



Authority Monitoring Report as at 31st March 2024



POLICY PERFORMANCE

INTRODUCTION

- 1.1. In accordance with Par 9.1.1 of the South East Lincolnshire Local Plan 2011-2036 (the Plan), the Authority Monitoring Report (AMR), which replaced the requirement for an Annual Monitoring Report as referred to in the Plan, does monitor the effectiveness of the policies of the Local Plan annually.
- 1.2. Having considered all of the indicators proposed within the Local Plan, and how useful and informative they would be, a review of the intended monitoring system has taken place. This has given rise to this approach, which is intended to give a more streamlined reporting mechanism that will provide information on the use of the Local Plan in a more succinct, efficient, easily understandable and meaningful format.
- 1.3. In due course, when other substantial parts of the Plan are in need of amendment following a review of the Plan, the monitoring chapter will be updated to reflect the following changes to the monitoring approach.
- 1.4. A fundamental change is the recognition that the Authority Monitoring report is important to the individual Councils of Boston and South Holland. Therefore, as part of the move towards slimming the document down and making it more relevant to the reader, each Council have produced their own AMR.
- 1.5. The AMR will have two aspects. The first is a general policy review based on their success during the appeal process. The second is specific policy monitoring that will indicate annual activity and performance against any targets.

GENERAL POLICY REVIEW

- 1.6. An important test for any policy, is how well it is supported, or not, through the appeal process. It is only at this time that policies are really challenged and put to an independent test. Therefore, as a general overview of our review of Policy effectiveness we will focus on what policies have been set aside at Appeal and consider whether those outcomes give rise to reasons to review policies which appear to be failing their intended effect on development throughout the District.
- 1.7. Over the last year (1st April 2023 to 31st March 2024) the Council received 452 applications, determined 361 applications and had notification of 7 appeals. The table below gives the overall details.

TABLE 1 – PLANNING APPLICATION AND APPEALS

Boston Borough 2023/2024			General comments
Planning Applications	Received	452	The year 2022/2023 = 478
	Approved	324	The year 2022/2023 = 410
	Refused	37	The year 2022/2023 =21
Planning Appeals	Received	7	The year 2022/2023 = 8
	Dismissed	5	The year 2022/2023 = 5
	Upheld	0	The year 2022/2023 = 3

NB. In many cases applications and appeals determined within the year given, will not have been submitted within the same annual period. The applications received excludes Condition Discharge, Non Material Amendments and a few consultation submissions.

- 1.8. Table 2 below looks at the number of appeals that were upheld (and planning permission granted), by the relevant policy issue, with some commentary on the circumstances.

TABLE 2 - APPEALS UPHELD CONTRARY TO COUNCIL DECISION

Appeal/ Planning Reference	Relevant Policy	Comment
None		

1.9. This year there are none to report on.

SPECIFIC POLICY MONITORING

1.10. Another determinant of the success or failure of a policy is how it helps to deliver against the aims of the policy and the plan as a whole. This is in relation to key aspirations relating to growth and in particular the areas of Employment, Housing, and Infrastructure.

1.11. The following tables provide more detailed policy monitoring and they are set out in alphabetical order using the local plan’s five Strategic Priorities: Economy, Environment, Housing, Sustainable Development, and Transport.

Economy

1.12. Economy has two sub-priorities:

- To provide the right conditions and sufficient land in appropriate locations to help diversify and strengthen the economic base of South East Lincolnshire to meet the needs of existing businesses, to attract new businesses and sources of employment, and to maximise the potential historic and environmental assets can have for sustainable tourism.
- To protect a mutually-supportive hierarchy of vibrant self-contained town centres and secure their enhancement by promoting an appropriate mix and scale of retail, leisure and other town centre uses and by maximising opportunities for regeneration.

1.13. The business floor space has decreased owing to the use changing to residential on two non-allocated sites. However, allocated land continues to be developed with four sites under construction that should be reported as complete next year. Retail floor space in the town centre has contracted slightly owing to a change of use to sui generis. This is inconsequential. Out of town retail has grown. The vacancy rate of retail premises in the town centre has risen by one percent since last year, which was a rise on the year before and is above the level in 2011 when the plan period began. The Government changes to the use classes order have been in force for a while but it is unknown if vacancy would be worse had these changes not occurred.

1.14. Although business appears confident retailing appears to be less so and this must be kept in mind as a weak town centre, illustrated by vacancy rate, undermines civic confidence and tourism.

Issue	Policy/ies	Comments		
EMPLOYMENT				
Total amount of additional (net and gross) completed employment floor space by type	7 & 8	B2 1276 sqm gross. -1974sqm net E 611 sqm gross. -163.4 sqm net		
Available allocated employment land with and without planning permission			Area Allocated in Local Plan (Ha)	Allocated area remaining (Ha)
		BO001	4.3	3.59
		BO006	18.0	15.83
		BO008	2.5	2.50
		KI001	15.4	9.49
		SU001	2.6	2.60
		SU003	0.2	0.20

Issue	Policy/ies	Comments		
		Total	43.0	34.21
Loss of employment land by type to other uses		0.91 Ha to C3 0.40 Ha to retail		
RETAIL				
Amount of NEW floor space for retail uses within existing centres	24, 25 & 26	48 sqm gross -70sqm net		
Vacancy rates for retail use within existing centres	24, 25 & 26	17% (10% in 2011)		
Amount of new 'out of centre' retail floorspace created	24, 25 & 26	2353 sqm gross 2318sqm net		

Environment

1.15. Environment has four sub-priorities:

- To conserve and enhance South East Lincolnshire's natural and historic environment and to promote greater access and understanding of assets through new development.
- To minimise the impact of and adapt to climate change by making more sustainable use of land and resources, reducing exposure to flood risk, promoting sustainable development and reducing human exposure to environmental risks.
- To promote the more efficient use of land, prioritise the re-use of previously-developed land and to minimise the loss of South East Lincolnshire's high-quality agricultural land by developing in sustainable locations, at appropriate densities.
- To provide equal opportunities for everyone who lives, visits, works and invests in South East Lincolnshire by helping to create more sustainable communities, reduce locational disadvantage and upgrade a range of community facilities recognising that these all contribute to the fulfilment, health and well-being of residents and visitors alike.

1.16. Historic environment assets have not changed over this year. The Boston Alternative Energy Facility is an NSIP project that was approved by the Secretary of State on 5th July 2023. The construction of a wharf will reduce the area of mudflat in the Haven and the operation of the facility has the potential to disturb birds and harbour seals. As such there are provisions within the consent for compensatory measures. For birds this is likely to include modified embankment within the Haven as well as farmland managed for birds. The harbour seal measures relate to managing the impacts of collisions between boats and seals.

1.17. The number of renewable energy installations was 7 and 0.49h of new open space has been created. Together they contribute to a healthier lifestyle and contribute to the creation of more sustainable communities.

1.18. The allocation of residential land carefully considered flood risk and chose the sequentially preferable sites. However, as a consequence of the Borough having significant flood hazard and depth issues a lot of development will be in higher categories than will be seen in other places. Over the year only 17 dwellings were built on land with no or low flood hazard and about 25% were on land whose flood hazard was Danger to Most and 43% on land whose flood hazard was Danger to All. Employment activity was also on the Danger for All category, providing 1.56h for B2 and E uses.

1.19. The percentage of employment and housing development on previously developed land was 68% and 28% respectively.

Issue	Policy /ies	Comments
ENVIRONMENT HISTORIC		

Issue	Policy /ies	Comments						
Number of Listed buildings lost or gained	29	None						
Number of Conservation areas lost or gained	29	None						
ENVIRONMENT NATURAL								
Ha of mitigation agreed where pp impacts on protected sites	28	The BAEF requires measures but the land areas are not available						
No of protected sites lost to pp	28	None						
Number of new and existing AQMAs in Boston	30	1						
Number of planning permissions for renewable and low carbon energy	31	Solar 3, Wind 0, Heat Pump 2, Battery 1, Anaerobic digestion 1.						
New Open space provision (ha)	32	0.49 ha						
Flood Hazard								
Residential development in flood hazard zones	No Risk		12					
	Low Risk		5					
	Danger for Some (D4S)		73					
	Danger for Most (D4M)		72					
	Danger for All (D4A)		124					
Employment development in flood hazard zones	B2	B8	E	F1	F2	Mixed	Total	
	No Risk	0.00	0.00	0.00	0.00	0.00	0.00	
	Low Risk	0.00	0.00	0.00	0.00	0.00	0.00	
	D4S	0.00	0.00	0.00	0.00	0.00	0.00	
	D4M	0.00	0.00	0.00	0.00	0.00	0.00	
	D4A	0.13	0.00	1.43	0.00	0.00	0.00	1.56
	Total	0.13	0.00	1.43	0.00	0.00	0.00	1.56
LAND								
Residential on previously developed land	Greenfield		205					
	Brownfield		81					
Employment floor space on previously developed land	B2	B8	E	F1	F2	Mixed	Total	
	0	1276	0	0	0	0	1276	
	0%	68%	0%	0%	0%	00	68%	

Housing

1.20. Housing has one sub-priority:

- To provide enough choice of land for housing to ensure that the housing stock better meets local housing needs and aspirations, including for older people, first time buyers and those in need of affordable and starter housing.

1.21. The number of houses delivered this year did not quite meet the annual requirement in the local plan. The council has a five-year land supply. The houses delivered met the SHMA targets for 1 and 4+ bedroomed market houses plus 2 bedroomed affordable houses. The 2 bedroomed market and 3 and 4+ bedroomed affordable are close to the requirement.

1.22. The overall affordable housing target of 20% was achieved (30%). First Homes were included last year, following Government introducing them into the housing mix. The Government target for First Homes is 25% of all affordable housing delivery. We achieved 20%. The Government Guidance indicates the rented percentage (75%) contained in the affordable housing policy

should remain. We achieved 41%. Owing to the First Homes requirement no intermediate housing is required as the 25% required by the policy is taken by the First Homes requirement. However, 39% of the delivered affordable housing was within this category. Overall, 6 of the 14 individual targets for meeting the housing needs of the district were met. However, First Homes and Intermediate Homes, as products to provide for affordable home ownership, together provided 59% of the total affordable homes, which is an achievement.

Issue	Policy /ies	Comments				
HOUSING						
Number of housing completions per annum for LPA, Parish and Rural exception sites	10, 11 & 12	Completions				
		Algarkirk 0	Amber Hill 2	Benington 1		
		Bicker 0	Boston 170	Butterwick 1		
		Fishtoft 0	Fosdyke 2	Frampton 18		
		Freiston 1	Holland Fen 0	Kirton 41		
		Leverton 0	Old Leake 0	Sutterton 30		
		Swineshead 13	Wigtoft 5	Wrangle 0		
		Wyberton 2				
		Total = 288 – 2 demolitions = 286 (Need = 310)				
		Rural Exceptions				
0						
Assessment of Five Year Housing Land Supply		5.5 years 31 March 2024				
Number of homes completed <u>by size</u> to meet market and affordable housing needs per annum	17	Market				
		Size	1 bed	2 bed	3 bed	4+ bed
		Number	17	95	118	58
		% of Total	6%	33%	41%	20%
		SHMA (2015)%	5%	35%	45%	15%
		Affordable				
		Number	12	55	22	4
		% of Total	13%	59%	24%	4%
Percentage of affordable homes from total need. (93/310*100)	18	Target			Figure	
		20%			30%	
Percentage of affordable homes as affordable rent and intermediate for sale	18	Target			Figure	
		Affordable Rent	75%		41%	
		Intermediate for sale	0%		39%	
		First Homes	25%		20%	
Number of Affordable and Market homes permitted on Rural Exception sites	19	None				
Net additional residential pitches for gypsies and travelers	20	None				
Net additional transit pitches	20	None				
Net additional residential plots for travelling showpeople	20	None				
Number of HMOs and flat conversions	21	8 flats from 3 applications				

Issue	Policy /ies	Comments
permitted		
Number of replacement dwellings completed in the countryside	22	1
Number of new dwellings completed by converting redundant rural buildings to residential use	23	3

Sustainable Development

1.23. Sustainable Development has three sub-priorities:

- To deliver sustainable development in South East Lincolnshire that seeks to meet the social and economic needs of the area, whilst protecting and enhancing its environment for the enjoyment of future generations.
- To ensure that the scale, distribution and type of new development is sustainably located to take account of flood risk across South East Lincolnshire.
- To ensure that development contributes to the provision of necessary physical, social and green infrastructure to deliver planned levels of growth at the right time and to mitigate its impacts on existing communities and the environment.

1.24. This category joins the other categories together and does not have its own monitoring criteria. Development sites were allocated in response to their flood risk and sized owing to the services available in the settlement to support the amount of development proposed, especially in relation to housing. Owing to the scale of development required to meet the need more greenfield land will be developed than brownfield as a result of a lot of brownfield land already being recycled prior to the plan being adopted and monitored in earlier reports. Not much brownfield land was allocated and its development will thereby be mostly windfall development.

1.25. Policies require various types of infrastructure to be provided. Large amounts of highway and green infrastructure will only be secured as the sustainable urban extensions are developed. This is because they are required to provide sections of the Boston Distributor Road and owing to the Habitats Regulations mitigate impact on the Wash by providing suitable alternative recreation sites.

Transport

1.26. Transport has two sub-priorities:

- To improve accessibility for all to jobs, services and facilities by sustainable and public transport, to make travel as easy and affordable as possible, both within the area and along key links to and from South East Lincolnshire.
- To improve South East Lincolnshire's highway infrastructure, to tackle congestion, improve road safety and make journeys as easy as possible particularly for those living in rural areas and to enhance efficiencies for business.

1.27. The table below outlines the infrastructure funding. Affordable housing is a form of infrastructure the developer contributions contained in S106 agreements signed this year contribute money or more dwellings for provision in future years.

1.28. This section will report funding for other pieces of infrastructure such as the Boston Distributer Road, which is not required for a further two years and medical or school provisions

Issue	Policy/ies	Comments
INFRASTRUCTURE FUNDING		

Issue	Policy/ies	Comments
Number of Section 106 Agreements signed this year	5 & 6	12
Level of developer contributions funding contained in this year's agreements		£468,000 and one outline consent should provide funding for education and healthcare via a formula that will be calculated at Reserved Matter stage. In addition, 227 Affordable Houses: 9 First Homes, 145 Affordable Rent, 71 Shared Ownership, 2 Almshouses.
Length (kilometres) of the Boston Distributor Road delivered within each five year period (by phase)	13 &14	0