

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 economic growth should be supported through the planning system and that local planning authorities should plan proactively to meet the development needs of businesses and support an economy fit for the 21st century.
- This fact sheet reviews the provision and take-up of land for employment uses during the year 2014/15. 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 South East Lincolnshire in 2014/15 was located in South Holland District. This was despite the loss of some B1(a) use employment land. The following table sets out the amount and type of employment floor space completed during 2014/15 in the area.

Gross and net employment floor space (m²) completed

	B1 (a)	B1 (b)	B1 (c)	B2	B8	Mixed	Total
Boston Gross	250	0	0	1507	279	0	2036
Boston Net	91	0	0	1507	-146	0	1452
South Holland Gross	-199	0	0	0	3260	0	3061
South Holland Net	-199	0	0	0	3260	0	3061

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	250	0	0	387	279	0	916
Boston %	100%	0%	0%	26%	100%	0%	45%
South Holland Gross	0	0	0	0	3260	0	3260
South Holland %	0%	0%	0%	0%	100%	0	100%

Source: Boston Borough Council and South Holland District Council

In 2014/15, the majority of employment floor space completed on previously developed land was in South Holland District although the floor space completed in Boston Borough was spread over a greater variety of employment use types as can be seen from the figures above.

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 2014/15. This means land that is either allocated for employment development or for which planning permission is outstanding and construction has not yet started.



Donington Allocation

Total amount of new employment land

	B1 (a)	B1 (b)	B1 (c)	B2	B8	Mixed	Total
Boston Borough Hectares	0.14	0.16	0.20	1.70	0.74	71.30	74.24
South Holland District Hectares	0.69	0	128.2	11.93	58	48	246.82
Total	0.83	0.16	128.4	13.63	58.74	119.3	321.06

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. The majority of this allocated employment land is located within Boston Borough, Enterprise Park (Spalding) and Wingland (Sutton Bridge) as can be seen from below.

Allocated employment land with no planning permission

Allocated Site	Area Available (Ha)
Boston Borough	54.89
Enterprise Park, Spalding	38.96
Crowland	5.5
Donington	10.6
Holbeach	10.1
Long Sutton	11.31
Wingland	50.4
Port Sutton Bridge	13
Total:	189.55

Source: Boston Borough Council and South Holland District Council

The two tables below identify all the land in South East Lincolnshire that has the benefit of a planning permission for employment use – this includes extensions and redeveloped sites. As at 31st March 2015, there was a greater amount of employment land with planning permission in South Holland District when compared to Boston Borough. The majority of B Class growth is therefore estimated to occur in South Holland District, which is also expected to accommodate the majority of new housing provision for South East Lincolnshire. Furthermore, the majority of this employment land in South Holland District was located on non-allocated sites in contrast to the position in Boston Borough.

Allocated and non-allocated employment land with planning permission in Boston Borough

With Planning Permission						
Site	Area Not Started (ha)	Floor Space Not Started (m ²)	Area Under Construction (ha)	Floor Space Under Construction (m ²)	Hectares completed during 2014/15	Floor space completed during 2014/15 (m ²)
Boston	1.73	6223	1.86	1737		279
Kirton*	17.31	634	-	-	-	-
Freiston	0.2	57820	-	-	-	-
Sutterton	1.7	10017	0.17	363	0.04	387
Swineshead	0.04	-	3.69	-	-	-
Non-allocated Sites	3.81	12673	5.05	9147	0.5	1370

Source: Boston Borough Council and South Holland District Council

* Land that is available at Kirton Distribution Park

Allocated and non-allocated employment land with planning permission (ha) in South Holland District

With Planning Permission						
Site	Area Not Started (ha)	Floor Space Not Started (m ²)	Area Under Construction (ha)	Floor Space Under Construction (m ²)	Hectares completed during 2014/15	Floor space completed during 2014/15 (m ²)
Enterprise Park	9.67	1222	-	-	0.79	3060
Crowland	-	-	-	-	-	-
Donington	-	-	-	-	-	-
Holbeach	-	-	-	-	-	-
Long Sutton	-	-	-	-	-	-
Wingland	-	-	-	-	-	-
Port Sutton Bridge	-	-	-	-	-	-
Non-allocated Sites	78.44	103178.14	10.65	5041.8	0.22	200

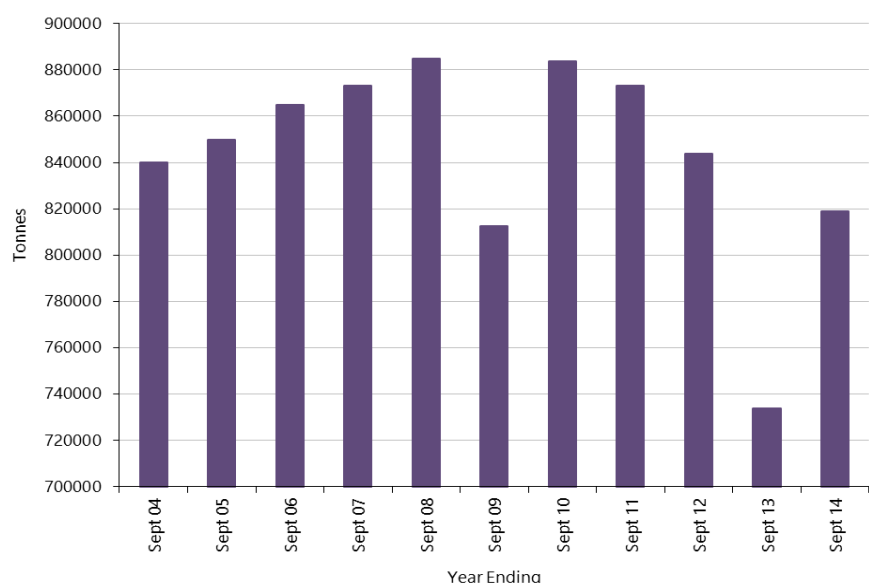
Source: Boston Borough Council and South Holland District Council

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 and the tonnage handled increased again between September 2013-14. 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 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 – 2014)

Source: Boston Borough Council and South Holland District Council



Town centre uses: In 2014/15, there were very few sites with town centre uses that completed. Overall, there was actually a net loss of floor space in South East Lincolnshire as demonstrated in the table below which shows the amount of completed floor space (gross and net) for different town centre uses within each local authority area for that financial year.

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

		A1	A2	B1(a)	D2	Total
Boston Borough	Gross	0	72	0	0	72
	Net	-72	-20	-591	0	-683
South Holland District	Gross	0	0	0	54	54
	Net	0	0	0	54	54

Source: Boston Borough Council and South Holland District Council