



Report to South Kesteven District Council

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an Inspector appointed by the Secretary of State

Date 28 September 2023

Report on the Council's 5 Year Housing Land Supply Annual Position Statement 2023

The Annual Position Statement was submitted by the Council on 31 July 2023

RECOMMENDATION TO THE SOUTH KESTEVEN DISTRICT (the Council)

1. The Council's draft Annual Position Statement (APS) dated July 2023 can demonstrate a 5 year supply of deliverable housing sites, subject to the **removal of 866 dwellings** as follows:
 - a. APS 017: Land north of Barnack Road, Stamford (**110 dwellings to be removed from the supply**)
 - b. APS 023: Land north of Towngate East and south of Northfield Road, Market Deeping (**120 dwellings to be removed from the supply**)
 - c. APS 041: Main Road (South), Long Bennington (**39 dwellings to be removed from the supply**)
 - d. APS 043: Thistleton Lane and Mill Lane, South Witham (**28 dwellings to be removed from the supply**)
 - e. APS 045: Towngate West, Market Deeping (**73 dwellings to be removed from the supply**)
 - f. APS 048: Rectory Farm (Phase 2 North West Quadrant), Grantham (**100 dwellings to be removed from the supply**)
 - g. APS 049: Prince William of Gloucester Barracks, Grantham (**175 dwellings to be removed from the supply**)
 - h. APS 054: Folkingham Road, Morton (**71 dwellings to be removed from the supply**)
 - i. APS 058: Stamford North (**150 dwellings to be removed from the supply**)
2. The total deliverable supply is 3,950 dwellings against a requirement (plus 10% buffer) of 3,942 dwellings. This results in a **housing land supply of 5.01 years**.
3. The Council is now entitled to rely on the supply as shown in the draft APS and subject to the above revisions, until 31 October 2024.

CONTEXT TO THE RECOMMENDATION

4. Paragraph 75 of the National Planning Policy Statement (the Framework) allows a Council to establish that it has a 5 year supply of deliverable housing sites through an APS. The procedures to be followed are set out in the Planning Practice Guidance (the PPG)¹. The Council advised the Planning Inspectorate of its intention to do so by 1 April 2022 as required.

¹ PPG paragraphs ID: 68-004-20190722- ID: 68-018-20190722 (revision 22 July 2019).

5. The PPG says that the Planning Inspectorate will carry out a two-stage assessment when considering the draft APS. The first stage considers whether the correct process has been followed and the second stage considers whether the supporting evidence is sufficient.
6. The draft APS has been considered solely on the written evidence that has been submitted by the Council.

THE STAGE 1 ASSESSMENT

Whether the circumstances permit the APS procedure to be followed

7. The PPG indicates that the Council can seek to confirm their land supply through an APS where they are able to renew a previously confirmed APS. In this case, APS's have been submitted for the previous 3 years. In each case PINS has confirmed that a 5 year supply of deliverable housing sites can be demonstrated. The 2022 APS remains valid until 31 October 2023. The Council is therefore eligible to renew its land supply for the period commencing 1 April 2023.
8. The 5 years in the draft APS covers the period 1 April 2023 to 31 March 2028. It therefore follows on from the 2022 APS, which was confirmed on 5 October 2022. The circumstances permitting the APS procedure to be followed are therefore met.

Whether engagement with stakeholders has been satisfactory

9. The PPG indicates that the Council needs to engage with stakeholders who have an impact on the delivery of sites. This is so that delivery assumptions can be robustly challenged, and consensus reached where possible. The Council has followed a similar deliverability and stakeholder consultation format to its previous APS's. It has produced a Statement of Engagement (July 2023), which explains the engagement process.
10. Deliverability Information Request (DIR) forms were sent out to developers, agents and landowners of sites with an extant planning permission of 10 or more dwellings, allocations in the South Kesteven District Local Plan (the LP) and the Council's Capital Programmes. The intention was to gain an up-to-date picture of how the delivery on the sites in question was progressing. This exercise was undertaken in April 2023 for a period of 3 weeks and reminders were sent out towards the end of that period. Responses were received for 68% of the sites and there was a 74% response for Local Plan sites.
11. The information that was obtained from the above exercise informed the draft APS which was published for consultation over 4 weeks in May and June 2023. Consultees included large and small developers, private and public landowners, land promoters as well as infrastructure providers, Lincolnshire County Council and neighbouring local authorities. The stakeholders broadly covered those referred to in the PPG. A higher

proportion of those invited to comment were from the development industry to meet a criticism made by my colleague in his 2022 Report.

12. Stakeholders were contacted directly about the consultation but also the documents were placed on a dedicated webpage as well as the main webpage for consultations within the Council's website. It therefore seems to me that those who wished to comment on the draft APS will have had ample opportunity to do so. The range of stakeholders and the consultation process was thorough and robust, and I consider that the engagement process has been undertaken satisfactorily.

THE STAGE 2 ASSESSMENT

The housing requirement

13. The housing requirement for 650 dwellings per year is set out in policy SP1 of the LP, which was adopted in January 2020.
14. The LP Inspector agreed that the circumstances in South Kesteven District justified the use of the "Liverpool" method to address past under supply. This essentially spreads the shortfall over the whole LP period rather than seeking to address it over a 5 year period as in the "Sedgefield" method. The approach has been considered in the previous APS's and in each case the continuance of the Liverpool method was endorsed. Since the 2022 APS Report there has been no objection on the grounds that a change to the Sedgefield approach would be more appropriate. Accordingly, there is no evidence to justify applying a different approach and I consider that the use of the Liverpool method is acceptable in this case.
15. The requirement over the 5 year period (2023-2028) is therefore 3,583 dwellings, taking account of the shortfall.

The appropriate buffer

16. The buffer is not part of the housing requirement. It is brought forward from later in the trajectory to increase choice and competition in the market for land. Paragraph 74 in the Framework confirms that the minimum buffer for the purposes of an APS is 10%. However, the PPG indicates that the buffer should be appropriate and can be higher in the event of under delivery over the past 3 years. Unfortunately, the 2022 Housing Delivery Test (HDT) result has not yet been published. However, the 2021 HDT result was 110% and the 2020 HDT result was 99%, so well above the 85% threshold. I have no evidence to indicate that delivery has declined to the extent that a higher buffer would be justified or appropriate.
17. The requirement plus buffer is 3,942 dwellings over the 5 year period.

The housing supply

18. The Council considers it has a supply of deliverable housing sites for 4,816 dwellings. Based on the above, this would be a supply of 6.1 years. The

Framework includes a definition of “deliverable” in the Glossary. The overall requirement is that the housing site should be suitable, available and have a realistic prospect of delivery on the site within 5 years. The Framework identifies two main categories of site:

- a. Category A: Small sites with planning permission and all sites with detailed planning permission are considered deliverable unless there is clear evidence that homes will not be delivered within the 5 year period.
- b. Category B: Major developments² with outline planning permission, allocations in a development plan, grants of a permission in principle or developments identified on a Brownfield Register are considered deliverable where there is clear evidence that there will be housing completions on site within 5 years.

Whether a 5 year supply of deliverable housing sites has been demonstrated

19. The draft APS divides the supply into a number of categories, and I consider these below. It is noted that there was no specific objection relating to the deliverability of any of the sites forming the 5 year housing supply in the engagement to the draft APS. However, in the initial engagement some respondents suggested alternative delivery rates. In most cases the Council adjusted its trajectories to take account of these suggestions, which did not alter the overall delivery over the 5 year period. I have considered each of the sites on the basis of the written evidence. Following that exercise, I have looked more closely at 15 of the major sites as set out below.

Small sites with planning permission

20. These include 275 dwellings that are under construction and 468 dwellings that have planning permission, but construction has not started. Of the latter, the vast majority have full planning permission and involve under 5 dwellings. A 10% lapse rate has been applied as recommended by the LP Inspector and endorsed by my colleagues in previous APS's. I note however that this does not seem to be backed up by monitoring and that in previous years respondents have commented that it should have been set significantly higher. Whilst there was no such criticism this time, the Council would be well advised to consider addressing this matter when it considers its supply in 2024.
21. In the circumstances, I agree that 669 dwellings from this source is a reasonable assessment.

The windfall allowance

22. The windfall allowance is 30 dwellings per year, applied to the last 3 years of the trajectory. I appreciate that it has been accepted by my colleagues in the

² The Framework defines major housing development as that with 10 or more dwellings.

previous APS's and I have no reason to doubt the 30 dwelling per year allowance. However, great care needs to be taken to avoid double counting with the permitted small sites. Windfalls are unexpected but, in many cases, so are small sites and there can be an overlap between the two. Of the sites where construction has not commenced, there is no information about when the planning permission was granted, and it is reasonable to assume that some permissions could still be extant into year 3. Whilst I will not make an adjustment this time, the Council needs to consider in its assessment next year whether it would be more prudent to apply windfall allowances only to the last 2 years of the trajectory.

Large sites with planning permission not under construction

APS 006: 1 Station Approach, Ancaster (30 deliverable dwellings)

23. This site was not part of the supply in the 2022 APS. Full planning permission was granted in October 2022 for 30 dwellings, which includes the conversion and extension of the former railway warehouse to form 20 apartments. Although the site falls within Category A, the information indicates that the site is a bus depot. There is no evidence as to whether the use is currently operational and, if so, when the site will be available for redevelopment. No response had been made by the landowner or land agent and the draft APS and Statement of Engagement provides very little information.
24. The trajectory shows delivery in the last 2 years. Furthermore, the new build element is not anticipated until year 5. This is a relatively small development, and on balance I am inclined to agree that the site will be delivered within the 5 year period.

Large sites under construction

APS 002: The Old Quarry, Station Road, Castle Bytham (81 deliverable dwellings)

25. The site has full planning permission for 87 dwellings, including 6 self-build plots which are under construction. These have been included as a small site and so have been removed from the large sites supply leaving 81 dwellings. The information indicates that there are no infrastructure constraints, and the landowner seems to concur with the Council's trajectory of all dwellings being built out in years 2 to 4. This though is subject to the sale of the land.
26. The evidence suggests that progress with this site has not been straightforward. Outline planning permission was granted some years ago and the site was divided into 3 plots. Plot A was to be 18 self-build dwellings but the Inspector's 2020 APS Report records that there was little interest, probably due to the economic situation and the Covid-19 pandemic. The Report anticipated that reserved matters for Plots B and C would be approved by September 2020. Although the Inspector considered the trajectory optimistic, he did think that the site was deliverable.

27. The next reference to the site is in the 2022 APS Report. By this time there were 6 self-build plots under construction. The Inspector thought there were clear signs of progress and agreed to all 81 dwellings being included in years 3, 4 and 5. The situation today has not changed significantly and the 6 self-build plots are still said to be under construction. The issue seems to be moving from the permission stage to the construction stage.
28. There is no information as to what efforts have been made in this respect, whether active marketing has been started or whether there is any interest, formal or informal, in constructing the site. The site is capable of being developed but the question is one of timing. On balance I consider that it should stay in the trajectory but that it should be moved back to years 3, 4 and 5. This means that the 81 dwellings would still be delivered within the 5 year period. However, if progress is not made within the next year the Council should seriously consider the extent to which the site should continue to be included in its 5 year supply.

APS 017: Land north of Barnack Road, Stamford (110 deliverable dwellings)

29. This site is partly owned by the Council. In the 2022 APS Report the Inspector indicated that outline planning permission had been granted, some conditions had been discharged and demolition of the factory was underway. He agreed that 80 dwellings would be delivered in years 4 and 5. The landowner appears confident that completions will come forward in what is now year 3 but suggests a lower build rate of 18 rather than 40 dwellings, albeit that this would rise to 46 dwellings in years 4 and 5.
30. This is a complex mixed-use scheme and although site preparation works are said to be underway, it is not clear what needs to be done before the dwellings are built or how the development and its commercial elements are to be phased. The landowner engagement indicated that there is site wide infrastructure to be provided and more worryingly that off-site infrastructure is to be provided to accord with triggers within the Section 106 Agreement. The effect of this on delivery and thus whether the optimism that homes will be completed in 2025/6 is justified is not explained. Finally, there is no indication as to when reserved matters are to be approved or whether one or more housebuilders are on board to deliver the housing part of the scheme.
31. The 2022 APS Inspector found the lack of fuller information about this site, which is partly owned by the Council, "somewhat surprising" and so do I. This is a Category B site where there should be clear evidence of deliverability within 5 years. Unfortunately, there are too many unknowns to be satisfied that this will be the case. In the circumstances, 110 dwellings should be removed from the supply.

APS 023: Land north of Towngate East and south of Northfield Road, Market Deeping (120 deliverable dwellings)

32. The site has planning permission for 240 dwellings and 117 have already been completed. Phases B and C appear to remain, but the housebuilder has

indicated that it is not in a contractual position to build out these parts of the site. Whilst it has indicated a trajectory that would complete the remaining 123 dwellings from year 2, this is dependent on the situation being resolved. In the absence of any further information about what the difficulties actually are, there is insufficient clear evidence that the remainder of this Category A site will be delivered within the time period. For some reason the trajectory in the draft APS includes 120 dwellings. In the circumstances 120 dwellings should be removed from the supply.

Sustainable Urban Extensions with planning permission

APS 031: Poplar Farm, Grantham (77 deliverable dwellings)

33. This is part of the Grantham North-West Quadrant Sustainable Urban Extension (SUE). Outline planning permission was granted for 1,800 dwellings. 673 dwellings have been completed and so 1,127 remain. However, delivery is capped at 750 before the Pennine Way Link Road has been delivered and it seems at the present time that no further building is taking place. The landowners have responded to the engagement by indicating that the remaining land can be sold to housebuilders if the cap is removed. They argue that the Link Road and new railway bridge is no longer necessary because of the Grantham Southern Relief Road, which is expected to be completed in 2025. The landowners have therefore proposed an alternative trajectory whereby 350 dwellings would be built within the 5 year period starting in year 2. They say that pre-application discussions have been carried out with the District and County Councils and that a formal application to vary the requirement is to be submitted in 2023.
34. It seems clear that the landowners are keen to get on with the development and that there have been approaches from several interested housebuilders. It is unclear whether reserved matters beyond the 673 dwellings have been submitted or approved but, in any event, the main constraint is the Pennine Way Link Road and railway bridge and whether it will go ahead or not. The Council has objected to any change based on the assumption that the 750 dwelling cap will be lifted and this seems a reasonable position.
35. There would be scope for the outstanding 77 to be built out. The landowners may or may not choose to do that, but it is reasonable at the present time to retain the 77 dwellings in the supply. This has been put in year 5 of the trajectory when it is reasonable to surmise that a decision will have been made on the matter.

Allocations in the LP

APS 039: Swinstead Road/ Bourne Road, Corby Glen (250 deliverable dwellings)

36. This is a site that was allocated in the LP and has full planning permission for 265 dwellings. There are two outlets, which are both under construction with 66 dwellings being built by Allison Homes and 199 dwellings by David Wilson Homes. Information was provided by both housebuilders that indicated that

Allison Homes has 47 dwellings left to complete and David Wilson Homes has all 199 dwellings left to complete. The Council's information is that 15 of the Allison Homes dwellings have been completed, which would mean that there are actually 51 dwellings outstanding. This discrepancy has probably arisen through a difference in the way that completions are recorded. This needs to be consistent and so I have relied on the Council's record rather than that of the developer.

37. From the evidence I am satisfied that the 250 remaining dwellings can be delivered within the 5 year period.

APS 041: Main Road (South), Long Bennington (39 deliverable dwellings)

38. The site is a LP allocation with outline planning permission granted in May 2022. The 2022 APS Inspector deleted the 10 dwellings shown in year 5 on the grounds of a lack of information. This time the landowner has returned a DIR form anticipating 39 dwellings being delivered in years 3 to 5. There is little other information provided other than that the site is to be re-marketed in 2023. This implies that marketing has been unsuccessful thus far. The landowner indicates that reserved matters are likely to follow the sale but that the delivery schedule will depend on the economic outlook.

39. The Council say that there are no infrastructure constraints but nonetheless there is insufficient clear evidence that this category B site is deliverable. In the circumstance, 39 dwellings should be removed from the supply.

APS 043: Thistleton Lane and Mill Lane, South Witham (28 deliverable dwellings)

40. This site was allocated in the LP for an indicative number of 34 dwellings. There are 2 landowners, and the 2022 APS Inspector did not consider that there was sufficient information or signs of progress in bringing the site forward to retain it in the supply. Both landowners have provided information this time and it seems that the landholdings are intended to be brought forward separately. The Council has accepted the trajectories that indicate 28 of the 34 dwellings being brought forward in the 5 year period.

41. However, the Council has provided very little justification for why it considers that this site should be put back into the supply. My colleague expressed a number of concerns about whether the subdivision of the allocated site would be acceptable and constraints such as the existing poultry farm, ecology issues and an off-site footpath. These points have not been addressed at all in the Statement of Engagement or draft APS. One of the criteria in LP policy LV-H10 is that a comprehensive Masterplan is required for the whole site. There is no information about whether this has been provided or how it would be accommodated with two separate proposals.

42. I acknowledge that an outline application has been submitted for 18 dwellings on the northern part of the site and that the landowner of the southern part is in discussion with a planning consultant. I also appreciate that the allocation is for a relatively small number of dwellings. However,

clear evidence has not been provided for this category B site to be considered deliverable. In the circumstances, 28 dwellings should be removed from the supply.

APS 045: Towngate West, Market Deeping (73 deliverable dwellings)

43. This site was allocated in the LP for an indicative number of 73 dwellings. The 2022 APS Inspector did not consider that this site was deliverable. The DIR form had indicated that an outline application would be submitted in 2022 and the land marketed for development. However, there was no indication that any preparatory work or site assessment had been undertaken and the answers relating to infrastructure was non-committal.
44. The DIR form proposes 80 dwellings for delivery in years 4 and 5 and it is said that an outline application will be submitted by mid-2023. There is no evidence that this has happened yet. The answers regarding infrastructure are non-committal as before. I find it surprising that the site has reappeared in the supply despite the circumstances remaining unchanged from when my colleague considered the site in 2022. There is no clear evidence of delivery so 73 dwellings should be removed from the supply.

APS 047: Spitalgate Heath – Garden Village (Southern Quadrant), Grantham (50 deliverable dwellings)

45. This site is part of the Grantham Southern Quadrant SUE, which is allocated for 7,700 dwellings. The Garden Village is a large mixed-use development, including 3,700 dwellings. An outline application was submitted in 2014 but remains undetermined and the landowner indicates that there is no date for it to be considered in 2023. The 2022 APS Inspector has included considerable detail in his Report about the various issues and constraints, including that relating to foul drainage and electricity supply. However, he also points out that there is a commitment by the Council and the other parties to deliver the scheme. One positive new element is that the Council has now appointed a Case Officer specifically to progress the application. This hopefully will help speed things up and provide more consistency in terms of what is being expected prior to permission being granted.
46. The landowners envisage that once planning permission is granted and the Section 106 Agreement completed, a development partner will be selected. There is clearly interest from major developers to be involved in the delivery of the scheme. The DIR form from the landowners indicates there is still a considerable amount of work to be done and issues to resolve. However, it seems to me, on balance, that there is sufficient clear evidence to be satisfied that 50 dwellings will be delivered in year 5.

APS 048: Rectory Farm (Phase 2 North-West Quadrant), Grantham (428 deliverable dwellings)

47. The site is adjacent to the Poplar Farm site and also comprises part of the Grantham North-West Quadrant SUE. In Phase 2, the LP shows an indicative

allocation of 1,150 dwellings. This site has featured in all 3 of the APS Reports both in term of the timing of delivery and its rate. The 2022 APS Inspector did not consider that there would be any housing completions before year 3 and he considered that the build rate would not exceed 90 dwellings per year.

48. Since my colleague considered the matter progress has been made. Full planning permission was granted for 220 and 228 dwellings in January 2023. However, I consider that the Council's trajectory is overly optimistic. This indicates that there will be 28 completions in year 1. There was no reported response to the engagement process from the two housebuilders concerned. Whilst a response was received from the landowner of the northern parcel, as I understand it this land has no planning permission at the moment and its delivery appears to be linked to progress on the adjoining Poplar Farm site. This has issues as I have already reported.
49. There is no information about progress with the discharge of pre-commencement conditions or site preparation. In the circumstances I consider that it would be more realistic for delivery to start in year 2. The rates of delivery start relatively low and then increase to 110. On the assumption that there would be 2 outlets this does not seem unreasonable. Nonetheless, with only 4 years of delivery, 100 dwellings should be removed from the supply.

APS 049: Prince William of Gloucester Barracks, Grantham (175 deliverable dwellings)

50. This site forms part of the Grantham Southern Quadrant SUE and has an indicative allocation in the LP for 3,500 to 4,000 dwellings. The site is owned by the Ministry of Defence and has featured in all 3 APS's. The main issue is one of timing in view of the considerable constraints that affect the site. The 2022 APS Inspector raised the issue that military use would remain operational until 2028 and that it was unclear how this would relate to the early phases of the development. There is also the question of delays to the completion of the Grantham South Relief Road and how that will affect the site. Furthermore, the site depends on the new electricity and sewage infrastructure for the Southern Quadrant and how the site will contribute to their funding. The Inspector therefore pushed back the delivery programme to year 5.
51. The Statement of Engagement shows that the Council is working closely with the Defence Infrastructure Organisation on behalf of the Ministry of Defence. The DIF form indicates that survey work is being undertaken in connection with the outline planning application. In terms of when this will be submitted it is said to be subject to review but potentially in 2023. Delivery is expected in 2026 but this appears to depend on utility provision and environmental considerations. The former airfield is indicated as the first phase with 2 years anticipated for site preparation. There is also a rider at the end of the response that the commitment to the development is subject to viability, environmental considerations and Government sign off.

52. There seems to be a bit of a disconnect between the Statement of Engagement and the response from the Ministry of Defence. The latter is quite cautious and raises a few red flags, which do not seem to have been taken into account. The Grantham Southern Relief Road is expected to be fully open in 2025 and therefore does not appear to be a constraint. Furthermore, the liaison between the Council and the Defence Infrastructure Organisation seems to be positive. Nevertheless, I have particular concerns about the reference to viability and seemingly the need for the Government to approve the project. In the absence of any information on these matters I do not consider that there is clear evidence that this Category B site will deliver in the 5 year period. In the circumstances 175 dwellings should be removed from the supply.

APS 052: Low Road, Barrowby (171 deliverable dwellings)

53. This is a site allocated in the LP for up to 270 dwellings. Policy LV-H3 in the LP requires a Masterplan for the whole site and for detailed proposals to be in accordance with it. The Council has indicated that a decision on the Masterplan is expected in September 2023. Notwithstanding this, 49 dwellings have already been completed. There are two housebuilders involved with the remainder of the site.

54. Persimmon Homes has submitted a planning application for 67 dwellings, which is under consideration, although the Council say it will not be determined until the Masterplan has been approved. Persimmon anticipate that the development will be built out in years 2 and 3. Even if there is a delay there seems no reason why the 67 dwellings would not be completed well within the 5 year period.

55. Allison Homes proposes 175 dwellings and from its response said it anticipated submitting a planning application in July 2023. To my knowledge this remains outstanding. Work is anticipated to start on site in December 2024 with completions from July 2025. Apart from the approval of the Masterplan there do not seem to be any other constraints. Allison Homes appears to be an active housebuilder in the locality and its delivery programme, which would commence in year 3 and extend beyond the 5 year period seems to me reasonable and achievable.

APS 054: Folkingham Road, Morton (71 deliverable dwellings)

56. This is a LP allocation with outline planning permission for 71 dwellings granted in July 2021. The site is owned by Lincolnshire County Council. In the 2022 APS Report the Inspector agreed that 50 dwellings should remain in the trajectory as negotiations were underway for the sale of the land to a developer who would submit the reserved matters application. This sale now appears to have fallen through and the site is to be remarketed.

57. The County Council has suggested 30 dwellings would be completed in year 5. It is indicated that Phase II ground investigation works have now been completed, which should speed up delivery once the site is sold. There is no

information about whether there are any infrastructure constraints. The Council anticipate that a reserved matters application is likely in the next 12-24 months, although the grounds for such optimism are unclear.

58. Although in the Statement of Engagement, the Council has agreed with the landowner's trajectory, its supply in the draft APS anticipates 71 dwellings starting in year 3. There is no explanation for this discrepancy, which I assume is a rather unfortunate error. In the circumstances 41 dwellings need to be removed from the supply. I have carefully considered whether there is sufficient evidence to be confident that the remaining 30 dwellings will start in year 5. The County Council is clearly keen to sell the site and has undertaken preparation works. On the other hand, there is no information about why the sale, which had reached contract stage, fell through. It is relevant to know whether it was related to the site or for some other reason. There is not sufficient clear evidence that this Category B site will deliver within the period in question. In the circumstances 71 dwellings should be removed from the supply.

APS 058: Stamford North (320 deliverable dwellings)

59. This is part of a larger SUE which includes Quarry Farm in Rutland County Council's area. The South Kesteven part has an indicative allocation in the LP for 1,300 dwellings. The developer of the Rutland part of the SUE is Allison Homes and an outline application has been submitted for up to 650 dwellings. The South Kesteven part of the SUE is owned by Burghley House Preservation Trust (BHPT) and is to be developed by GummerLeathes, a "Master Developer" who will co-ordinate the development process. An outline application has been submitted for up to 1,350 dwellings. Both applications are said to be working towards a September 2023 Committee date with completion of the legal agreements, including a joint infrastructure planning agreement, by December 2023. A Masterplan has been produced to accompany the planning applications.
60. The developers on the two sites are clearly working collaboratively together to drive the process forward. Information provided in response to the engagement indicated that the aim is to start work on both sites in 2024/5. Based on this start date, the east to west link road between Old Great North Road and Ryhall Road is anticipated for completion between 2028/2029. However, it also appears that further traffic modelling has now agreed to be undertaken based on the new Stamford Transport Model.
61. The housing supply does not take account of any delivery from the Rutland part of the site, not least because its Local Plan has now been withdrawn. Progress is clearly being made but this is a complex site, and the further traffic modelling could cause delay. It seems to me that the GummerLeathes trajectory, which anticipates completions from 2024/5 is overly optimistic, especially given the current position with the planning application and legal agreements. The Allison Homes trajectory suggests completions from year 3 and this seems more realistic.

62. The trajectory in the draft APS does not seem to reflect that put forward by BHPT/ GummerLeathes on the DIR form, despite indicating in the Statement of Engagement that the Council has accepted it. In the absence of any explanation for this discrepancy I have followed the trajectory of the developer but moved it back a year. The overall contribution would be 170 dwellings. This means that 150 dwellings should be removed from the supply.

Conclusions on supply

63. For all of the reasons I have given I consider that the Council can demonstrate a deliverable supply of 3,950 dwellings. This is against a requirement (plus buffer) of 3,942 dwellings, which results in a housing land supply of 5.01 years.

OVERALL CONCLUSIONS

64. The circumstances in this case permit the APS procedure to be followed.

65. The engagement process followed by the Council was satisfactory.

66. The Council's draft APS dated July 2023 has succeeded in demonstrating that a 5 year supply of deliverable sites can be achieved.

Christina Downes

INSPECTOR