement and Allison Homes is pursuing several interested parties in this respect. This detail will be provided in due course.
- **Health** – The Leicester, Leicestershire and Rutland (“LLR”) Clinical Commissioning Groups (CCGs) have submitted a request to access the CIL contributions to mitigate impact on GP practices. In respect of the Allison Homes application, CIL covers this item and the Local Centre will provide for suitable use classes to host such services, if required.
- **Local Centre** – a limit of 300 occupations is proposed until the local centre has services provided and is marketed for occupation.
- **Biodiversity Net Gain** – any residual contribution towards this, if required.

27. The following items are anticipated to be specific to GummerLeathes/BHPT planning application:

- **Affordable Housing** –this will be secured via a site specific Section 106 Agreement.
- **Community facilities** – to be provided within the Local Centre;
- **Health** – potentially to include land for a temporary and/or permanent facility on the site, and/or a financial contribution towards the delivery of a facility;
- **Library contributions** – if demonstrated to be justified;
- **Open space provision and management;** and
- **Wheeled bin contribution.**

28. The key infrastructure across the SUE will be delivered in a cohesive and collaborative manner. It is evident that each side will deliver their portion of the distributor road and the responsibility for the remaining off-site highway works has been agreed between Allison Homes and GummerLeathes on a proportionate basis. There is a mechanism for bringing forward the land to deliver the primary school and the CIL contribution will cover the infrastructure requests made in respect to application 2022/0227/MAO.

## **Joint Infrastructure Planning Agreement and Individual Site Agreement**

29. It is proposed that a Joint Infrastructure Planning Agreement (JIPA) will cover SUE wide infrastructure that is required to be delivered on a comprehensive basis. This is defined as:
- Distributor Road (Old Great North to Ryhall Road)
  - Education (in respect of transfer of land)
  - Junction Improvements
  - Public Transport (bus service) contributions.
30. This will require landowners from both sites and both LPAs to be parties to the JIPA.
31. All other obligations will be site specific and subject to Section 106 Agreements that relate to the individual applications.
32. It is anticipated that all 3 s106 agreements, namely (1) the Quarry Farm s106 (2) the BHPT/GL s106 and (3) the joint infrastructure s106, will be completed simultaneously.
33. As stated above, the landowners and promoters of the land that make up Stamford North SUE are committed to working together to ensure that the infrastructure required to support the development is provided in a comprehensive and timely fashion. To this end, we look forward to continuing to work with the local authorities and stakeholders to agree the precise terms of the required obligations.

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council's Projected Completions													
Site Reference		STM1-H2 Stamford East, Stamford (330)											
		Completions to 31 <sup>st</sup> March 2023: 0											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
45	71	71	71	62	0	0	0	0	0	0	0	0	0
Explanation: Two developers on site. Local Plan allocation indicative capacity of 162 exceeded. Vistry – 200 dwellings full planning permission (S21/0938) - 131 under construction as of February 2023. Bellway Homes – full planning application for 120 dwellings (S22/1591) pending consideration. Site expected to deliver 320 units. Council's projections based on previous 2022 APS submission.													

Do you agree that the information provided in the above Council's Projected Completions table is correct?	Yes		No	X
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	40	40	40	0	0	0	0	0	0	0	0	0
Comments													
These projected completions relate to the Bellway site only.													



**Part B: Deliverability**

**Section 1 – About the Site**

Site Reference	STM1 - H2 Stamford East, Stamford.
Site Address	land north of Uffingham Rd, Stamford.
Agent/Landowner	Bellway Homes.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	<input checked="" type="checkbox"/>
Not Aware	<input type="checkbox"/>

**Section 2 – Deliverability**

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2	Have the landowners agreed to sell the land for development?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Development likely to start in 2024 Subject to planning approval.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	Planning permission pending determination. Ref No. S22/1591.			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	N/A.			



Site Delivery			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	NO	
	Outline	NO	
	Reserved Matters	NO.	
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		N/A.
8	If you do not have planning permission, when do you intend to submit a planning application?		N/A.
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		NO.
10	When do you think that the affordable housing element will be delivered?		25/26, 26/27 + 27/28.
11	What is the planned phasing of delivery and are there any specific reasons for this?		40 units per year, usual build rate.
12	If site is not under construction what time has been allowed for site preparation works?		Significant site prep works will be required.
13	If site is not under construction when do you expect to complete the first dwelling?		25/26.

### Section 3 – Infrastructure

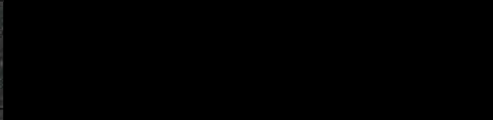
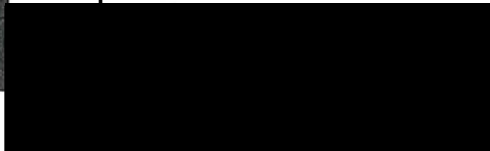
Infrastructure Provision		
14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Minimal infrastructure required
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Not necessary.
16	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	NO.

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	STM1 - H2 Stamford East, Stamford.
Site Address	Land north of Uffingham Road, Stamford.

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	FH Gilman & Co - In Administration	
Signature(s)		Joint Administrator
Date	18 April 2023	
Developer (where an option agreement is in place)		

# South Kesteven District Council Housing Deliverability Form

April 2023

## Part A: Projected Completions

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council's Projected Completions													
Site Reference		STM1-H2 Stamford East, Stamford (330) Completions to 31 <sup>st</sup> March 2023: 0											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
45	71	71	71	62	0	0	0	0	0	0	0	0	0
Explanation: Two developers on site. Local Plan allocation indicative capacity of 162 exceeded. Vistry – 200 dwellings full planning permission (S21/0938) - 131 under construction as of February 2023. Bellway Homes – full planning application for 120 dwellings (S22/1591) pending consideration. Site expected to deliver 320 units. Council's projections based on previous 2022 APS submission.													

Do you agree that the information provided in the above Council's Projected Completions table is correct?	Yes		No	X
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
77	105	18											
Comments													
Our current build programme suggests we will be delivering at a quicker pace..													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	Stamford Gardens
Site Address	Uffington Road, Stamford, PE9 2EX
Agent/Landowner	Countryside Partnerships

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	Not Aware

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes	X	No	
	If so, are there any restrictions included in the option /developer agreement	There are no restrictions in the agreement.			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Site commenced: Oct. 2022 Total units completed: 9			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	N/A			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	N/A			

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	Yes	S21/0938 - (21 <sup>st</sup> Jan. 2022)
	Outline	N/A	
	Reserved Matters	N/A	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	There is planning permission	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No	
<b>10</b>	When do you think that the affordable housing element will be delivered?	Completion of all affordable housing units is targeted for Sept 2025	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	There are no delivery phases	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	N/A	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	N/A	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	New infrastructure to be provided will be roads, drainage, electricity, water, gas, fibre, public open space & landscaping
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	The infrastructure is being installed as plots are released for sale
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	The site is not dependent upon the provision of off-site infrastructure

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	Stamford Gardens
Site Address	Uffington Road, Stamford PE9 2EX

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	Countryside Partnerships
Signature(s)	 William Amankwah
Date	3 <sup>rd</sup> July, 2023
Developer (where an option agreement is in place)	Countryside Partnerships South East Midlands

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>Council Capital Programme - Swinegate, Grantham (S21/2054)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	20	0	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Site in Council’s Capital Programme and Housing Revenue Account. Site has full planning permission for 20 flats with communal facilities and parking (Planning reference S21/20. Expected to start on site June 2023 with units to be handed over August 2024.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes	X	No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	Swinegate
Site Address	20b Swinegate, Grantham
Agent/Landowner	Lindum (Contractor) – SKDC (Owner)

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	x

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes		No	X
	If so, are there any restrictions included in the option /developer agreement	<b><u>This site is owned by SKDC and will be retained as social housing.</u></b>			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Works are due to commence on site in July 2023 subject to planning.  Works are due to last 61 weeks.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<b><u>N/A</u></b>			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	<b><u>N/A</u></b>			



<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	Y	S21-2094 & S21-2095
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<b><u>N/A</u></b>	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	<b><u>N/A</u></b>	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b><u>No</u></b>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	<b><u>On completion in 2024</u></b>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<b><u>Completion is to be as one due to the restricted nature of the site.</u></b>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<b><u>6 months – currently ongoing.</u></b>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<b><u>2024</u></b>	

### Section 3 – Infrastructure

<b>Infrastructure Provision</b>		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<b><u>Alteration of neighbouring public car park access and drainage alterations into mains sewars.</u></b>
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<b><u>Drainage works currently being confirmed with service provider.</u></b>  <b><u>Highway access alteration to be undertaken on commencement in July.</u></b>
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?	<b><u>Yes – Drainage to be confirmed with utility provider.</u></b>

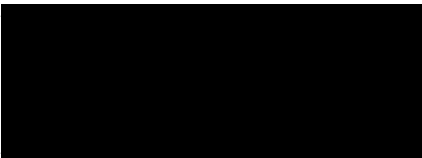
	If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	
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**Section 4 – Signed Statement**

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<u>Swinegate</u>
<b>Site Address</b>	<u>20b Swinegate, Grantham</u>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	South Kesteven District Council
<b>Signature(s)</b>	
<b>Date</b>	21/04/2023
<b>Developer (where an option agreement is in place)</b>	N/A

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>Council Capital Programme – Larch Close, Grantham</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	21	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Site in Council’s Capital Programme and Housing Revenue Account. Planning permission for 21 Affordable units submitted in November 2022 pending consideration (S22/2308).</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	Larch Close
Site Address	Larch Close, Grantham
Agent/Landowner	South Kesteven District Council (Owner)

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	x

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	x	No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement	<b>SKDC – already own land</b>			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	2024/25			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<b><u>Planning is currently being considered - S22/2308</u></b>			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	n/a			

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<b><u>Planning is currently being considered - S22/2308</u></b>	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	<b><u>Application submitted.</u></b>	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b><u>No</u></b>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	<b><u>2025/26</u></b>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<b><u>Development to be completed in one phase.</u></b>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<b><u>18 months</u></b>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<b><u>2025/26</u></b>	

### Section 3 – Infrastructure


Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<b><u>Utilities network will need to be extended to the development.</u></b>
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<b><u>Not at this time.</u></b>
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	<b><u>TBC</u></b>

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<u>Larch Close</u>
<b>Site Address</b>	<u>Larch Close, Grantham</u>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	South Kesteven District Council
<b>Signature(s)</b>	
<b>Date</b>	21/04/23
<b>Developer (where an option agreement is in place)</b>	N/A