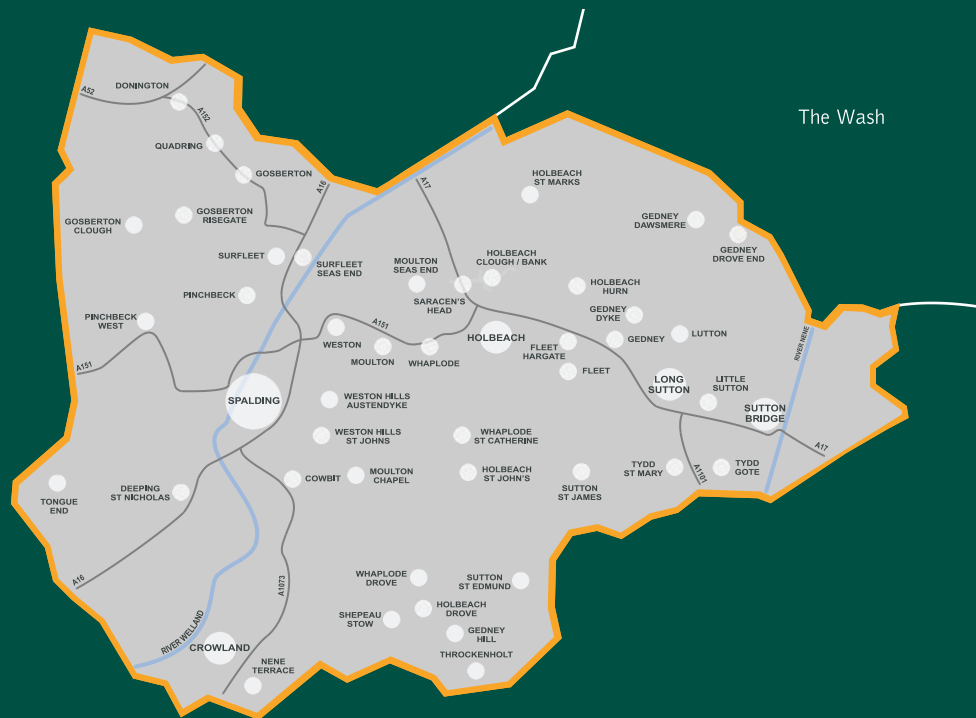


# South Holland District Council


## Annual Monitoring Report





April 2009 - March 2010

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## 1 Executive Summary

### Introduction

- 1.1 Substantial housing growth over the 2001-2010 period has supported an increase in the population of the District running at approximately twice the average for England and Wales. An estimated 79% of dwellings in South Holland are owner-occupied and house prices remain below the national average. Despite the recent sharp increase in unemployment levels, the District levels have remained below the average for Great Britain over the last few years.

### Local Development Scheme Implementation

- 1.2 Progress on preparing the Core Strategy Development Plan Document continued to be held up as a result of the recommendation (set out in the report of the examination in public of the draft Regional Spatial Strategy for the East Midlands) that a coastal strategy for the three Lincolnshire coastal districts should be prepared and inform the preparation of local development frameworks (LDFs) for these areas; and ongoing discussions with Boston Borough Council on the preparation of a Joint LDF. Both of these work matters remained incomplete at the end of 2009/10.

### Housing

- 1.3 Some 282 dwellings were completed in South Holland during 2009/10 compared with 418 in 2008/09, 560 in 2007/08 and 348 in 2006/07. A total of 4685 dwellings have now been built in the District over the 2001-2010 period whereas the Lincolnshire Structure Plan and Regional Plan require only 4060 to have been provided during this time. The average density of housing development over the reporting period was 30 dwellings per hectare (dph) which equals the Government's national indicative minimum. The mix of housing sizes recorded for 2009/10 was broadly consistent with the requirements identified by the 2008 Strategic Housing Market Assessment. The Council did not meet its target of delivering 135 affordable dwellings during 2009/10.
- 1.4 The Council is able to demonstrate a five-year supply of deliverable sites for housing development in accordance with the Government's requirement set out in PPS3.

### Economy

- 1.5 Approximately 30500 m<sup>2</sup> of employment floor space was completed or under construction during 2009/10; and there is extant planning permission for a further 54000 m<sup>2</sup>. Land allocated for employment development in the South Holland Local Plan which does not benefit from planning permission stands at some 116 hectares.

## 2 Introduction

2.1 South Holland District covers a geographical area of 74,238 hectares and is situated in the south-eastern corner of Lincolnshire. The District is located in the flat fenlands that have been reclaimed from the sea over the centuries. This area has a low population with 1 person per hectare compared to an average for England and Wales of 3.4 people. (Source: 2001 Census).

### Demographic Structure

**Table 1: Population changes 2001 - 2008**

	England and Wales	Lincolnshire	South Holland
<b>2001</b>	52041916	646645	76522
<b>2002</b>	52572100	656800	78000
<b>2003</b>	52797300	665700	79600
<b>2004</b>	53057100	675300	81000
<b>2005</b>	53419200	680500	81600
<b>2006</b>	53728800	686200	82100
<b>2007</b>	54072000	692800	82600
<b>2008</b>	54439700	* 695600	* 83400
<b>2009</b>	54809100	697900	84100
<b>% increase 2001-09</b>	5.3%	7.9%	9.9%

Source: 2001 Census, ONS mid-year population estimates, \* revised ONS mid 2008 population estimates

**Table 2: Age structure 2001**

Age Group	South Holland total	% South Holland	% Lincolnshire	% England & Wales
<b>0-4</b>	3785	4.9	5.3	5.9
<b>5-15</b>	9891	12.9	13.9	14.2
<b>16-64</b>	46278	60.5	62.0	63.9
<b>65-84</b>	14825	19.4	16.7	14.0
<b>85+</b>	1743	2.3	2.1	1.9

Source: 2001 Census

**Table 3: Estimated population 2010**

Parish	Population 2001	Housing Completions									Population estimate 2010
		2002	2003	2004	2005	2006	2007	2008	2009	2010	
Cowbit	898	61	33	68	16	1	1	2	0	2	1322
Crowland	3607	23	86	70	17	7	16	28	5	3	4194
Deeping St Nicholas	1323	3	26	100	105	2	4	0	0	1	1877
Donington	2614	2	15	9	4	7	18	7	5	0	2768
Fleet	2132	20	8	19	7	6	0	7	8	0	2305
Gedney	2305	11	11	14	11	15	0	2	2	0	2457
Gedney Hill	616	9	13	5	3	0	0	1	2	1	694
Gosberton	2833	3	10	15	3	24	0	2	2	0	2969
Holbeach	9448	97	29	57	41	45	29	54	28	13	10352
Little Sutton	121	0	0	0	0	0	0	1	0	0	123
Long Sutton	4331	47	102	26	11	13	28	19	5	26	4968
Lutton	1151	6	7	4	12	5	8	4	2	3	1268
Moulton	3073	36	20	36	14	1	6	14	5	4	3386
Pinchbeck	5153	8	7	17	0	13	11	5	27	18	5396
Quadring	1193	0	41	11	1	2	0	0	2	2	1329
Spalding	22932	191	247	193	212	275	146	336	287	158	27635
Surfleet	1266	2	15	7	1	5	0	0	0	2	1340
Sutton Bridge	3936	17	28	14	41	48	42	24	3	13	4465
Sutton St Edmund	630	3	7	5	6	2	4	3	4	0	708
Sutton St James	926	1	14	9	11	19	15	7	6	7	1131
Tydd St Mary	858	2	7	5	2	13	20	39	0	0	1060
Weston	1853	19	6	5	3	9	0	2	19	16	2035
Whaplode	3323	9	13	8	29	3	0	3	6	13	3516

Source: 2001 Census; South Holland District Council housing land availability figures

2.2 At the 2001 Census there were 32,752 households in South Holland. The average household size was 2.3 people; this is slightly lower than the average in England and Wales (2.4 people). The above table uses the number of new dwellings created within parishes and the South Holland average household size to estimate the populations for the parishes, with an estimated District total of 87,298.

**Table 4: Household types**

	<b>All households</b>	<b>Married couple household with dependent child(ren)</b>	<b>Married couple household with no dependent child(ren)</b>	<b>Cohabiting couple household with dependent child(ren)</b>	<b>Cohabiting couple household with no dependent child(ren)</b>	<b>Lone parent household with dependent children</b>	<b>Lone parent household with no dependent children</b>	<b>One person household</b>	<b>Multi person household: All student</b>	<b>Multi person household: All other</b>
<b>South Holland (Count)</b>	32752	5623	12797	1139	1895	1553	829	8394	0	522
<b>South Holland (%)</b>		17.2	39.1	3.5	5.8	4.7	2.5	25.6	0.0	1.6
<b>East Midlands (%)</b>		19.0	31.3	3.7	5.8	6.6	3.0	28.2	0.5	1.9
<b>England (%)</b>		18.5	28.8	3.4	5.7	7.1	3.3	30.1	0.4	2.6

Source: 2001 Census

**Table 5: Ethnic composition**

	<b>White</b>	<b>Mixed</b>	<b>Asian or Asian British</b>	<b>Black or Black British</b>	<b>Chinese or Other Ethnic Group</b>
<b>South Holland (Count)</b>	75641	340	229	115	197
<b>South Holland (%)</b>	98.8	0.4	0.3	0.2	0.2
<b>East Midlands (%)</b>	93.5	1.0	4.0	0.9	0.5
<b>England (%)</b>	90.9	1.3	4.6	2.3	0.9

Source: 2001 Census

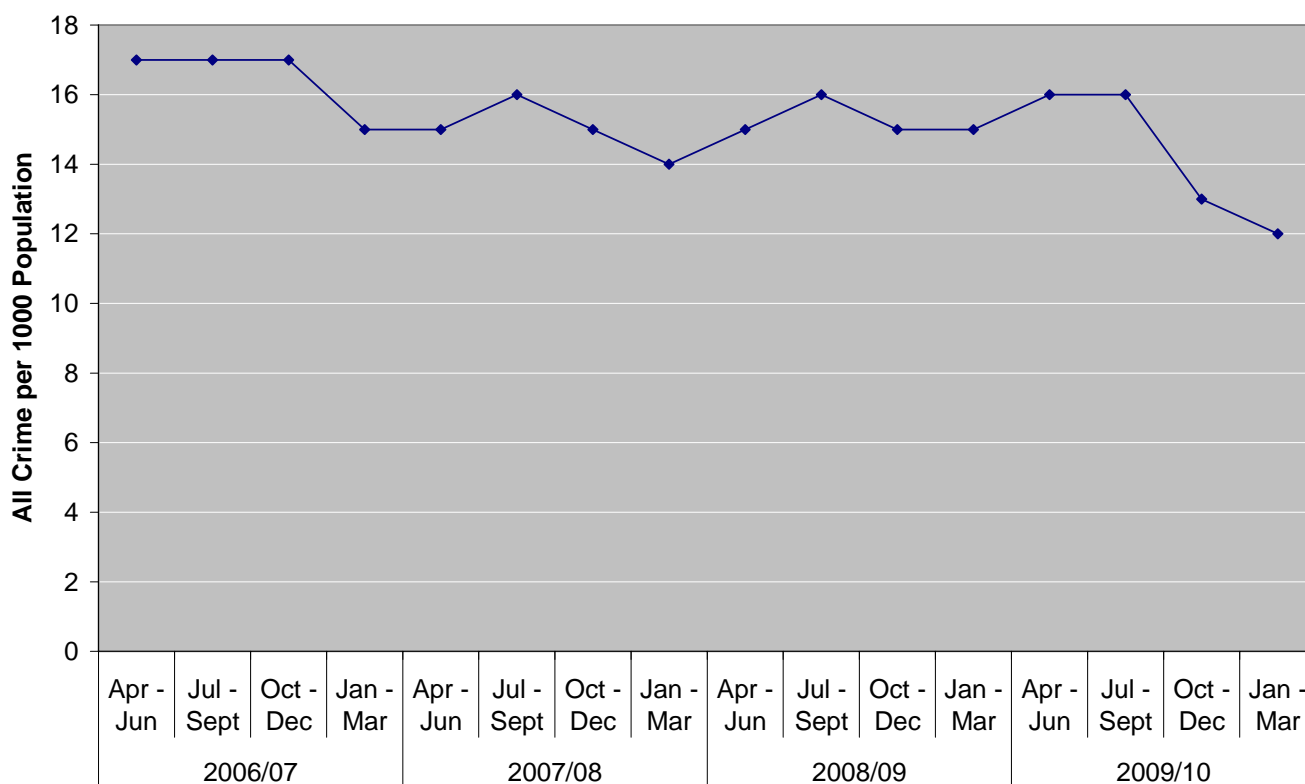
Table 6: Social groups

	AB: Higher and intermediate managerial / administrative / professional	C1: Supervisory, clerical, junior managerial / administrative / professional	C2: Skilled manual workers	D: Semi-skilled and unskilled manual workers	E: on state benefit, unemployed. Lowest grade workers
South Holland (Count)	9308	16388	13172	11072	12005
South Holland (%)	15	26	21	18	19
East Midlands (%)	20	28	17	19	16
England (%)	22	30	15	17	16

Source: 2001 Census

Socio-cultural issues

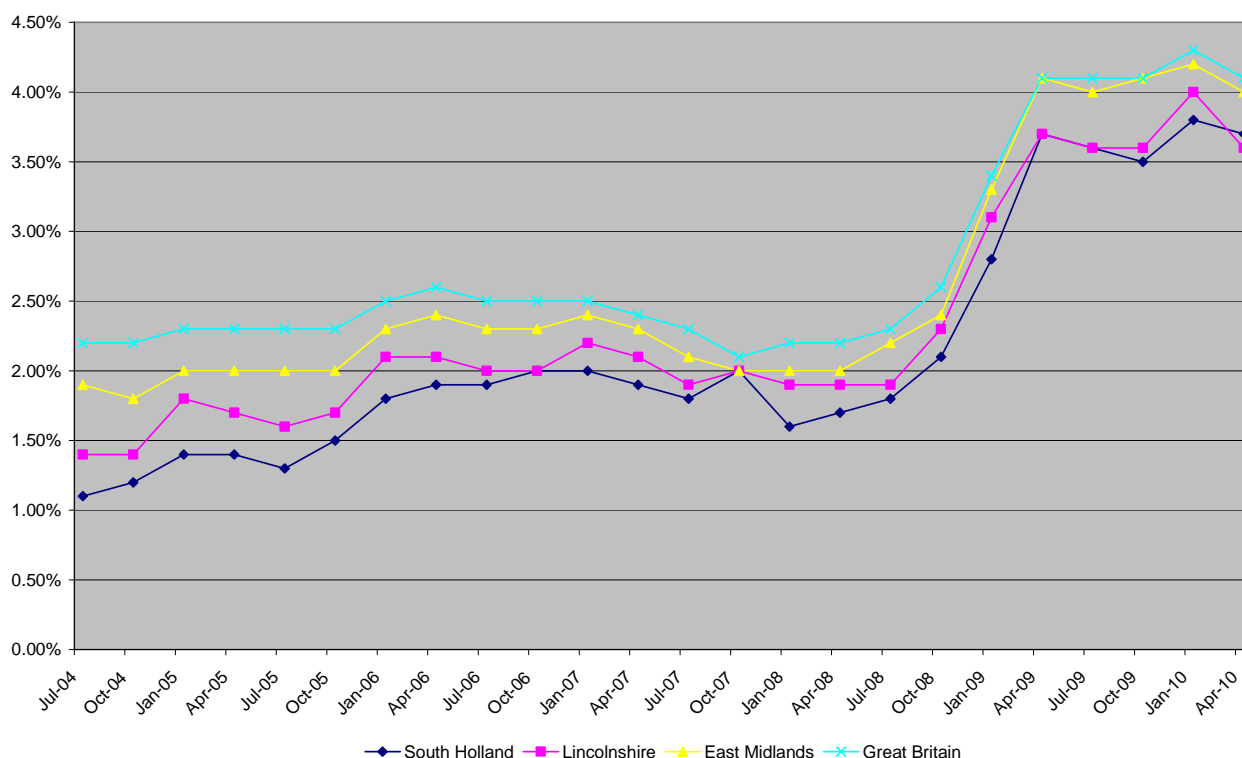
Figure 1: All crime per 1000 South Holland population – quarterly figures



Source: Home Office

## Unemployment Levels

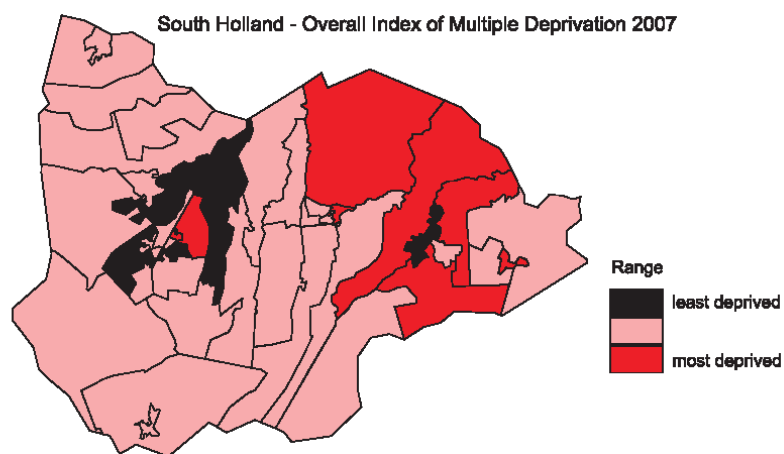
Figure 2: Unemployment Levels



Source: ONS

2.3 The unemployment levels shown above are claimant counts as a proportion of resident working age population estimates. Unemployment levels in South Holland have generally been lower than Lincolnshire, the East Midlands and Great Britain, but following a similar trend.

Figure 3: Overall Index of Multiple Deprivation



Source: 2007 Indices of Multiple Deprivation

- 2.4 The Indices of Multiple Deprivation (IMD) 2007 rank South Holland as 195 (out of 354 authorities in England) in terms of overall deprivation (a rank of 1 equals the most deprived).
- 2.5 The IMD are a measure of multiple deprivation at small area level. They are made up of seven domain indices of deprivation: Income; Employment; Health deprivation and disability; Education, skills and training; Barriers to housing and services; Living environment; and Crime. These domains of deprivation are then combined to give an overall IMD score and rank for each area.
- 2.6 The IMD also rank Super Output Areas (SOAs), areas smaller than wards. There are 48 SOAs in South Holland, and 32,482 in England. When looking at these areas the three most deprived areas in South Holland are a part of Sutton Bridge Ward(7302) and two parts of Spalding St Pauls Ward (9847) and (10171). (A rank of 1 equals the most deprived).

## Economy

**Table 7: Economic activity (all people aged 16-74)**

	South Holland	% South Holland people 16-74	% Lincolnshire	% England & Wales
<b>All people aged 16-74</b>	55507	100	100	100
<b>Economically Active</b>	36314	65.4	65.7	66.5
<b>Employees Full-Time</b>	22350	40.3	38.9	40.6
<b>Employees Part-Time</b>	6477	11.7	12.9	11.8
<b>Self Employed</b>	5434	9.8	9.0	8.3
<b>Unemployed</b>	1233	2.2	2.9	3.4
<b>Full-time student</b>	820	1.5	2.1	2.6
<b>Economically Inactive</b>	19193	34.6	34.3	33.5
<b>Retired</b>	10645	19.2	16.7	13.6
<b>Student</b>	1113	2.0	3.2	4.7
<b>Looking after family / home</b>	3323	6.0	6.5	6.5
<b>Permanently sick / disabled</b>	2875	5.2	5.5	5.5
<b>Other</b>	1237	2.2	2.4	3.2

Source: Census 2001

- 2.7 The above table indicates that there is a slightly lower percentage of economically-active people aged 16-74 within South Holland than in Lincolnshire and England and Wales. This can be explained by the high proportion of retired people in the District compared to the County and England and Wales.

**Table 8: Employee profile (all people aged 16-74 in employment)**

Industry	South Holland	% South Holland people	% Lincolnshire	% England & Wales
Agriculture	3039	5.5	3.2	1.5
Energy and Water	261	0.5	0.7	1.0
Manufacturing	6324	11.4	10.2	15.0
Construction	2605	4.7	4.5	6.8
Distribution, hotels, restaurants	9644	17.4	15.4	21.6
Transport and communications	2273	4.1	3.6	7.0
Banking, finance and insurance	4105	7.4	6.8	17.7
Public administration, education and health	5596	10.1	15.5	24.3
Other services	1162	2.1	2.7	5.2

Source: Census 2001

2.8 Table 8 demonstrates the significance of the agricultural industry in South Holland compared to Lincolnshire and England and Wales. There is a larger percentage of people employed in manufacturing in the District (11.4%) compared to Lincolnshire (10.2%), but this is still lower than in England and Wales (15.0%). There are also considerably lower proportions of people employed in banking, finance and insurance and in public administration, education and health compared to Lincolnshire and England and Wales. The greatest proportion of economically-active people in South Holland is employed within the distribution, hotels and restaurants sector (17.4%).

2.9 The District's economy has in the past demonstrated a high dependency on agriculture, horticulture and related industries. The agricultural sector makes a significant contribution to Lincolnshire's Gross Domestic Product. The road haulage distributors located in South Holland are intimately linked to food production and the District is of national significance as a food distribution centre for food produce.

**Table 9: Average (mean) gross weekly full-time wages**

	2007 mean gross weekly full time wage	2008 mean gross weekly full time wage	2009 mean gross weekly full time wage	% increase 2007-2008	% increase 2008-2009
<b>South Holland</b>	£439.10	£462.50	£480.10	5.3%	3.8%
<b>Lincolnshire</b>	£480.10	£499.00	£515.00	4.0%	3.2%
<b>East Midlands</b>	£516.90	£533.60	£551.30	4.1%	3.3%
<b>Great Britain</b>	£553.00	£578.20	£590.40	4.5%	2.1%

Source: Annual Survey of Hours and Earnings 2007, Annual Survey of Hours and Earnings 2008, Annual Survey of Hours and Earnings 2009

2.10 Table 9 above shows a comparison of mean gross weekly full-time for 2007, 2008 and 2009. The percentage increases for South Holland are higher than Lincolnshire, the East Midlands and Great Britain, however, the amount still remains lower than in these areas.

2.11 The average house price for all types of house in South Holland for January to March 2010 was £148,827, a change of 4.6% in the last quarter, and a change of 7.9% in the last year. (Source: Land Registry of England and Wales)

2.12 The Peterborough Sub-Regional Strategic Housing Market Assessment 2008 showed that 79% of housing in South Holland was owner occupied (39% owned without a mortgage). The remainder was made up of social rented (12%) and private rented (9%).

## Transport

**Table 10: Car ownership**

	<b>South Holland 1991 total *</b>	<b>South Holland 2001 total **</b>	<b>Lincolnshire 2001 %</b>	<b>England &amp; Wales 2001 %</b>
Total number of households	27242	32752	100.0	100.0
Households with no car	5573 (20.5%)	5276 (16.1%)	20.0	26.8
Households with 1 car	13747 (50.5%)	15658 (47.8%)	47.5	43.8
Households with more than 1 car	7922 (29.0%)	11818 (36.1%)	32.5	29.4

Source: \* 1991 Census, \*\* 2001 Census

2.13 Table 10 above shows that in South Holland between 1991 and 2001, the proportion of total households with no car fell, whereas the proportion with more than one car increased. 84% of households in South Holland have access to a car, greater than the proportion in Lincolnshire and in England and Wales, which reflects the rural nature of the District and the reliance on the private car for transport.

**Table 11: Travel to work (people aged 16-74 in employment)**

<b>Mode of transport</b>	<b>South Holland total</b>	<b>South Holland %</b>	<b>Lincolnshire %</b>	<b>England &amp; Wales %</b>
Driving a car or van	22507	64.3	60.0	55.2
Passenger in a car or van	2507	7.2	6.8	6.3
Public transport	850	2.4	4.1	14.5
Bicycle	2000	5.7	5.4	2.8
On foot	2427	6.9	10.9	10.0
Number who work from home	4065	11.6	10.6	9.2

Source: 2001 Census

2.14 The high proportion of people using a car to travel and low numbers of people using public transport again illustrates the rural nature of the District and the lack of sufficient public transport provision for it to provide an alternative to the car for many people.

### **Natural environment**

2.15 Saved Local Plan policy EN1A, along with PPS9, which replaces deleted Local Plan policies EN1 and EN2, deal with the protection, conservation and enhancement of sites of nature conservation importance and wildlife corridors in the District. South Holland has areas rich in wildlife. The Wash, bordering the District to the north east, is a Site of Special Scientific Interest (SSSI) of international importance, whilst the rivers and inland waterway network criss-crossing the area performing essential drainage are important havens for wildlife, particularly in an area which has few trees and hedgerows. It is the aim of the Local Plan that a diversity of natural environments and landscapes, reflecting the character of the District, are protected and enhanced.

2.16 The following is a list of designated sites:

- International sites (the designations cover the same area)
  - The Wash & North Norfolk Coast European Marine Site
  - The Wash Ramsar Site
  - The Wash Special Protection Area (SPA)
- National level
  - The Wash SSSI – same area as the International designations
  - Surfleet Lows SSSI
  - Cowbit Wash SSSI
  - The Wash National Nature Reserve
- Local level
  - Vernatts Local Nature Reserve
  - Other Local Wildlife Sites

Only the Vernatts Local Nature Reserve is directly managed by the District Council.

2.17 The District Council has duties and responsibilities under the Town and Country Planning Act, Government Regulations and Circulars to protect trees within its administrative area in the interest of amenity. These duties and responsibilities extend to making Tree Preservation Orders (TPOs). As at 1<sup>st</sup> April 2010 there were 376 TPOs throughout the District (an increase of 6 compared to 1<sup>st</sup> April 2009) with the largest numbers to be found in towns.

### **Housing and the built environment**

2.18 The District Council is committed to the protection of the District's cultural heritage in order that the historic fabric of the area is retained for future generations to enjoy. The preservation of the area's historic features makes a positive contribution to the quality of life of the inhabitants and helps to attract visitors to the District. The cultural

assets of the District include Listed Buildings, conservation areas, historic parks and gardens, scheduled monuments and sites of archaeological significance. Local Plan policies EN4 – EN10 have been deleted and guidance is now found in PPG15 and RSS Policies 26&27 and EN12 has been deleted and replacement guidance is found in PPG16 and RSS Policies 26&27. Local Plan policy EN11 has been saved. These deal with the protection of the built heritage for historical, educational, tourism and aesthetic reasons.

2.19 There are 13 designated conservation areas within the District:

Crowland *	Gosberton *	Pinchbeck
Donington *	Holbeach *	Spalding
Fleet	Long Sutton *	Tydd Gote
Fleet Hargate	Moulton	Tydd St Mary
Gedney Dawsmere		

2.20 Appraisals were published for five of these areas in 2002, indicated with an asterisk above. An appraisal with management strategy and extensions to the boundary of Spalding Conservation Area was adopted in July 2008. Appraisals for Sutton Bridge and Holbeach conservation areas are currently being carried out. Offers of grant through the Partnership Schemes in Conservation Areas (PSiCA) amounting to £272,165 have been made for buildings in Spalding, Crowland, Holbeach and Long Sutton.

2.21 The English Heritage 'Heritage at Risk Register 2010' gives Crowland, Dawsmere, Holbeach, Long Sutton and Spalding Conservation Areas classed as 'at risk'.

2.22 In addition to protecting Listed Buildings, the Council seeks to ensure that other buildings and structures that do not merit national listing but are of particular local importance are protected. Collectively, their contribution to the local scene can be very significant due to the architectural, historic and visual merits the buildings provide. To date, 364 'local heritage interest' buildings have been identified, including 187 added in the Spalding Conservation Area Appraisal. These are at:

Crowland	40
Donington	22
Fleet / Fleet Hargate	19
Gedney	2
Gosberton	13
Holbeach	23
Long Sutton	34
Moulton	8
Tydd Gote	4
Tydd St Mary	12
Spalding	187
<b>Total</b>	<b>364</b>

### **3 Local Area Agreement and Sustainable Community Strategy**

#### ***Lincolnshire Sustainable Community Strategy***

- 3.1 The Lincolnshire Assembly is the Local Strategic Partnership for Lincolnshire, made up of partners from private, public and voluntary sector organisations. The equivalent partnership in South Holland is the Rural Action Zone (RAZ). The Assembly has worked with its partners to produce the first Sustainable Community Strategy (SCS) for Lincolnshire, setting out a broad vision for the future of the County. Each district within Lincolnshire has contributed its own chapter to the SCS, highlighting their priorities and vision and linking in to the County-wide strategy.
- 3.2 The SCS covers the period 2009-2030, and compares aspects of living in the County both now and in 2030. These are covered by six themes:
- Communities
  - Connectivity
  - Economy
  - Environment
  - Health
  - Innovative, Dynamic Organisations working together

#### ***Local Area Agreement***

- 3.3 The Local Area Agreement (LAA) is the three-year delivery plan for the SCS. There are ten priorities set out in the LAA, which are measured through Government-specified National Indicators and a number of non-designated indicators that partners wished to see included. The priorities are:
- Children and young people
  - Improve health
  - Improve skills and conditions for the economy
  - Reduce alcohol harm and improve community safety
  - Create better communities through growth and improved housing provision
  - Promote social cohesion
  - Tackle the causes and effects of climate change
  - Improve quality of life for vulnerable people
  - Get connected
  - Improved services providing value for money

## ***RAZ Partnership Plan***

- 3.4 As well as contributing to the Lincolnshire SCS, there is an SCS for South Holland, known as the RAZ Partnership Plan, which was produced and signed off in March 2009. This document was produced following extensive consultation with the people who live, work or visit South Holland. Specific groups were targeted to include representation from as many areas of the diverse population of the District as possible. The RAZ Partnership Plan sets out the major priorities for the District identified by the public consultation and South Holland District Council's Corporate Plan and this is supported by the RAZ Delivery Plan 2009-12 which contains the actions agreed by the partner organisations to be undertaken to address the identified priorities.
- 3.5 The RAZ has reorganised its theme groups in order to link directly with the County themes so that effective performance management can be carried out. These themes are:
- Our Communities
  - Connectivity
  - The Environment
  - Health and Well Being
  - Skills and Economy
- 3.6 In addition to the above theme groups, the RAZ has retained the Community Safety Partnership to work on issues related to the Communities theme and created a Local Children's Partnership to address the Young People agenda.

## ***Corporate Plan***

- 3.7 The South Holland District Council Corporate Plan sets out the priorities for the Council:
- Affordable homes
  - Care of our villages and towns
  - A secure and diverse economy
  - Improving health through cultural and sporting opportunities
  - Improving access to services
  - Democratic community leadership
- 3.8 Monitoring of the LAA, RAZ Partnership Plan and Corporate Plan is carried out through a range of agreed National Indicators and Key Performance Indicators. This report has been limited to covering those indicators connected to the main subjects of the Core Output Indicators; Housing, Economy and Conservation, together with some contextual information. Information on a wider range of targets and performance for other national indicators and South Holland District Council Key Performance Indicators can be found in the Annual Report for the Corporate Plan.

## 4 Local Development Framework

- 4.1 The South Holland Local Plan was adopted in July 2006. In the period since then work has been proceeding on the preparation of the Council's Local Development Framework (LDF) which will replace the Local Plan.
- 4.2 The Annual Monitoring Report (AMR) aims to monitor principal policies contained within the adopted Local Plan against key indicators or targets. The Local Plan sets out the planning policies which will guide and control new development in the District until 2021. This report examines the performance of the Local Plan over the period 1 April 2009 - 31 March 2010.
- 4.3 Local planning authorities are required to keep under review those matters which may be expected to affect the development of their area. The Local Plan's assumptions, the implementation of its policies and proposals, and their effectiveness in meeting Local Plan objectives, all need to be regularly monitored, evaluated and, if necessary reassessed.
- 4.4 Monitoring is a critical component in developing and implementing a policy framework to achieve overall land-use objectives for the District and is the key to successful forward planning. Monitoring should be a continuous ongoing process and regular monitoring reports can be used to inform the review of the Local Plan and the preparation of the LDF.
- 4.5 Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations, 2004 requires local planning authorities to produce an AMR which needs to be submitted to Government by December each year. The Council recognises the importance of monitoring and is committed to publishing an AMR to provide a consistent basis for assessing how successful the Local Plan is in achieving its objectives.
- 4.6 As outlined in Planning Policy Statement 12 (Local Spatial Planning), all the policies contained in local plans are saved for three years after adoption by virtue of the Planning and Compulsory Purchase Act 2004. If local authorities wish to retain specified policies beyond the expiry of the three year period, they need to seek the Secretary of State's agreement to issue a direction to this effect. Given that the South Holland Local Plan was adopted in July 2006, the Council applied to the Secretary of State for a direction on saving policies in January 2009. As of July 2009 only the following policies remain part of the development plan: SG1, SG2, SG3, SG4, SG6, SG7, SG11, SG12, SG13, SG14, SG15, SG16, SG17, SG18, SG19, SG20, SG21, SG23, HS3, HS4, HS6, HS7, HS8, HS9, HS11, HS14, HS16, HS17, HS18, HS19, EC1, EC3, EC4, EC5, EC6, EC7, EC8, EC9, EC10, EC12, EC13, EC14, EN1A, EN11, LT2, LT3, LT4, LT7, TC1, TC2, TC4.

## Planning and Compulsory Purchase Act 2004

- 4.7 The new planning system focuses on the preparation of LDFs and the data collected as part of an established monitoring system can help to inform the preparation of the policies and proposals within the new LDF.
- 4.8 Sustainable development is one of the core principles underpinning the planning system. The Local Plan and the emerging LDF have an important role to play in achieving sustainable development through their influence in controlling and guiding land-use patterns and protecting environmental assets. A key objective of the new planning system is that the local development documents (LDDs) that make up the LDF will be 'spatial' rather than purely land-use based and, therefore, will embrace wider social, environmental and economic concerns and objectives.
- 4.9 The LDF system provides increased flexibility to undertake the update of various documents and to respond quickly to changing circumstances. LDFs should be kept continuously under review and revised without delay if necessary and the AMR is the main mechanism for assessing the performance and effects of the policies and proposals within each LDD. Monitoring is also key to the successful development of the evidence base underpinning LDD production.
- 4.10 The Planning & Compulsory Purchase Act 2004 also requires that local planning authorities should prepare and maintain a Local Development Scheme (LDS). The LDS will be monitored through the AMR. As a result of monitoring the Council will consider what changes, if any, need to be made and will bring forward such changes through a review of the LDS.
- 4.11 The Government's Planning Policy Statement on 'Local Spatial Planning' (PPS12) states, in paragraph 4.47, that an AMR should:
- Report on progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met.
  - Report on progress on the policies and related targets in local development documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects on the implementation of the policies on social, environmental and economic objectives. Where policies are not being met or on track or are having unintended effects reasons should be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national or regional policy.
  - Include progress against core output indicators including information on net additional dwellings (required under Regulation 48(7) of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area.

- Be used to reprioritise any previous assumptions made regarding infrastructure delivery.

## Indicators

4.12 Government guidance on the content and preparation of AMRs is included in 'Local Development Framework Monitoring: A Good Practice Guide' (2005) as amended by Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008. This sets out core LDF indicators and identifies contextual indicators that Authorities can develop as appropriate to their area. These Core Indicators are broken down into 5 key policy themes, namely:

- Business development and town centres
- Housing
- Environmental quality
- Minerals
- Waste

4.13 These indicators apply to all local planning authorities. The definition of all core indicators, as they appear in Government guidance, is shown in Update 2/2008. In addition to the Core Indicators, the Council has also chosen a range of Local Indicators (preceded with 'L') which are particularly relevant to planning in South Holland. In future years these indicators may be expanded in number and scope. In many cases the usefulness of some indicators will only become clear when there is some comparative data and when potential trends, spanning a number of years, can be determined.

4.14 In Chapter 2 the AMR identifies a range of contextual indicators which describe the social, environmental and economic characteristics of the District and provide some understanding of the background against which planning policies are framed.

## Monitoring framework

4.15 The Council uses a variety of different systems to gather and record data on the key topics of the Local Plan. As part of the development of indicators and monitoring approaches the AMR shares data collected from other sources.

4.16 Data on vacant commercial Town Centre units is gathered through site surveys each summer to ensure consistent gathering of data.

## Other monitoring returns

4.17 The Council also contributes to and submits various other monitoring returns. These include information to the County Council, to inform the Regional Spatial Strategy (RSS8) monitoring returns, and the National Land Use Database (NLUD) return.

4.18 The results of annual monitoring reports have therefore been essential in the continuation of an appropriate Local Plan policy framework, and will provide the same role for the LDF.

### **Local Development Scheme Implementation**

4.19 The purpose of the Local Development Scheme (LDS) is to provide a public statement of the local planning authority's programme for the production of LDDs. It illustrates in detail how it intends to progress preparation of its LDF over a three year period and indicates, in general terms, what future work is proposed beyond the three year period. It can be updated and amended annually.

4.20 The period examined by the AMR relates to the Council's second revision to its LDS, brought into effect on 2nd June 2007. This document covers the period from 1st April 2007 to 31st March 2010.

4.21 The AMR will monitor the achievement of the programme contained in the LDS and will identify whether there is a need for a revised LDS to be prepared. It will also inform the annual setting of the Council's corporate priorities and its allocation of resources.

**Did the LPA submit the LDS by 28 March 2005 and thereafter maintain a 3 year rolling programme?**

**Has the LPA met the milestones which the current LDS sets out?**

4.22 During 2009/10, the Council continued evidence gathering for its Core Strategy DPD. However, a number of factors prevented progress to the preparation of issues and options and the commencement of public participation on these by the end of March 2009. In particular, there was:

- a delay in the completion of work on the update of the Strategic Flood Risk Assessment for South Holland District;
- in March 2009 the East Midlands Regional Plan was adopted. Policy 5 of the Plan required a Coastal Strategy to be produced for the three Lincolnshire Coastal Districts (including South Holland) to form part of the next Regional Spatial Strategy review and therefore providing guidance for the preparation of local development documents in the three districts. This has yet to be finished and so has delayed progress on Core Strategy preparation in South Holland; and
- also ongoing investigations with Boston Borough Council exploring the potential to work jointly on local development document preparation. Pending the outcome of these discussions, progression beyond the evidence gathering stage has been delayed.

- 4.23 A decision on when to revise the LDS has been postponed pending consideration of the Coastal Strategy and the outcome of potential joint working with Boston Borough Council.
- 4.24 The Open Space Supplementary Planning Document (SPD) was adopted in June 2007 and the Affordable Housing SPD was adopted in November 2007. In January 2008, the Holland Park Development Brief SPD was approved by Council for adoption. In November 2008 the draft Land to the West of Holbeach Development Brief SPD was published for public consultation.

## 5 Housing

*Corporate Priority: affordable homes*

5.1 One of the key responsibilities of the Council is to ensure that there is sufficient housing land to meet the Regional Plan requirement for the District. This chapter of the report gives an overview of progress on housing development in the District over the period 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010.

Core Output Indicators for Housing are as follows:

- H1: Plan period and housing targets
- H2(a): Net additional dwellings – in previous years
- H2(b): Net additional dwellings – for reporting year
- H2(c): Net additional dwellings – in future years
- H2(d): Managed delivery target
- H3: New and converted dwellings – on previously-developed land
- H4: Net additional pitches (Gypsy and Traveller)
- H5: Gross affordable housing completions

Indicators in the Local Area Agreement, Corporate Plan and RAZ Partnership Plan covered by this section include:

- NI 154: Net additional homes provided
- NI 155: Number of affordable homes delivered (gross)
- NI 156: Number of households living in temporary accommodation
- NI 158: % decent council homes
- NI 159: Supply of ready to develop housing sites (5 year housing land supply)
- KPI 0501: Number of empty dwellings brought back into use
- KPI 0901: SAP (Standard Assessment Procedure) rating of the energy efficiency rating of council houses
- KPI 0906: Average days taken to re-let council housing
- KPI 0932: Homelessness preventions per 1000 households

Other Local Indicators, which reflect important aspects particular to South Holland, are included as follows:

- L1: The number of dwellings provided on allocated and non-allocated sites
- L2: Urban and rural housing completions
- L3: Density of new development
- L4: The mix of sizes of housing completed compared with the Strategic Housing Market Assessment (SHMA)
- L5: Number of housing applications allowed on appeal

## Core Output Indicators

### H1: Plan period and housing targets

	Start of plan period	End of Plan period	Total housing required	Source of Plan target
H1	01/04/2001	31/03/2026	10450	Regional Plan

### H2(a): Net additional dwellings – in previous years

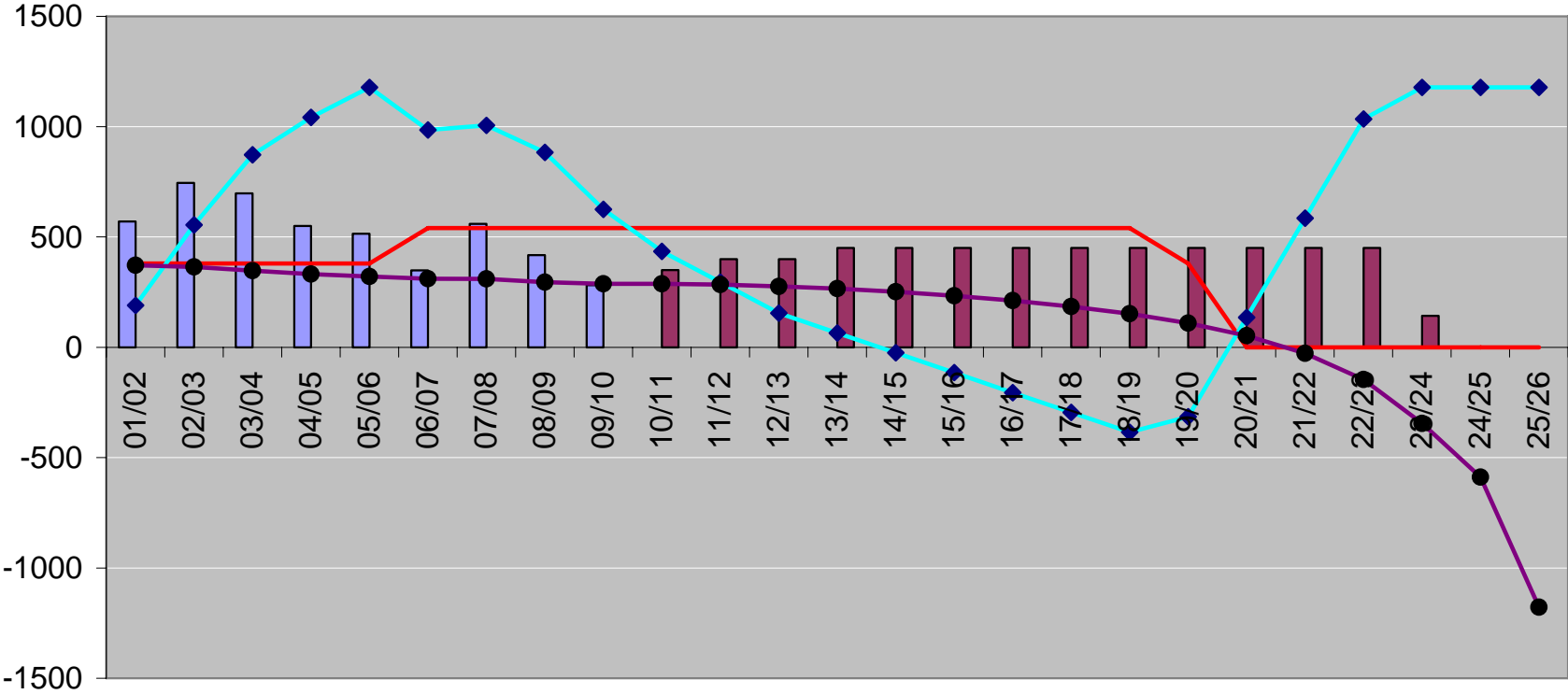
### H2(b): Net additional dwellings – for reporting year

### H2(c): Net additional dwellings – in future years

### H2(d): Managed delivery target

Year	H2(a)	H2(b)	H2(c)			H2(d)
			a) Net additions	b) Hectares	c) target	
02/03	745	-	-	-	-	-
03/04	697	-	-	-	-	-
04/05	550	-	-	-	-	-
05/06	515	-	-	-	-	-
06/07	348	-	-	-	-	-
07/08	560	-	-	-	-	-
08/09	418	-	-	-	-	-
09/10 Rep	-	282	-	-	-	-
10/11 Cur	-	-	350	12	540	-
11/12 1	-	-	400	13	540	-
12/13 2	-	-	400	13	540	-
13/14 3	-	-	450	15	540	-
14/15 4	-	-	450	15	540	-
15/16 5	-	-	450	-	540	-
16/17	-	-	450	-	540	-
17/18	-	-	450	-	540	-
18/19	-	-	450	-	540	-
19/20	-	-	450	-	380	-
20/21	-	-	450	-	0	-
21/22	-	-	450	-	0	-
22/23	-	-	450	-	0	-
23/24	-	-	142	-	0	-
24/25	-	-	0	-	0	-
25/26	-	-	0	-	0	-

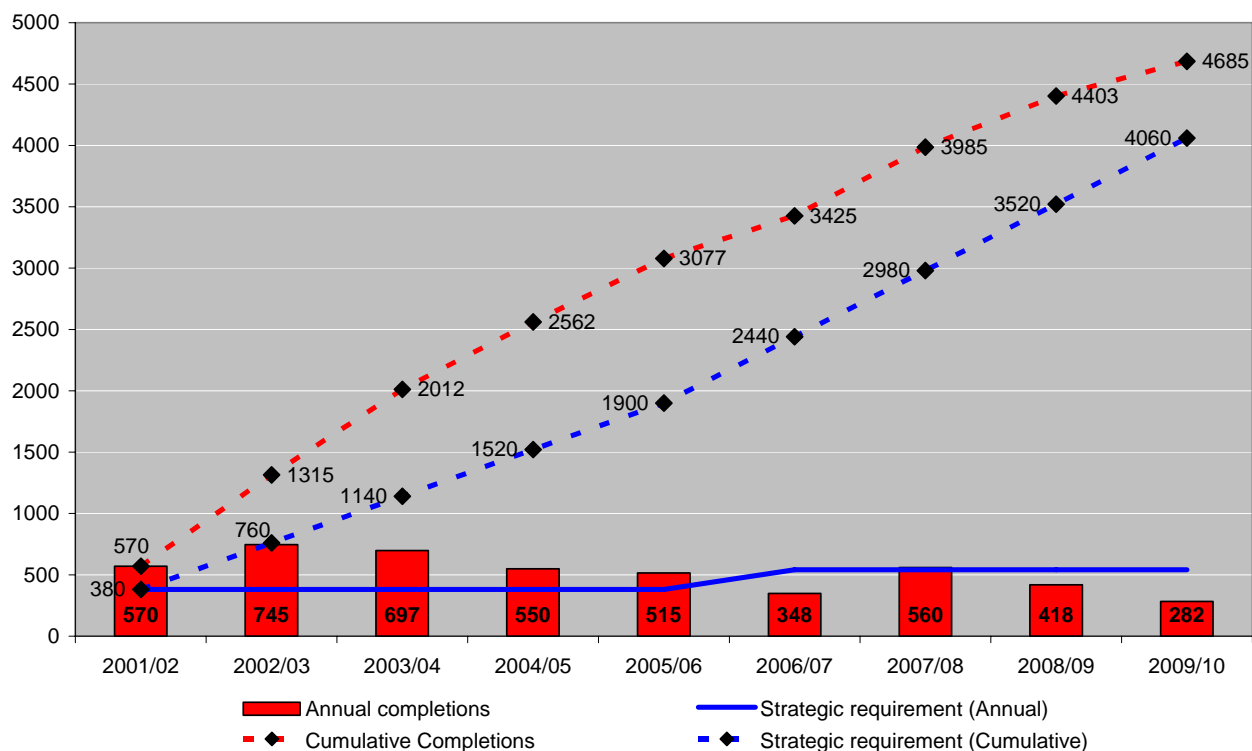
Figure 4: Housing Trajectory



- Total past completions
- Total projected completions
- PLAN - Strategic allocation
- ◆ MONITOR - Number of dwellings above or below cumulative allocation.
- Manage

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Totals
<b>Total past completions</b>	570	745	697	550	515	348	560	418	282																	<b>4685</b>
<b>Total projected completions</b>										350	400	400	450	450	450	450	450	450	450	450	450	450	142	0	0	<b>5792</b>
<b>Cumulative completions</b>	570	1315	2012	2562	3077	3425	3985	4403	4685	5035	5435	5835	6285	6735	7185	7635	8085	8535	8985	9435	9885	10335	10477	10477	10477	<b>10477</b>
<b>PLAN - Strategic allocation</b>	380	380	380	380	380	540	540	540	540	540	540	540	540	540	540	540	540	540	380	0	0	0	0	0	0	<b>9300</b>
<b>Cumulative allocation</b>	380	760	1140	1520	1900	2440	2980	3520	4060	4600	5140	5680	6220	6760	7300	7840	8380	8920	9300	9300	9300	9300	9300	9300	9300	<b>9300</b>
<b>MONITOR - Number of dwellings above or below cumulative allocation.</b>	190	555	872	1042	1177	985	1005	883	625	435	295	155	65	-25	-115	-205	-295	-385	-315	135	585	1035	1177	1177	1177	<b>1177</b>
<b>MANAGE - Annual requirement taking account of past/projected completions.</b>	372	364	347	331	321	311	309	295	288	288	284	276	267	251	233	212	185	152	109	53	-27	-146	-345	-589	-1177	

Figure 5: Comparison of completions with strategic requirement



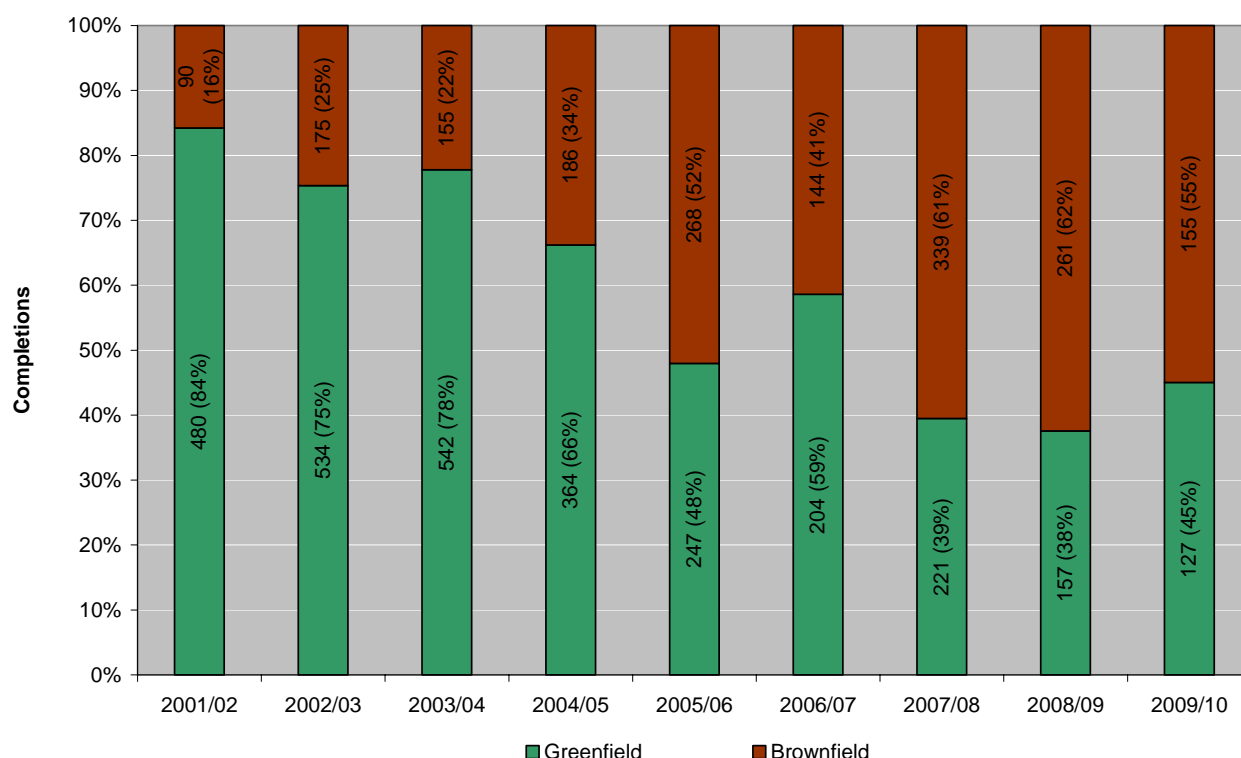
5.2 Over the period 2001-10, there have been 4685 housing completions in the District, giving an average of 520 dwellings per annum and, as can be seen from Figure 5 above, exceeding the strategic requirement.

**H3: New and converted dwellings – on previously-developed land**

		Total
H3	Gross	307*
	% gross on PDL	58.6%

\* This includes 18 straight replacements completed in the monitoring year which are not included in the net completion figures reported elsewhere in this report.

Figure 6: Greenfield and Brownfield completions 2001-09



5.3 The figure above shows the decrease in the percentage of greenfield development that has taken place within the District over the past nine years. The national target set in Planning Policy Statement 3: Housing (PPS3) of 60% brownfield (previously-developed land) has been achieved across the District for the 2 years prior to 2009/10, however 55% was achieved in 2009/10 (this does not include straight replacements).

**H4: Net additional pitches (Gypsy and Traveller)**

	Permanent	Transit	Total
H4	0	0	0

5.4 One Gypsy and Traveller site for 10 permanent pitches, each accommodating up to 3 caravans was under construction in the District during 2009/10.

**H5: Gross affordable housing completions**

	Social rent homes provided	Intermediate homes provided	Affordable homes total
H5	66	36	102

5.5 “Affordable homes” is the number one priority in the South Holland District Council Corporate Plan 2009-14. During 2009/10, 102 affordable homes were delivered in the District.

**H6: Housing Quality – Building for Life Assessments**

5.6 Building for Life is the national standard for well-designed homes and neighbourhoods. There are 20 criteria covering ‘Environment and Community’, ‘Character’, ‘Streets, Parking and Pedestrianisation’ and ‘Design and Construction’ that can be used to evaluate the quality of schemes at both the pre-planning and post-construction phases. Each criterion can gain a score of 1, giving a maximum of 20 points for each development.

	<b>H6</b>
<b>Number of sites with Building for Life Assessment of 16 or more</b>	0
<b>Number of dwellings on these sites</b>	0
<b>% of dwellings of 16 or more</b>	0%
<b>Number of sites with Building for Life Assessment of 14 to 15</b>	0
<b>Number of dwellings on these sites</b>	0
<b>% of dwellings of 14 to 15</b>	0%
<b>Number of sites with Building for Life Assessment of 10 to 14</b>	0
<b>Number of dwellings on these sites</b>	0
<b>% of dwellings of 10 to 14</b>	0%
<b>Number of sites with Building for Life Assessment of less than 10</b>	8
<b>Number of dwellings on these sites</b>	193
<b>% of dwellings of less than 10</b>	100%
<b>Total number of housing sites (or phases of housing site)</b>	<b>8</b>
<b>Number of dwellings on those site</b>	<b>193</b>

5.7 A total of eight schemes completed during 2009/10 were assessed, each with a net increase of ten or more dwellings. There were a total of 193 dwellings on these sites.

**Local Area Agreement, Corporate Plan, RAZ Partnership Plan Indicators**

PI No.	Description	Target 2009/10	Actual 2009/10	
<b>LAA National Indicators</b>				
NI 154	Net additional homes	300	282	Delivery has been affected by the downturn in the housing market.
NI 155	No. affordable homes	135	102	Delivery has been affected by the downturn in the housing market and also some schemes which were expected to complete in March 2010 have been delayed until April. Nevertheless, the provision of 102 new affordable homes in South Holland this year is very welcome.
NI 156	No. households living in temporary accommodation	26	23	
<b>Other National Indicators</b>				
NI 158	% non-decent council homes	2%	1.02%	
NI 159	Supply of ready to develop housing sites	120%	104%	Government requirement is to have 100%, which we have exceeded.
<b>SHDC Local Indicators</b>				
KPI 0501	No. empty dwellings brought back into use	85	67	67 homes brought back into use this year is a significant achievement against a somewhat ambitious target, set in conjunction with the creation of a new post – Empty Homes Officer - at County Council. This new post is now starting to see positive results.
KPI 0901	SAP (Standard Assessment Procedure) rating of the energy efficiency rating of council houses	60	65.4	
KPI 0906	Average days taken to re-let council housing	19	18	
KPI 0932	Homelessness preventions per 1000 households	10.2	11.8	

## Local Indicators

### L1: The number of dwellings provided on allocated and non-allocated sites

5.8 The Government's Planning Policy Statement 3: Housing (PPS3) requires that residential development on both allocated and non-allocated sites are monitored. Non-allocated sites are those which have not been specifically identified as available in the Local Plan process, sites that have unexpectedly become available, the monitoring of which is essential to the maintenance of an adequate land supply and a central element in managing land release. Local Plan policy HS3 allocates a number of sites for residential development to ensure the Structure Plan / Regional Plan housing requirement can be met. Local Plan policies HS4-HS7 apply to non-allocated developments in the various towns and villages in the District.

Figure 7: Total completions on allocated and non-allocated sites

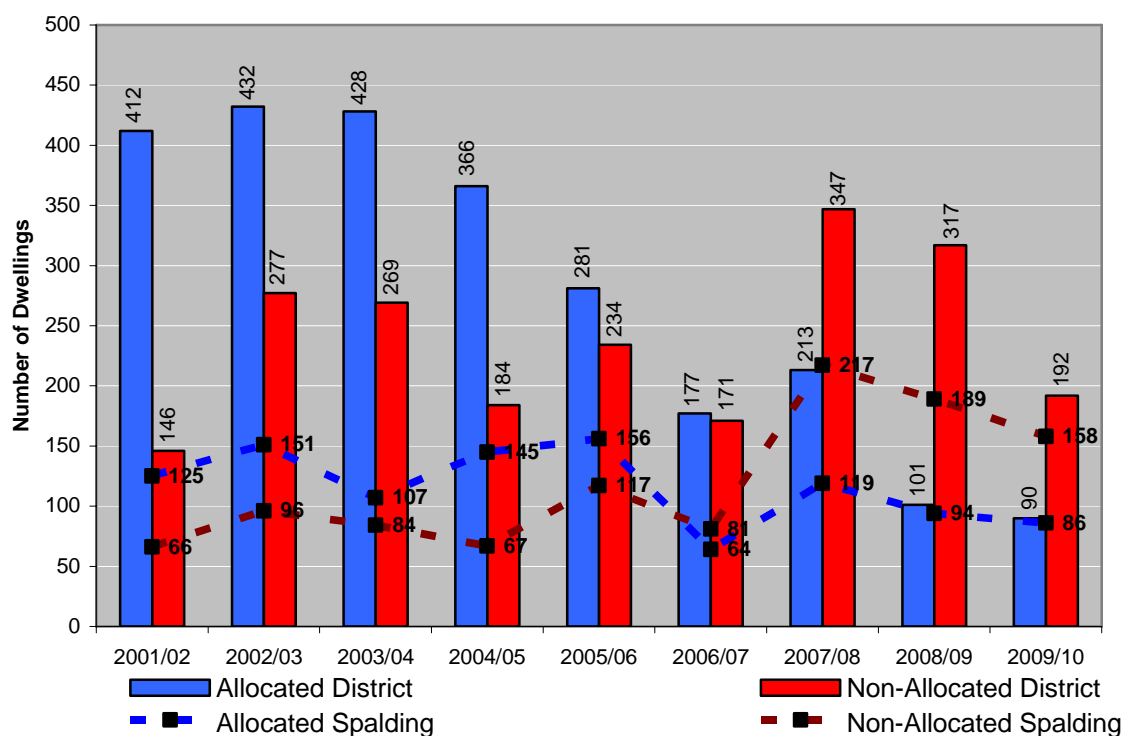
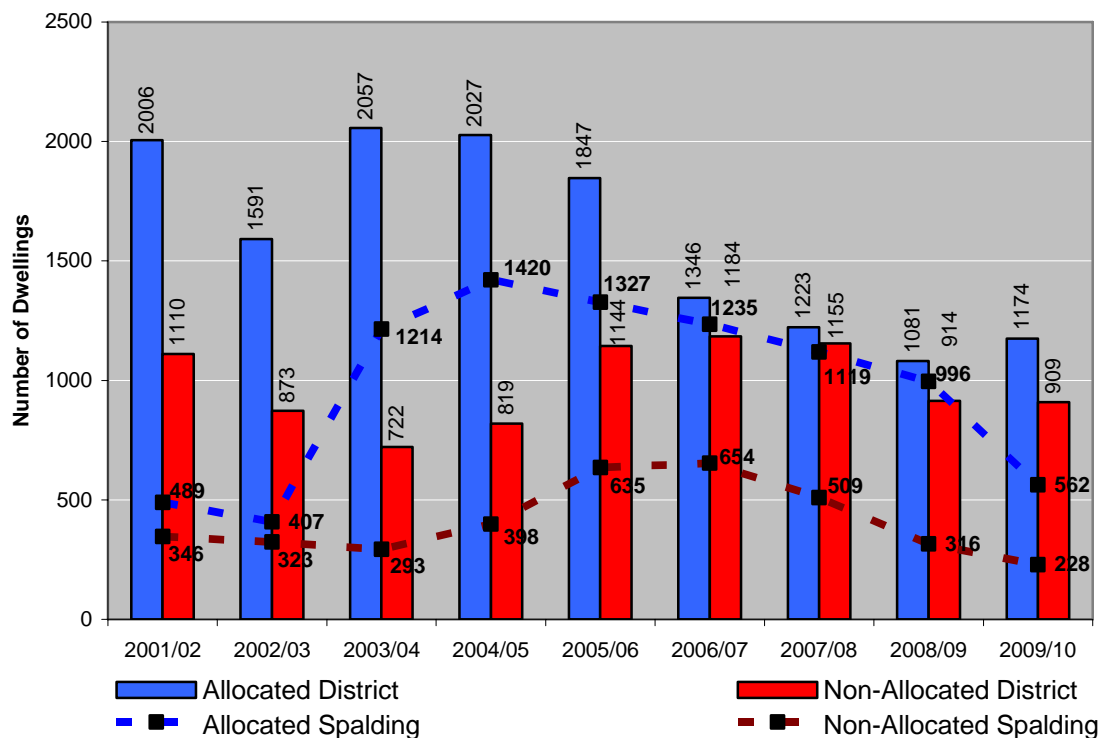
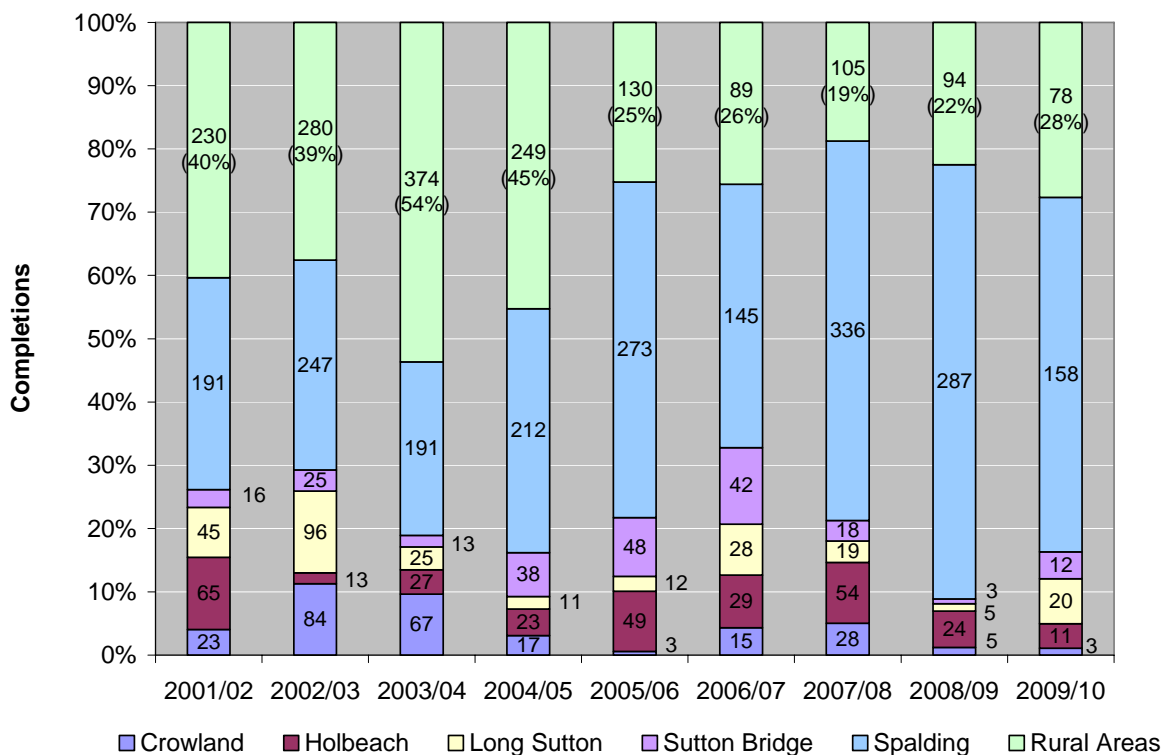


Figure 8: Total commitments on allocated and non-allocated sites



L2: Urban and rural housing completions

Figure 9: Urban and rural completions 2001-10



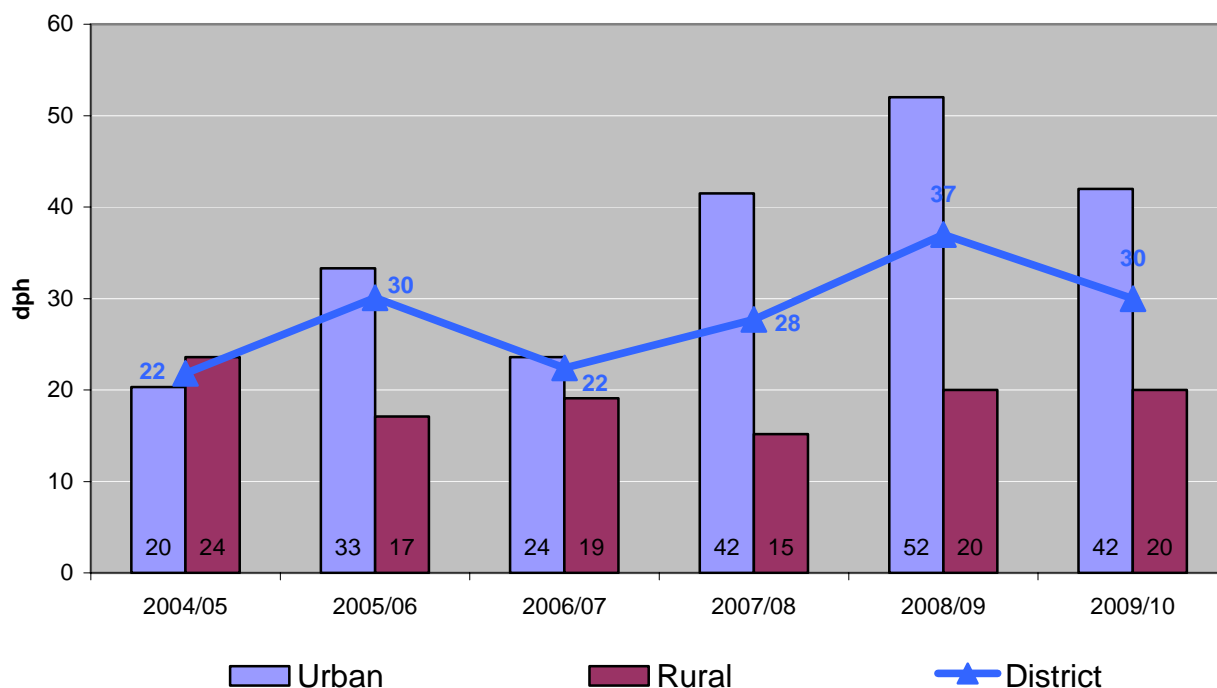
5.9 In order to provide housing in sustainable locations, Local Plan policy SG2 states that all proposals for development must be located having regard to sustainable development principles. They should adopt a sequential approach which gives priority to the use of previously-developed land and buildings within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits. In addition, the settlement hierarchy is set out in policy SG3, where Spalding is defined as the District's principal urban settlement and the main location for new development. It can be seen from the figure above that, in recent years, the amount of housing development in rural locations has been significantly reduced and that an increased amount has been centred on Spalding.

**L3: Density of new development**

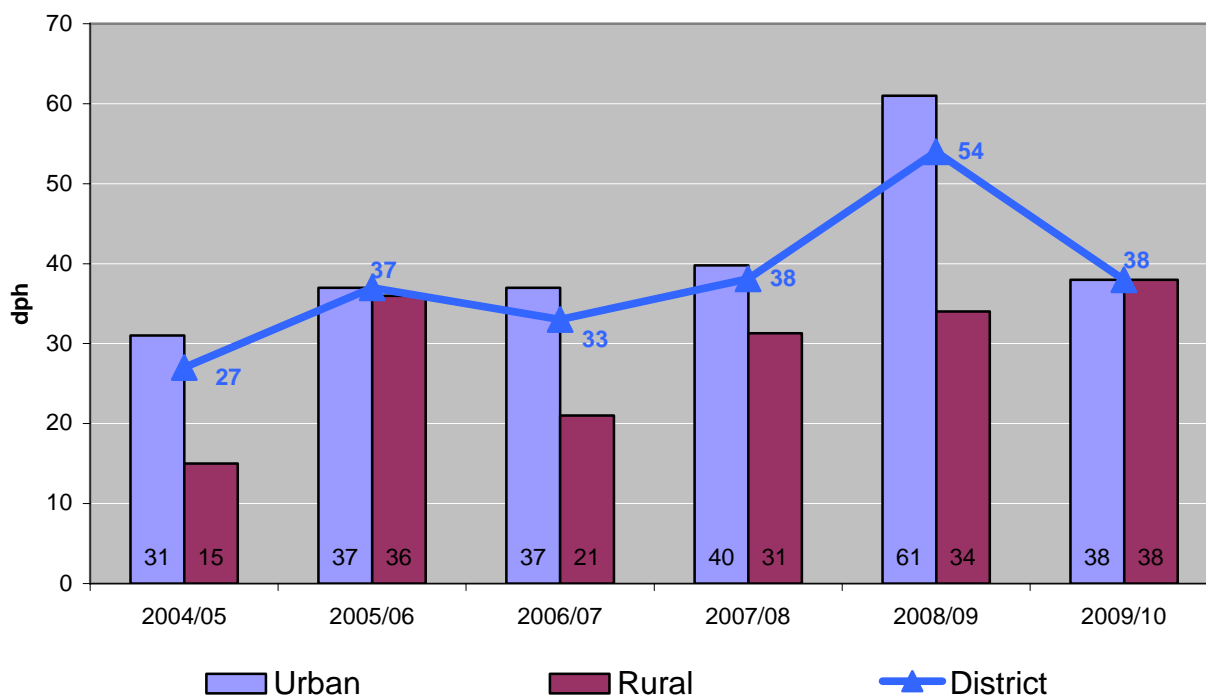
5.10 PPS3 states that using land efficiently is a key consideration in planning for housing and that 30 dwellings per hectare (dph) net should be used as a national indicative minimum to guide policy development and decision making until local density policies are in place.

5.11 The Local Plan does not contain a specific policy relating to acceptable levels of density on new developments. However, there are several references to the national indicative minimum of 30 dph. Figure 10 and Figure 11 set out the densities of large schemes (developments of a net increase of 10 or more dwellings) completed or approved during 2009/10.

**Figure 10: Average density of housing on large schemes completed 2004-10**



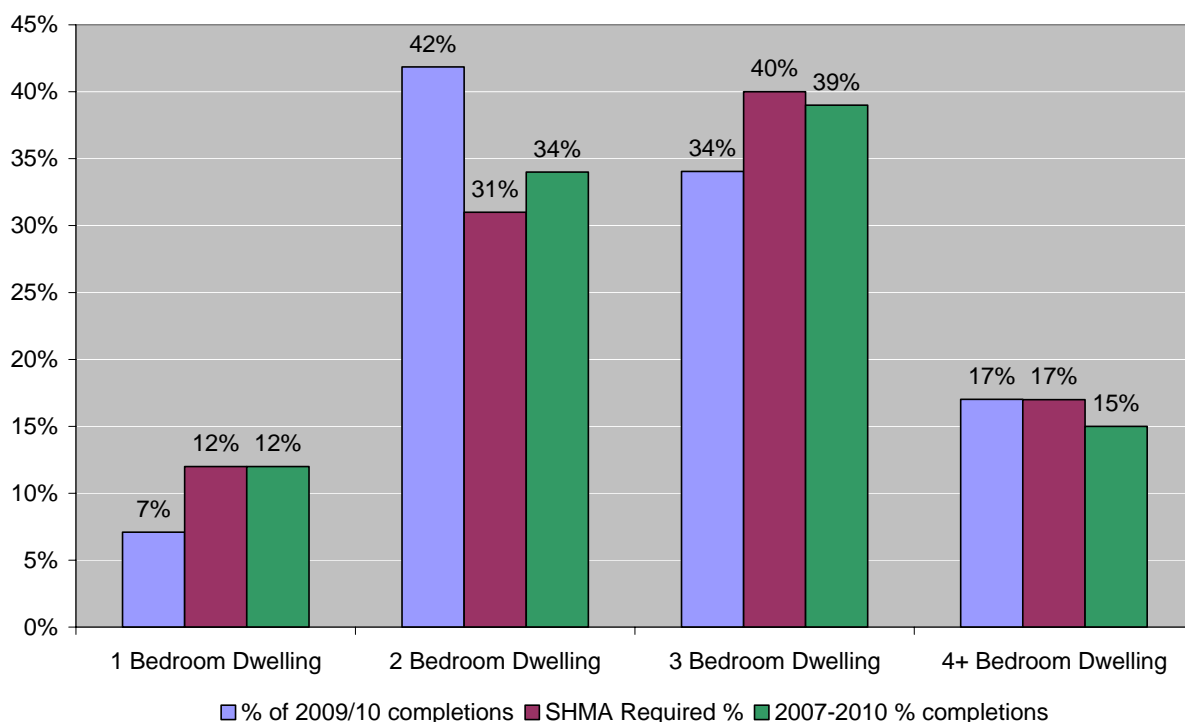
**Figure 11: Average density of housing on large schemes approved 2004-09**



5.12 As can be seen from Figure 10 and Figure 11 above, the average density of completed and approved schemes has increased, particularly in urban areas, and now complies with the guidance of 30 dph stated in PPS3.

**L4: The mix of sizes of housing completed compared with the Strategic Housing Market Assessment (SHMA)**

**Figure 12: Number of bedrooms in completed dwellings**



**L5: Number of housing applications allowed on appeal**

**Table 12: Analysis of housing appeal decisions made**

Year	Number of housing appeals	Number of housing appeals dismissed		Number of housing appeals allowed		Number of housing appeals dismissed on location / strategy
2001/02	3	3	(100%)	0	(0%)	2
2002/03	24	16	(67%)	8	(33%)	8
2003/04	20	7	(35%)	13	(65%)	1
2004/05	31	19	(61%)	12	(39%)	19
2005/06	69	57	(83%)	12	(17%)	21
2006/07	33	28	(85%)	5	(15%)	18
2007/08	21	13	(62%)	8	(38%)	2
2008/09	22	21	(95%)	1	(5%)	9
2009/10	14	11	(79%)	3	(21%)	3

## 6 Economy

*Corporate Priority: a secure and diverse economy*

6.1 This section of the report monitors the provision and take-up of land for economic uses. 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

Core Output Indicators for Economy are as follows:

- BD1: Total amount of additional employment floorspace – by type
- BD2: Total amount of additional employment floorspace on previously-developed land (PDL) – by type
- BD3: Employment land available – by type
- BD4: Total amount of floorspace for ‘town centre uses’

Indicators in the Local Area Agreement, Corporate Plan and RAZ Partnership Plan covered by this section include:

- NI 91: Participation of 17 year-olds in education or training
- NI 117: 16 to 18 year olds who are not in education, employment or training (NEET)
- NI 152: Working age people on out of work benefits
- NI 164: Working age population qualified to at least Level 3 or higher
- NI 170: Previously developed land that has been vacant or derelict for more than 5 years
- NI 171: VAT registration rate
- NI 172: VAT registered businesses in the area showing growth
- NI 174: Skills gaps in the current workforce reported by employers
- NI 175: Access to services and facilities by public transport, walking and cycling
- KPI 0933: Percentage of SHDC owned industrial units let

Other Local Indicators, which reflect aspects that are of particular importance to South Holland, are included as follows:

- L6: Allocated employment land available with no planning permission (Ha), and potential floorspace available (sqm)
- L7: Allocated and non-allocated employment land available with planning permission (Ha)
- L8: Floorspaces on allocated and non-allocated employment land with planning permission (sqm)
- L9: Number of vacant ground floor units in town centres
- L10: Number of A1 units in primary shopping frontages

### Core Output Indicators

6.2 For the following indicators, thresholds in line with the Regional Questionnaires have been applied (any development over 1000 sqm or 0.4 Ha). The figure for 'Mixed' use class represents allocated land and permissions where information is not available for the proposed use class, other than general employment use.

6.3 Thresholds for town centre uses are 2500 sqm for A1 and 1000 sqm for A2.

**BD1: Total amount of additional employment floorspace – by type**

**BD2: Total amount of additional employment floorspace on previously-developed land (PDL) – by type**

**BD3: Employment land available – by type**

		B1(a)	B1(b)	B1(c)	B2	B8	Mixed	Total
BD1	Gross	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
BD2	Gross	0	0	0	0	0	0	0
	% gross on PDL	-	-	-	-	-	-	-
BD3	Ha	0.46	-	0.58	1.78	8.66	121.06	132.54

**BD4: Total amount of floorspace for 'town centre uses'**

		A1	A2	B1(a)	D2	Total
BD4	Gross	0	0	0	0	0
	Net	0	0	0	0	0

**Local Area Agreement, Corporate Plan, RAZ Partnership Plan Indicators**

PI No.	Description	Target 2009/10	Actual 2009/10	
<b>LAA National Indicators</b>				
NI 91	Participation of 17 year olds in education or training	79%	Release date for 2009/10 TBC	
NI 117	16 - 18 year olds not in education, training or employment	4%	4.8%	
NI 152	Working age population on 'out-of-work' benefits	10.2%	Latest figure is August 2009: 11.1%	
NI 164	Working age qualified to NVQ Level 4 or higher	44.1%	Figure anticipated July 2010	
NI 171	VAT registration rate	51	Figure anticipated January 2011	
NI 174	Skills gap in the current workforce reported by employers	14%	18%	
<b>Other National Indicators</b>				
NI 170	Previously developed land that has been vacant or derelict for more than 5 years	To improve on the 2008/09 figure of 2.54	Figure anticipated November 2010	
NI 172	VAT registered businesses in the area showing growth	To improve on the 2008/09 figure of 13.6	Figure anticipated January 2011	
<b>SHDC Local Indicators</b>				
KPI 0933	% SHDC owned industrial units let	90%	92.3%	

### Local Indicators

6.4 The floorspace for available land with no planning permission, or where information is not available for the proposed use class, other than general employment use, has been calculated using a ratio of 0.4, in line with Employment Land Reviews Guidance Note.

#### L6: Allocated employment land available with no planning permission (Ha), and potential floorspace available (sqm)

**Table 13: Allocated employment land with no planning permission end March 2010**

Allocated site	Area available (Ha)	Potential floorspace (sqm)
Enterprise Park	26.67	106680
Crowland	6.48	25920
Donington	10.60	42400
Holbeach	10.10	40400
Long Sutton	11.31	45240
Wingland	50.40	301600
<b>Total</b>	<b>115.56</b>	<b>562240</b>

#### L7: Allocated and non-allocated employment land available with planning permission (Ha)

6.5 The following table gives information about allocated and non-allocated employment land which benefited from planning permission or was completed during 2009/10, and does not include extensions or redeveloped sites. No thresholds have been applied.

**Table 14: Allocated and non-allocated employment land with planning permission**

Site	With planning permission		Completed during 2009/10
	Not started	Under construction	
Enterprise Park	21.88	5.48	-
Port Sutton Bridge	1.80	-	-
Crowland	0.24	0.48	-
Donington	-	-	-
Holbeach	-	-	-
Long Sutton	-	-	-
Wingland	-	-	-
Non-allocated sites	3.41	0.35	-

#### L8: Floorspaces on allocated and non-allocated employment land with planning permission (sqm)

6.6 The following table gives information on the floorspace committed or completed during 2009/10 on allocated and non-allocated sites. This includes extensions and redeveloped sites. No thresholds have been applied.

**Table 15: Floorspace on allocated and non-allocated employment land**

Site	With planning permission		Completed during 2009/10
	Not started	Under construction	
Enterprise Park	34910	19361	-
Port Sutton Bridge	-	-	-
Crowland	335	896	-
Donington	-	-	-
Holbeach	-	-	-
Long Sutton	-	-	-
Wingland	545	-	-
Non-allocated sites	18124	8248	2040

**Town centres**

- 6.7 Town centres play an important economic and social role for the people of the District, whether they live in towns or the surrounding rural areas. Town centres are, however, subject to many pressures and changes, resulting from the commercial changes in retailing, changes in accessibility and transport and changes in personal lifestyles. Local Plan Policies EC5-EC10 and EC12-EC14 are aimed at supporting the District's market towns as focal points for retailing and other services and facilities. Policy EC11 (Farm Shops) has been deleted, and guidance is now found in PPS7.
- 6.8 Retailing is one important role for town centres. However, they also provide a variety of financial, professional and administrative services and leisure, recreation and tourism facilities. Town centres represent sustainable locations for all these activities. The Local Plan identifies town centres (known as 'defined retail centres') for Spalding, Holbeach, Long Sutton, Crowland, Sutton Bridge and Donington.
- 6.9 A hierarchy of centres in South Holland has been devised for retail policy purposes. Spalding and Holbeach are both of sufficient size and contain a broad enough range of facilities and services to be defined as 'Retail Town Centres' in the Local Plan. Long Sutton is classified as a 'Retail District Centre' with Sutton Bridge, Crowland and Donington classed as 'Retail Local Centres'.
- 6.10 A retail study was also undertaken by consultants, MVM Planning, and updated as part of the production of the adopted Local Plan. Essentially, this study revealed that there was no demonstrable need for additional sites to be allocated for retail development in the adopted Local Plan. However, as part of the preparation of the LDF, a new Retail Capacity Study has since been produced by Roger Tym and Partners. This has identified the need for a modest increase in retail floorspace in the period up to 2011 (282 sqm of 'convenience' and 3,139 sqm of 'comparison' floorspace).

**L9: Number of vacant ground floor units in town centres**

	Spalding	Holbeach	Long Sutton	Sutton Bridge	Crowland	Donington	Total
2001*	26	8	5	3	5	0	52
2003**	21	5	7	5	3	2	43
2004**	17	6	5	4	3	1	36
2005**	16	3	6	3	4	1	33
2006**	18	3	10	5	4	4	44
2007**	21	10	9	5	4	4	53
2008**	23	9	10	5	4	6	57
2009**	22	13	8	7	6	7	63
2010**	29	11	9	7	6	5	67

Source: \* MVM Planning Survey 2001, \*\* South Holland District Town Centre Surveys 2003-2010

6.11 The number of vacant units in the town centres has increased overall between 2008 and 2010, which is likely to be due to the current recession. Spalding has had the biggest increase in vacant units in the past 12 months. Holbeach, Sutton Bridge, Crowland and Donington have decreased or stayed the same.

**L10: Number of A1 units in primary shopping frontages**

Primary shopping area	2007		2008		2009		2010	
	N° of A1 units	% of A1 units	N° of A1 units	% of A1 units	N° of A1 units	% of A1 units	N° of A1 units	% of A1 units
Spalding	33	60%	33	60%	36	63%	35	61%
Holbeach	27	56%	28	58%	26	54%	28	58%

6.12 Local Plan policy EC6, development in primary shopping areas, states that development proposals resulting in the change of use from retail (Class A1) to non-retail on the ground floors within the primary shopping area will be permitted except where the number or coalescence of such uses would undermine the dominant retail function or harm the vitality and viability of the town centre.

## 7 Conservation

7.1 The purpose of this section of the report is to monitor progress on environmental schemes and assess how effective the Local Plan is in protecting the urban and rural environment.

Core Output Indicators for Conservation are as follows:

- E1: Number of planning permissions granted contrary to Environment Agency advice on the grounds of flooding or water quality grounds
- E2: Changes in areas of biodiversity importance
- E3: Renewable energy generation

Indicators in the Local Area Agreement, Corporate Plan and RAZ Partnership Plan covered by this section include:

- NI 185: CO<sub>2</sub> reduction from Local Authority operations
- NI 186: Per capita reduction in CO<sub>2</sub> emissions in the LA area
- NI 187: Tackling fuel poverty – people receiving income based benefits living in homes with a low energy efficiency rating
- NI 188: Adapting to climate change
- NI 189: Flood and coastal erosion risk management
- NI 192: Household waste recycled and composted
- NI 193: Municipal waste landfilled
- NI 197: Improved local biodiversity – active management of local sites

Other Local Indicators, which reflect aspects that are of particular importance to South Holland, are included as follows:

- L11: Number of Listed Buildings
- L12: Number of buildings on buildings at risk register

## Core Output Indicators

### Natural Environment

**E1:** Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds

	Flooding	Quality	Total
E1	0	0	0

**E2:** Changes in areas of biodiversity importance (Ha)

	Loss	Addition	Total
E2	0	0	0

- 7.2 Identification and monitoring of Local Wildlife Sites and the surveys on behalf of Lincolnshire Biodiversity Partnership continued this financial year.
- 7.3 There are 70 Local Wildlife Sites identified within South Holland District and 29 sites were surveyed during the 2009 season. The LBAP assessment panel has agreed that 7 of those sites were under management within the designation of NI 197 and 2 were not, but the panel decided that all 9 are designated as LWS. The remainder of the sites have yet to be designated by the panel, some of them require further investigation before designation can be agreed. The start of the 2010 survey season was delayed by the exceptionally cold winter, but the surveys were underway this year and continue into the next financial year.
- 7.4 This authority continues to manage one site which is designated as a Local Nature Reserve, the Vernatt's LNR in Spalding. The management programme for this reserve is updated every year and the site is now up to standard. It has been designated as under management within NI 197 in the categories NG1, CG1, and SW2. This site continues to improve with an increase in identified species and plant numbers; this is following a management scheme change last year that is now showing benefits in increasing biodiversity.
- 7.5 The Nature Conservation Officer has been actively advising on the management of three potential nature reserves within the district and is working closely with the Lincolnshire Youth Community Action Group to encourage young people to learn more about nature conservation and how to increase biodiversity. This work will continue into the next financial year.

**E3: Renewable energy generation**

E3		Permitted installed capacity in MW	Completed installed capacity in MW
Wind onshore		0.005	0
Solar photovoltaics		*	0
Hydroelectric		0	0
Biomass	Landfill gas	0	0
	Sewage sludge digestion	0	0
	Municipal (and industrial) solid waste combustion	0	0
	Co-firing of biomass with fossil fuels	0	0
	Animal biomass	0	0
	Plant biomass	0	0
Total		0.005	0

7.6 \* A scheme for 59.4 m<sup>2</sup> photovoltaics was permitted during the reporting year, but information on the capacity was not available. Not all domestic installations need planning permission, therefore these are not recorded here.

7.7 The Building Control system does not record renewables that are part of a larger scheme, therefore these will not be recorded here.

**Local Area Agreement, Corporate Plan, RAZ Partnership Plan Indicators**

PI No.	Description	Target 2009/10	Actual 2009/10	
<b>LAA National Indicators</b>				
NI 185	CO <sub>2</sub> reductions from LA operations	Reduction of 5% on 2008/09 figure of 2989 tCO <sub>2</sub> (2840 tCO <sub>2</sub> )	2761 tCO <sub>2</sub>	7.6% reduction on CO <sub>2</sub> emissions
NI 188	Adapting to climate change	Level 2	Level 2	
NI 193	Municipal waste land filled	65%	66.3%	All waste that is not recycled is disposed to landfill, consequently if our performance for recycling drops (as has been the case this year) the percentage of waste sent to landfill increases.
NI 197	Improved local biodiversity - proportion of local sites where positive conservation management has been or is being implemented	11.4%	78.0%	
<b>Other National Indicators</b>				
NI 187a	Tackling fuel poverty - people receiving income based benefits living in homes with a low energy efficiency rating (SAP<35)	18.8%	9.0%	
NI 187b	Tackling fuel poverty - people receiving income based benefits living in homes with a low energy efficiency rating (SAP>65)	21.8%	28.0%	
NI 186	Progress on per capita reduction in CO <sub>2</sub> emissions	-	Release date for 2009/10 TBC	

NI 189	Flood and coastal erosion risk management	100%	81%	13 out of the 16 agreed actions have been carried out, and the other 3 have clear action plans.
NI 192	% household waste recycled and composted	35%	33.7%	The greater priority has been waste reduction, where the target has been surpassed this year. The reduction in waste produced has however had a slight negative effect on our recycling performance, hence the target was narrowly missed.
NI 194	Level of air quality – reduction in NOx and PM10 emissions through the council's estate and operations.	-	NOx 6188 kg PM10 238 kg	There are no targets set for this indicator, however a reduction of 9% for NOx and a reduction of 4% for PM10 were achieved from 2008/09 figures.

## Local Indicators

### L11: Number of Listed Buildings

7.8 There are 527 Listed Building entries in South Holland. A single entry may include more than one building or structure. These are an important link to the history and heritage of the District, comprising:

- 24 Grade I
- 38 Grade II\*
- 465 Grade II

7.9 During 2009/10 there was 1 planning application for Listed Building consent decided, which was approved. There were no applications for demolitions of Listed Buildings decided during 2009/10.

### L12: Number of buildings on buildings at risk register

7.10 The Heritage at Risk Register published by English Heritage includes Grade I and II\* listed buildings, scheduled monuments, registered battlefields, protected wreck sites and registered parks and gardens. Within South Holland, there are three buildings and five scheduled monuments included in the register, which is unchanged since 2008/09. These are:

#### Buildings:

Name	Street	Parish	Condition	Occupancy	Priority	Ownership
<b>Crowland Manor</b>	East Street	Crowland	Poor	Part occupied	B	Private
<b>Sneaths Mill</b>	Lutton Gowts	Lutton	Poor	Vacant	A	Trust
<b>Old office block of Land Settlement Association</b>	Mallard Road	Spalding	Very bad	Vacant	A	Private

#### Monuments:

Name	Parish	Condition	Principal Vulnerability	Trend	Principal Ownership
<b>Settlement north east of Whitebread Farm</b>	Crowland	Extensive significant problems i.e. under plough, collapse	Arable ploughing	Declining	Private
<b>Settlement north of The Parks</b>	Deeping St Nicholas	Extensive significant problems i.e. under plough, collapse	Arable ploughing	Declining	Private

<b>Settlement south west of The Parks</b>	Deeping St Nicholas	Extensive significant problems i.e. under plough, collapse	Arable ploughing	Declining	Private
<b>Settlement south of Bank House</b>	Pinchbeck	Extensive significant problems i.e. under plough, collapse	Arable ploughing	Declining	Private
<b>Settlement south east of Lower Delgate Farm</b>	Weston	Extensive significant problems i.e. under plough, collapse	Arable ploughing	Declining	Private

Source: Heritage at Risk Register

7.11 A survey of buildings at risk in the District was undertaken by the Council in 1998, in which 51 buildings were identified, all Grade II. A review was carried out in 2002 which included Grade I and Grade II\* Buildings. Further reviews carried out in 2006 and 2008 identified 95 buildings at risk. In 2009/10, 11 were classed as at extreme risk, 11 grave, 59 vulnerable and 14 at risk in the Council's register.

## 8 Other Local Indicators

### L13: Provision of open space

8.1 Within the District's settlements open spaces contribute to the amenity and quality of an area and often reflect the historic pattern of development. Open spaces contribute to both visual and residential amenity of the settlement, and can also provide for informal play, sport and recreation. It is important to maintain private as well as public open spaces within the District's settlements. Local Plan Policy HS11 deals with the provision of open space as part of new residential developments whilst Policy SG19 aims to protect open spaces across the District. In 2005, a study was carried out by the Council to establish the level of provision of open space within each of the five towns in the District. The other settlements in the District have not been included, although the District Council's Local Plan background paper on Settlement Services and Facilities identified the settlements which have areas of open space, and what that space is used for. This study looks at the amount of open space provision, and its type, rather than the quality of the space, or usage of the space. The District Council's Playing Pitch Assessment, which was updated in 2004, looks at quality and usage of playing fields within the District.

**Table 16: Provision of Open Space in the Five Towns**

	<b>Crowland</b>	<b>Holbeach</b>	<b>Long Sutton</b>	<b>Spalding</b>	<b>Sutton Bridge</b>
Total amount in Ha	14.1	9.5	12.5	32.1	5.0
% of NPFA recommendation	164	52	106	52	60
Total Youth/Adult Space (Ha)	13.1	6.6	10.0	20.4	4.5
% of NPFA recommendation	205-230	50-56	114-129	44-50	74-83
Total Children's Space (Ha)	1.1	2.8	2.5	11.2	0.5
% of NPFA recommendation	37-49	47-63	63-85	57-76	17-23

Source: Study of Open Space within the Five Towns (2005)

8.2 Crowland and Long Sutton are well provided for in terms of open space, with 164% and 106% respectively of the NPFA recommendation for the total amount of open space for the population. Holbeach, Spalding and Sutton Bridge are not very well provided for in terms of open space, with 52%, 56% and 60% respectively of the NPFA recommendation for the population.

8.3 Open space provision is monitored on sites of 15 or more dwellings, on which the 2006 Local Plan requires 14% open space provision. There were six such sites completed during 2009/10, 4 of which provided no open space, and the other two from 2000 and 2004 provided 7% and 10% (the requirement in the 1998 Local Plan

was 7.5%). Of the 7 applicable sites granted permission in 2009/10, three sites provided no open space, two had the 14% condition applied to the permission and two showed 15% open space on plans submitted.

**L 14: Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)**

- 8.4 Using the list of services above, it was established that Spalding was the only settlement within the District providing all of them. Outside the District there are several nearby settlements with all the services listed: King's Lynn, Wisbech, Peterborough and Boston.
- 8.5 For 2009/10, it has been calculated that 84% of new development was within 30 minutes public transport time of the key services.

## 9 Summary of Indicators and Targets

Indicator		Section	Target	Current performance
H1	Plan period and housing targets	Housing	None - reporting information only	7,400 for 2006-2026 (Regional Plan)
H2	Net additional dwellings / managed delivery target	Housing	None - reporting information only	Past completions (2001-2010) = 4685; Projected completions (2010-2026) = 5792
H3	New and converted dwellings - on previously developed land	Housing	60% pdl	59%
H4	Net additional pitches (Gypsy and Traveller)	Housing	Overall need (not annual) 15 permanent, 10 transit - South Holland Gypsy & Traveller Accommodation Assessment 2006	0 permanent, 0 transit
H5	Gross affordable housing completions	Housing	130 (includes social rent and intermediate homes)	66 social rent, 36 intermediate homes = 102
H6	Housing Quality - Building for Life Assessments	Housing	25% good and 25% very good ratings	0% Very Good, 0% Good (1st year with a qualified assessor)
BD1	Total amount of additional employment floorspace - by type (net)	Economy	For monitoring purposes only - no target	B1 = 0sqm, B2 = 0sqm, B8 = 0sqm
BD2	Total amount of additional employment floorspace on previously developed land - by type (gross)	Economy	For monitoring purposes only - no target	B1 = 0sqm, B2 = 0sqm, B8 = 0sqm
BD3	Employment land available - by type	Economy	For monitoring purposes only - no target	B1 = 1.04Ha, B2 = 1.78Ha, B8 = 8.66Ha, Mixed = 121.06Ha
BD4	Total amount of floorspace for 'town centre uses'	Economy	For monitoring purposes only - no target	A1 = 0 sqm, A2 = 0 sqm, B1a = 0 sqm, D2 = 0 sqm
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Conservation	None	None
E2	Changes in areas of biodiversity importance	Conservation	No loss of areas	No loss of areas
E3	Renewable energy generation	Conservation	To contribute to RSS target	0.005 MW approved, 0 MW Completed

**KEY:**  
 Target met or exceeded  
 Target not met  
 No target / no comparison yet


AMR Local Indicators		Section	Target	Current performance			
L1	The number of dwellings provided on allocated and non-allocated sites	Housing	For monitoring purposes only - no target	Completions: 90 allocated; 192 non-allocated. Commitments: 1174 allocated; 909 non-allocated			
L2	Urban and rural housing completions	Housing	For monitoring purposes only - no target	Rural = 28%, Urban = 72%			
L3	Density of new development	Housing	Average net density of housing to be at least 30dph	30 dph District wide			
L4	The mix of sizes of housing completed compared with the Strategic Housing Market Assessment	Housing	To match SHMA				
				2009/10	2007-10	SHMA	
				1 bed	7%	12%	12%
				2 bed	42%	34%	31%
				3 bed	34%	39%	40%
4+ bed	17%	15%	17%				
L5	Number of housing applications allowed on appeal	Housing	Maximum 20% appeals allowed	2007/08: 38%, 2008/09: 5%, 2009/10: 21%			
L6	Allocated employment land available with no planning permission (Ha), and potential floorspace available (sqm)	Economy	For monitoring purposes only - no target	115.56 Ha; 562240 sqm			
L7	Allocated and non-allocated employment land with planning permission (Ha)	Economy	For monitoring purposes only - no target	Allocated: not started = 23.92Ha; under cons = 5.96Ha; comp = 0Ha. Non-allocated: not started = 3.41Ha; under cons = 0.35Ha; comp = 0Ha.			
L8	Floorspaces on allocated and non-allocated land with planning permission (sqm)	Economy	For monitoring purposes only - no target	Allocated: not started = 35790sqm; under cons = 20257sqm; comp = 0sqm Non-allocated: not started = 18124sqm; under cons = 8248sqm; comp = 2040sqm.			
L9	Number of vacant ground floor units in town centres	Economy	Maximum 60 vacant units	2007 = 53, 2008 = 57, 2009 = 63, 2010 = 67			
L10	Number of A1 units in primary shopping frontages	Economy	No reduction in number	Holbeach: 2007 = 27, 2008 = 28, 2009 = 26, 2010 = 28			
				Spalding: 2007 = 33, 2008 = 33, 2009 = 36, 2010 = 35			

L11	Number of Listed Buildings	Conservation	No reduction in number	2006/07 = 522 2007/08 = 523 2008/09 = 527 2009/10 = 527
L12	Number of buildings on buildings at risk register	Conservation	Reduction in number	95 (no change from 2007/08 and 2008/09)
L13	Provision of open space	Other	100% of eligible schemes completed providing open space to comply with Local Plan policy HS11	2007/08 = 66% 2008/09 = 100% 2009/10 = 33%
L14	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)	Other	Minimum 80%	2007/08 = 84% 2008/09 = 87% 2009/10 = 84%

**KEY:** Target met or exceeded  
Target not met  
No target / no comparison yet


## Appendix 1: LARGE HOUSING SITES DATA 2009/10 (Sites with a net increase of 10 or more dwellings)

### Large Housing Sites Granted Permission 2009/10

Planning Ref	Location	W/A	O/F/RM	N° of dwellings	Area (Ha)	Density (dph)	Car Parking			Type/n° of beds			
							Parking Space	Single Garage	Double Garage	1 Bed	2 Bed	3 Bed	4 Bed
H02/0538/09	Crowland	W	RM	24	0.62	39	35	-	-	-	12 houses	10 houses	2 houses
H09/1325/06	Holbeach	W	O	185	6.18	30	Data not available			Data not available			
H11/0245/09	Long Sutton	W	RM	19	0.46	41	32	-	-	-	10 houses	7 houses	2 houses
H14/1130/08	Pinchbeck	W	F	16	0.28	57	24	-	-	-	12 houses	4 houses	-
H16/0223/07	Spalding	W	F	63	0.40	158	79	-	-	7 flats	51 flats	5 flats	-
H04/1091/08	Donington	W	F	31	0.85	36	38	-	-	-	15 houses 4 bungalows	12 houses	-
H14/0361/09	Pinchbeck	W	F	33	1.00	33	61	-	-	-	15 houses 2 bungalows	3 houses	2 houses
<b>Total</b>				<b>371</b>	<b>9.79</b>	<b>38</b>							

Key: W = Windfall (Non-allocated) Site, A = Allocated in Local plan, O = Outline, F = Full, RM = Reserved Matters permission

**Large Housing Sites Completed 2009/10**

Planning Ref	Location	W/A	O/F/RM	N° of dwellings	Area (Ha)	Density (dph)	Car Parking			Type/n° of beds			
							Parking Space	Single Garage	Double Garage	1 Bed	2 Bed	3 Bed	4 Bed
H11/0245/09	Long Sutton	W	RM	19	0.46	41	32	-	-	-	10 houses	7 houses	2 houses
H12/1096/00	Lutton	A	F	27	1.7	16	1	16	10	-	1 house	14 houses 6 bungalows	1 house 5 bungalows
H14/1130/08	Pinchbeck	W	F	16	0.28	57	24	-	-	-	12 houses	4 houses	-
H16/1329/04	Spalding	W	RM	66	1.89	35	82	9	1	-	20 houses 12 bungalows	28 houses 3 bungalows	3 houses
H16/0180/07	Spalding	W	RM	13	0.46	28	-	11	2	-	4 houses 1 bungalow	2 houses 3 bungalows	3 houses
H16/0610/05	Spalding	W	F	24	0.10*	240	16	-	-	6 flats	18 flats	-	-
H22/1188/08	Weston	W	F	16	0.81	20	35	-	-	-	12 houses	2 houses	2 houses
H23/0201/07	Whaplode	W	F	12	0.68	18	24	-	-	-	8 houses	4 houses	-
<b>Total</b>				<b>193</b>	<b>6.38</b>	<b>30</b>							

Key: W = Windfall (Non-allocated) Site, A = Allocated in Local plan, O = Outline, F = Full, RM = Reserved Matters permission

\* Mixed use development comprising commercial and residential – total site area = 1.1Ha

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