

ECONOMY - FACT SHEET 1

Introduction

- South East Lincolnshire's economy is dominated by strong agricultural and food industries and associated packaging and processing sectors, while the local manufacturing industry in South Holland District remains strong. The rural economy is now supported by a greater diversity of businesses, such as leisure and tourism, than previously.
- The National Planning Policy Framework states that the planning system should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity.
- This fact sheet reviews the provision and take-up of land for employment uses between 1st April 2016 and 31st March 2017. However, owing to staff shortages and those that remained focussing on the preparation of the new South East Lincolnshire Local Plan some data for South Holland is not available.
- The uses monitored here are set out below and defined in the Town and Country Planning (Use Classes) Order 1987, as amended:
 - A1 Shops
 - A2 Financial and professional services
 - B1(a) Offices (other than a use within class A2)
 - B1(b) Research and development of products or processes
 - B1(c) Light industry
 - B2 General Industry
 - B8 Storage and distribution
 - D2 Leisure

What has been achieved?

Additional employment floor space: The majority of net additional employment floor space completed in Boston Borough in 2016/17 was B1(c) and B8 uses. The losses were mostly to residential. The following table sets out the amount and type of employment floor space completed during 2016/17.

Gross and net employment floor space (m²) completed

	B1 (a)	B1 (b)	B1 (c)	B2	B8	Mixed	Total
Boston Gross	234	0	2,470	5,109	11,723	0	19,536
Boston Losses	2,139	0	997	12,364	428	0	15,918
Boston Net	-1,905	0	1,473	-7,255	11,305	0	3,618
South Holland Gross	N/A	N/A	N/A	N/A	N/A	N/A	N/A
South Holland Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Boston Borough Council and South Holland District Council

Completed employment floor space on PDL: In order to promote redevelopment and minimise greenfield land take for development, it is important to maximise the re-use of previously developed land (often known as ‘brownfield’ land).

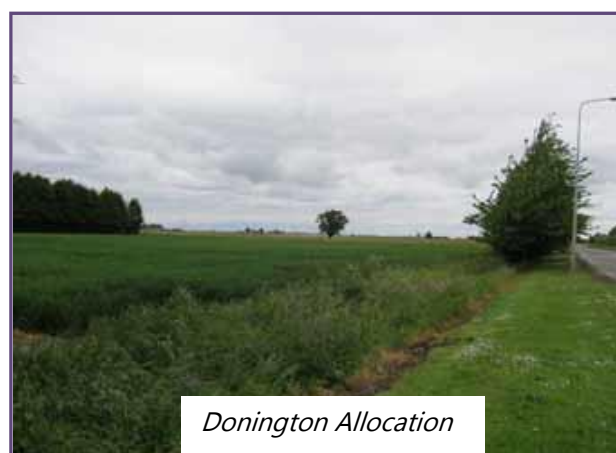
Employment floor space (m²) completed on previously developed land

	B1 (a)	B1 (b)	B1 (c)	B2	B8	Mixed	Total
Boston Gross	234	0	2,470	5,109	7,128	0	14,941
Boston %	100	0	100	100	61	0	76
South Holland Gross	N/A	N/A	N/A	N/A	N/A	N/A	N/A
South Holland %	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Boston Borough Council and South Holland District Council

In 2016/17, nearly all of the new employment floor space completed in Boston Borough was on previously developed land.

Available new employment land: The table below identifies the amount and type of new employment land that remains available for development in South East Lincolnshire at the end of 2016/17. This means land that is either allocated for employment development or for which planning permission is outstanding and construction has not yet started.



Total amount of new employment land

	B1 (a)	B1 (b)	B1 (c)	B2	B8	Mixed	Total
Boston Borough Hectares	0.14	0	0	4.36	0	66.67	71.17
South Holland District Hectares	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	0.14	0	0	4.36	0	66.67	71.17

Source: Boston Borough Council and South Holland District Council

A considerable proportion of the available new employment land identified above is allocated employment land currently without planning permission.

Allocated employment land with no planning permission

Allocated Site	Area Available (Ha)
Boston Borough	52.09
Enterprise Park, Spalding	N/A
Crowland	N/A
Donington	N/A
Holbeach	N/A
Long Sutton	N/A

Sutton Bridge	N/A
Total:	52.09

Source: Boston Borough Council and South Holland District Council

The two tables below identify the total amount of floorspace with planning permission which is committed to development or has been completed during 2016/17 on allocated and non-allocated sites. This includes extensions and redeveloped sites.

Floor space on allocated and non-allocated employment land with planning permission (m²) in Boston Borough

Site	With Planning Permission		Completed during 2016/17
	Not Started	Under Construction	
Boston	7,370	2,219	1,148
Kirton ¹	2,039	0	2,277
Sutterton	10,377	0	363
Swineshead	177	0	0
Non-allocated Sites	15,579	8,051	16,135

Floor space on allocated and non-allocated employment land with planning permission (m²) in South Holland District

Site	With Planning Permission		Completed during 2016/17
	Not Started	Under Construction	
Enterprise Park	N/A	N/A	N/A
Crowland	N/A	N/A	N/A
Donington	N/A	N/A	N/A
Holbeach	N/A	N/A	N/A
Long Sutton	N/A	N/A	N/A
Wingland	N/A	N/A	N/A
Port Sutton Bridge	N/A	N/A	N/A
Non-allocated Sites	N/A	N/A	N/A

Source: Boston Borough Council and South Holland District Council

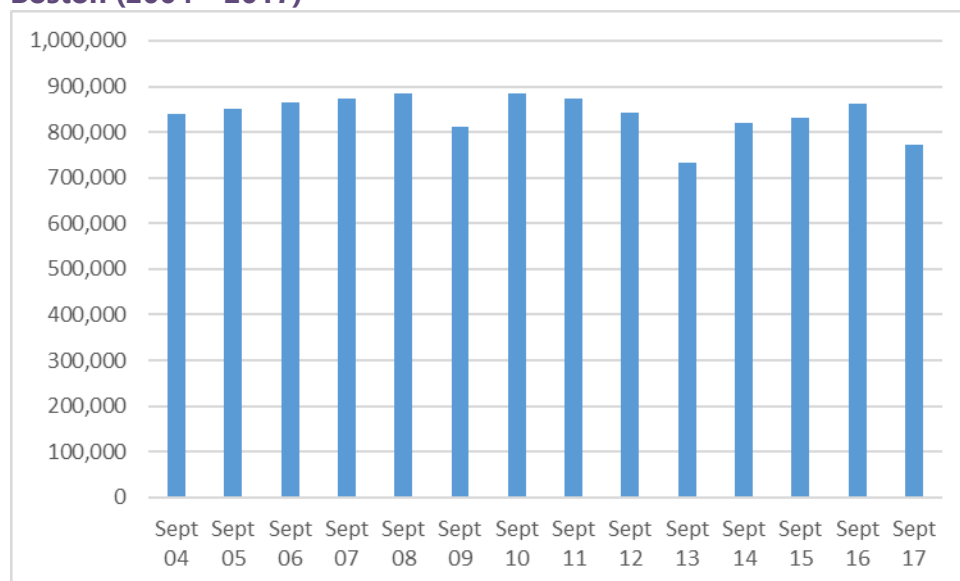
Port of Boston: The Port of Boston is one of the Borough's major employers. The graph below shows the tonnage of grain, timber, steel, paper and other products being handled. The period September 2012-13 saw a reduction in the tonnage handled due to a poor grain harvest resulting in reduced exports. Generally however, the port continues to do well. The Port of Boston continues to benefit from ample available space and storage areas including grain silos, 18,000 square metres of buildings and a container park. The rail line to the port is allowing larger



¹ Floorspace with permission at Kirton Distribution Park

quantities of materials to be transported by the rail networks.

Total tonnage of grain, timber, steel, paper and other products handled by the Port of Boston (2004 – 2017)



Source: Boston Borough Council

Town centre uses: In 2016/17, Boston town centre saw a combined additional 205 m² of A1 and A2 floor space.

Total amount of completed floor space (m²) for town centre uses

		A1	A2	B1(a)	D2	Total
Boston Borough	Gross	551	154	0	0	705
	Net	89	119	0	0	205
South Holland District	Gross	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A

Source: Boston Borough Council and South Holland District Council