

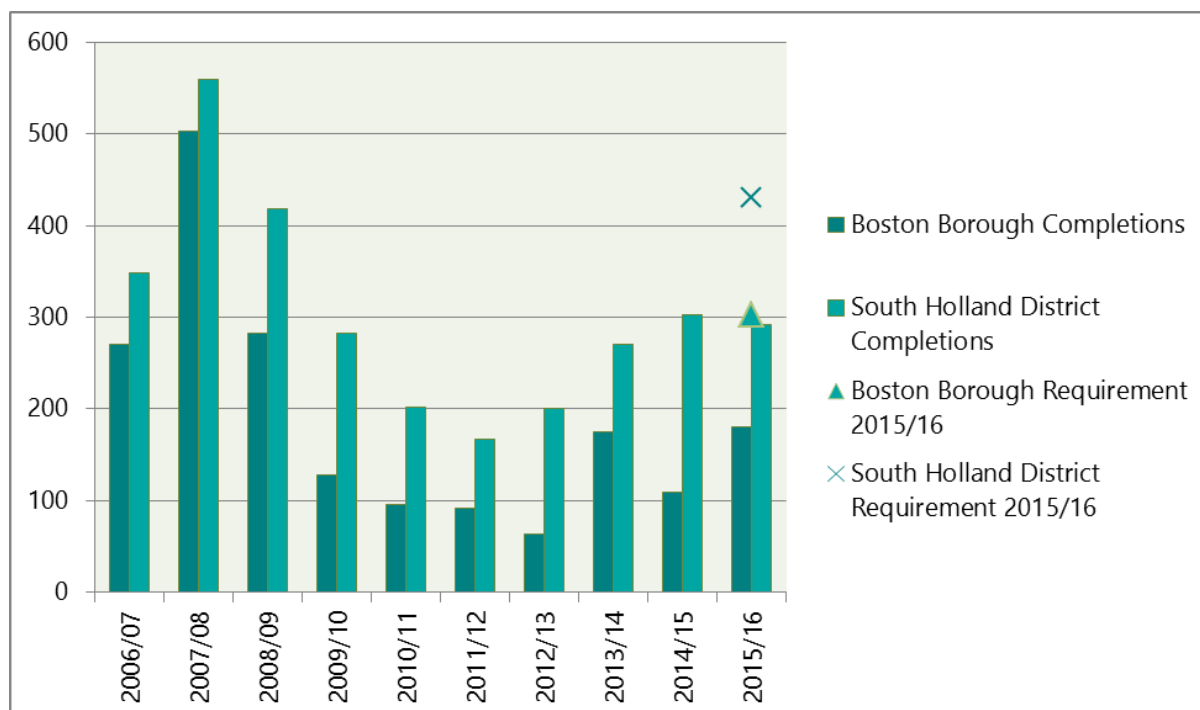
Introduction

- Both Boston Borough Council and South Holland District Council have responsibilities to ensure that sufficient housing is available to meet the local community's needs.
- Assessments of housing need have identified a requirement for around 302 homes in Boston Borough and 430 homes in South Holland every year until 2036.
- This fact sheet examines the progress of housing developments in both Boston Borough and South Holland District over the period 1st April 2015 to 31st March 2016.

What has been achieved?

House Build Rates: There was a year on year reduction in house build rates from 2007/08 to 2011/12 in South Holland District – this trend extends to 2012/13 in Boston Borough. However since 2011/12, the number of homes built in South Holland had increased 4 years in a row, before falling slightly in 2015/16. In Boston Borough, house build rates have fluctuated over the past few years. In 2015/16, 180 homes were built in Boston Borough while 293 were completed in South Holland District. Both areas therefore fell short of the identified housing need set out above.

Housing Build Rates: Net Completions



Source: Boston Borough Council and South Holland District Council

Five-Year Housing Land Supply: The National Planning Policy Framework (NPPF) 2012 sets out a requirement for local authorities to provide a five-year supply of deliverable housing land.



Due to the trend of persistent under delivery of housing across the Plan Area, an additional buffer of 20% has been applied in both Boston Borough and South Holland District. This is in line with the NPPF and creates a realistic prospect of achieving the planned supply whilst ensuring choice and competition in the market for land. As of 31st March 2016, both Boston Borough¹ and South Holland District² had 2.9 years worth of deliverable sites. In the event that a Council cannot demonstrate a five-year supply of deliverable housing sites, it is required to consider favourably planning applications for housing, having regard to the policies in the National Planning Policy Framework.

Affordable Housing: There are several challenges that a Local Plan has to meet and one of the most fundamental is to meet the housing needs of all the community. The provision of new affordable housing is a basic need for low income families and individuals that may be reliant on private rented accommodation that is inadequate or costly, or have little choice but to share overcrowded accommodation.

The affordable housing build rate in South East Lincolnshire has fluctuated throughout the last ten years. Build rates reached a peak in 2010/11, before falling again gradually to what is now the lowest level for 7 years. Up to the year 2036, the Boston Borough Strategic Housing Market Assessment (SHMA) (2015) identified a need for 250 affordable homes a year in Boston Borough whilst the Peterborough Sub-Regional Strategic Housing Market Assessment Update (2015) identified a need for 284 affordable homes a year in South Holland. If the trend of past completions continues, the area will fall well below this requirement.

Housing Completions

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Net additional dwellings completed	619	1,063	700	410	298	258	264	445	411	473
Affordable housing completions	144	196	119	116	188	145	87	129	161	113
Affordable completions as % of total net completions	23%	18%	17%	28%	63%	56%	33%	29%	39%	24%

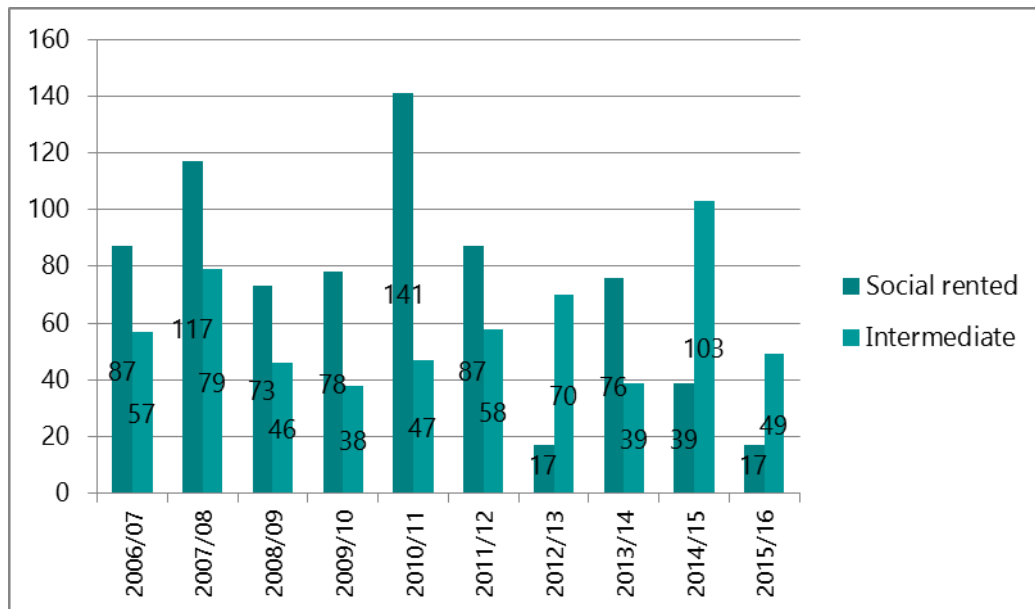
Source: Boston Borough Council and South Holland District Council

¹ Boston Borough Council - Assessment of 5-year housing land supply for Boston Borough Council as at 31 March 2016

² South Holland District Council - Assessment of 5-year housing land supply for South Holland District Council as at 31 March 2016

Since 2006/07, social rent housing completions have generally exceeded those for intermediate tenure.

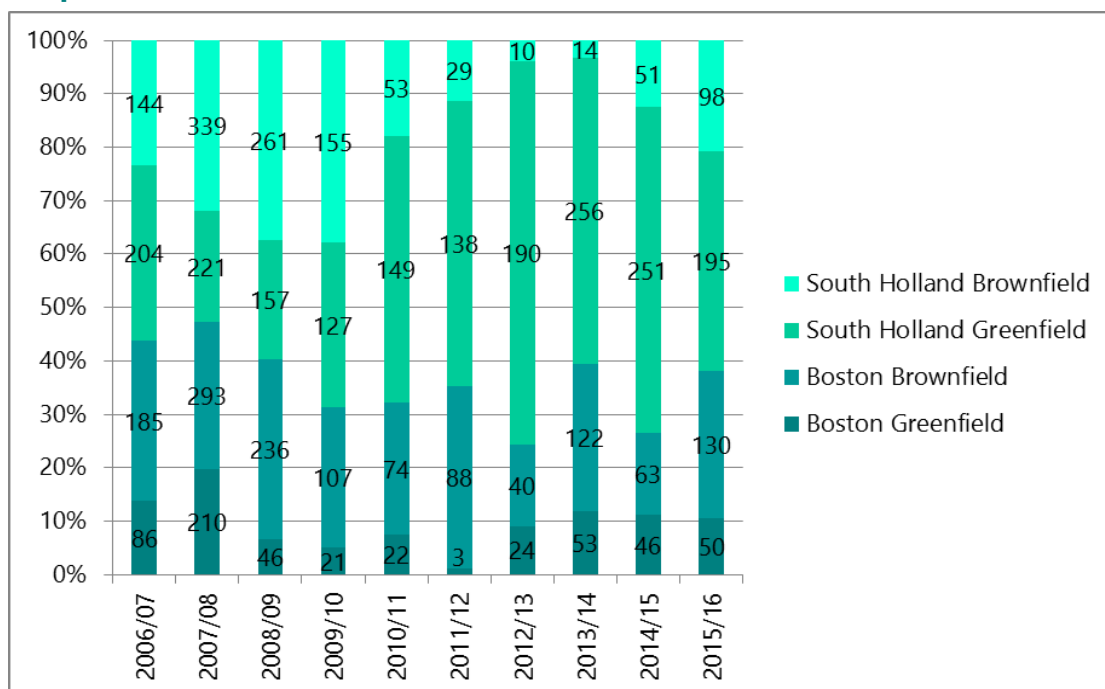
Net affordable housing completions in South East Lincolnshire: social rented and intermediate tenure



Source: Boston Borough Council and South Holland District Council

Housing completions on previously developed land (PDL): In order to promote regeneration and minimise greenfield land take for development, it is important to maximise the re-use of previously developed land (often known as 'brownfield' land).

Net completions on Greenfield and Brownfield sites



Source: Boston Borough Council and South Holland District Council

Boston Borough has a consistent record of delivering more dwellings on brownfield sites than South Holland District over the period 2006/07 to 2015/16. In 2015/16, 72% of Boston Borough's development was on brownfield land, compared to 34% in South Holland District. Overall since April 2006, of the 1,899 dwellings built in Boston Borough, 1,388 (73%) have been built on previously developed land. However, over the same period in South Holland, of the 3,042 homes built in South Holland District, 1,154 (38%) were on brownfield land.

Urban vs Rural Completions: Generally, the majority of new dwellings completed since 2006/07 have been located in the urban areas of Boston Borough and South Holland District. In 2015/16, 89% of the total gross completions in Boston Borough were in the urban area whilst 68% of those in South Holland District were in its urban areas.

Urban and Rural Gross Housing Completions in South East Lincolnshire

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	
BB Urban	179	364	212	106	120	88	31	117	107	162	Total urban 2015/16 = 361 (69%)
SH Crowland	15	28	5	3	3	11	1	32	4	4	
SH Holbeach	29	34	24	11	48	6	4	15	35	37	
SH Long Sutton	28	19	5	20	5	3	40	1	40	10	
SH Sutton Bridge	42	18	3	12	18	4	0	3	12	3	
SH Spalding	145	336	287	158	78	71	125	175	160	145	
SH Rural	89	105	94	78	50	72	29	44	51	93	Total rural 2015/16 = 111 (31%)
BB Rural	102	139	76	33	66	10	33	58	13	18	

Source: Boston Borough Council and South Holland District Council

Providing a Mix of Housing: Providing a mix of property types is not only important in meeting housing needs but is also important in delivering sustainable development for the community. The NPPF sets out that authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. An appropriate mix of property types should be delivered for both market and affordable housing. Both councils continue to work with house builders to ensure the housing mix on new sites is appropriate. Dwelling size is continually monitored to ensure the housing stock meets needs and aspirations. Out of the 473 dwellings completed in 2015/16, the majority were 2 and 3 bedrooms (32.5% and 33% of completions respectively).

Dwelling size by bedrooms: SHMA requirement and actual delivery

	Boston Borough		South Holland District	
	SHMA Requirement % ³	2007-2016 % Completions	SHMA Requirement %	2007-2016 % Completions
1 bed	10	16	12	8
2 bed	35	30	31	35
3 bed	50	25	40	41
4+ bed	15	29	17	16

Source: Boston Borough Council and South Holland District Council

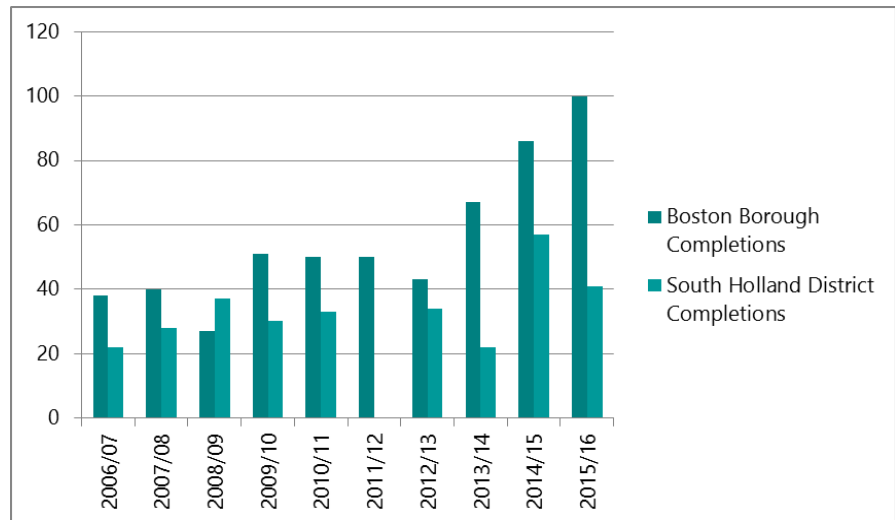
³ Represents an appropriate mix of affordable and market homes

As can be seen from the table above, Boston Borough and South Holland District fare differently in terms of meeting their SHMA requirements for different dwelling sizes. Although the requirement for 1 and 4+ bedroom homes has been exceeded in Boston Borough, South Holland District has fallen below its requirement. Conversely, South Holland District has surpassed the requirement for 2 and 3 bedroom homes whereas Boston Borough is falling short.

Housing Density: Higher residential densities help to achieve more sustainable forms of development, by reducing the use of 'greenfield' land and making the best use of the limited amount of land available for development.

Average density of housing on large schemes completed in Boston Borough and South Holland

Source: Boston Borough Council and South Holland District Council



The graph above sets out the densities (dwellings per hectare) of sites of 10 or more dwellings completed in South East Lincolnshire during 2015/16. Since 2006/07, Boston Borough has consistently delivered sites of higher densities than South Holland District resulting in a net density of 55 dph in comparison to 30 dph.

Accommodating Gypsy’s and Travellers: The South East Lincolnshire Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (GTAA) (2012) identifies an immediate need for the provision of additional permanent residential pitches for gypsies and travellers as well as transit or stopping place pitches. In the year 2015/16, there were no permissions granted for pitches in the area. Site allocations for additional pitches will be identified in the South East Lincolnshire Local Plan.

Dwellings with Planning Permission Outstanding: Outstanding permissions are composed of a) dwellings not yet completed on sites currently under construction (a dwelling could either be under construction or simply not started) and b) dwellings on sites where no development activity has occurred.

As at 31st March 2016, there were 2,401 dwellings with outstanding planning permission in Boston Borough and 3,586 dwellings in South Holland District. Of these, 44 were on allocated sites in Boston Borough, however 2,561 were on allocated sites in South Holland District.

Outstanding permissions give some indication of where future development may occur; though it should be remembered that not all permissions will be implemented.