

South Holland District Council

Annual Monitoring Report

April 2005 – March 2006

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1.0 INTRODUCTION

- 1.1 During the monitoring period of this report, the Local Plan was in the 'emerging' stage. However it was adopted in July 2006, and so for the sake of clarity in the text of the report, it is referred to as the Adopted Local Plan.
- 1.2 The Annual Monitoring Report (AMR) aims to monitor some of the key policies contained within the new Adopted Local Plan against key indicators or targets associated with the main land use policy areas of the plan. The Local Plan sets out the planning policies which will guide and control new development in the District until 2021. The report examines the performance of the plan over the period 1 April 2005 - 31 March 2006.
- 1.3 Local Planning Authorities are required to keep under review those matters which may be expected to affect the development of their area. The plan's assumptions, the implementation of plan policies and proposals, and their effectiveness in meeting plan objectives all need to be regularly monitored, evaluated and, if necessary reassessed.
- 1.4 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 on-going process and regular monitoring reports can be used to feed and form the basis of the review of the plan.
- 1.5 Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations, 2004 requires local planning authorities to produce an Annual Monitoring Report (AMR) which needs to be submitted to Government by December each year. The submission of the AMR is a Best Value Indicator (BV200c). The Council recognises the importance of monitoring and is committed to publish an annual monitoring report to help provide a consistent basis for assessing how successful the plan is in achieving its strategic aims.

Planning and Compulsory Purchase Act 2004

- 1.6 The new planning system focuses on the preparation of Local Development Frameworks (LDFs) and the data collected as part of an established monitoring system can help to inform and prepare the policies to be contained within the new LDF.
- 1.7 PPS12 'Local Development Frameworks' 2004, identifies the importance of continuous monitoring and states at Para 4.45 "Review and monitoring are key aspects of the Government's 'plan, monitor and manage' approach to the planning system. They are crucial to the successful delivery of the spatial vision and objectives of the local development framework and should be undertaken on a continuous pro-active basis. By identifying outputs and trends, these techniques will enable local planning authorities to build a comprehensive evidence base against which local development document policies and implementation mechanisms can be assessed".
- 1.8 Sustainable development is one of the core principles underpinning the planning system. The Local Plan and future LDF documents 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 Local Development Documents (LDDs) will be spatial rather than purely land use based and will embrace wider social, environmental and economic objectives.

- 1.9 The LDF system provides increased flexibility to allow 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 will be the main mechanism for assessing the performance and effects of the policies. Monitoring is also key to the successful development of the evidence base underpinning LDD production.
- 1.10 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 on an annual basis. Monitoring and the collation of relevant data will help to identify how effective the policies and proposals have been in meeting the vision and core strategy for the District, which sets out the Authority's programme for the preparation of formal planning policy documents (i.e. Local Development Documents).
- 1.11 The AMR is expected to include an assessment of:
- whether policies and related targets or milestones in LDDs have been met or progress is being made towards achieving them, or the reasons why they are not being met;
 - what impact the policies are having on national, regional and local targets and any other targets identified in LDDs;
 - whether the policies in the LDDs need adjusting or replacing because they are not working as intended or are not achieving sustainable development objectives; and if policies or proposals do need changing, suggested actions to achieve this.
- 1.12 As a result of monitoring the Council will consider what changes, if any, need to be made and will bring forward such changes through the review of the LDS.

Indicators

- 1.13 Guidance on the content and preparation of AMRs is included in the 'Local Development Framework Monitoring Guide' 2005 which 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 9 key policy themes, namely:
- Business Development
 - Housing
 - Transport
 - Local Services
 - Minerals
 - Waste
 - Flood Protection and Water Quality
 - Biodiversity
 - Renewable Energy
- 1.14 Such indicators are collected to a consistent definition by all Local Authorities. The definition of all core indicators, as they appear in Government guidance, is shown in 'Local Development Framework Monitoring Guide' 2005. In this AMR, all Core Indicators are preceded with 'C'. In addition to the Core Indicators, the Council has also chosen a range of Local Indicators (preceded with 'L') which are particularly relevant to development 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 we have some comparative data and when potential trends, spanning a number of years, can be determined

1.15 In Chapter 4 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

1.16 The Council uses a variety of different systems to gather and record data on the key topics of the plan. As part of the development of indicators and monitoring approaches the AMR shares data collected from other sources. These include:

- Community Plan Monitoring as set out in the Action Plan – Data collected by Community Team
- Sustainability Appraisal of the Local Plan – Data gathered by Planning Policy Team
- Best Value Indicators – Gathered by various departments
- Quality of Life Survey 2006 – Data collected by Community Team
- Leisure and Tourism Services Survey 2006 – Data collected by Leisure and Tourism Team
- Viewpoint Panel Surveys – Data collected by Improvement and Development Team

Housing and Employment Land Availability Systems

System	Information on each system
Ocella	The Development Control Section input data on each new application and Building Control section input data on starts and completions. Monthly reports are in turn run off and passed to the Policy Team. We aim to further develop this system to help with the gathering of further data.
GIS	The Development Control Section maps each new application onto GIS. We aim to use GIS further to input more detailed information on each application site.
Building Control	Building Control records are used to gather information on starts and completions of housing sites by NHBC registered companies. (Not held on Ocella)
Excel	<p>Housing sites - All data is inputted into Excel monthly. This includes all new applications, and starts and completions data. Data is split between 2 spreadsheets, namely allocated and windfall sites for each settlement. Summary sheets are also produced.</p> <p>Employment sites – Employment land will be monitored on a six monthly basis. This includes all new applications, and starts and completions data. Each allocated employment site has its individual sheet in the spreadsheet. Summary sheets are also produced.</p>
Tractivity	The Tractivity' system (developed by RE:MEDIA for Lincolnshire Development and East Midlands Development Agency) is a database enabling the coordination of monitoring data among local authorities. All housing and employment land data is to be entered onto the Tractivity system and will more fully inform future AMRs.
Site Surveys	Site surveys are done in April each year for both housing and employment sites as an additional check on progress.

Retail

1.17 Data on vacant units is gathered through site surveys each summer to ensure consistent gathering of data.

Other Monitoring Returns

- 1.18 The Council also contributes to and submits various other monitoring returns. These include information to the County Council, to inform the Structure Plan, Regional Spatial Strategy (RSS8) monitoring returns, Housing Flows Reconciliation and National Land Use Database (NLUD) returns.

Format of Report

- 1.19 The report firstly sets out progress against the milestones of the LDS. Chapter 3 is concerned with the District's Community Plan and its linkages with the Local Plan. Chapter 4 describes the key characteristics of the District including demographic, economic, socio-cultural issues etc. To enable comparison with the content of the Adopted Local Plan the report follows the same chapter headings as the plan itself, namely:

- Housing;
- Economy;
- Conservation;
- Leisure, Recreation and Tourism; and
- Transport and Communications.

Conclusion

- 1.20 The results of annual monitoring reports have therefore been essential in the development of an appropriate policy framework for the Adopted Local Plan, and will continue to be so for the LDF and help gauge the success of the Local Plan/LDF in meeting its objectives.

2.0 LOCAL DEVELOPMENT SCHEME (LDS) IMPLEMENTATION

- 2.1 The LDS is a project plan covering 1st April 2005 – 31st March 2008, and will be a living document that can be updated and amended as and when necessary. It sets out what documents we intend to produce and the timetable for production of each.
- 2.2 PPS12 explains that the Annual Monitoring Report must assess whether the Council:
1. Has met the LDS targets and milestones, is on target, is falling behind schedule or will not meet them;
 2. Is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
 3. In light of (2) the need to update the LDS together with the steps and timetable needed.
- 2.3 As a result of monitoring the Council will consider what changes, if any, need to be made and will bring forward such changes through the review of the LDS. The AMR will also 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 priorities and allocation of resources.
- 2.4 The Government has set a broad target for Local Planning Authorities (referred to as PSA6) for LDFs to be in place by March 2007. The test of completion of the LDF is whether the LDS milestones in it are achieved and these will be one of the indicators of efficiency of the new planning system. In order to meet PSA6 we therefore intend that by March 2007 we will have an adopted, saved Local Plan for the entire District, will have prepared a Statement of Community Involvement (SCI) and commenced preparation of priority Development Plan Documents (DPDs). No DPDs will be adopted during the life of this First LDS.
- 2.5 Work on LDDs has only recently commenced, and it is therefore not possible to monitor progress against milestones in this AMR. Further AMRs will monitor in greater detail progress against the LDS. This information will be displayed in a chart illustrating progress against milestones.
- 2.6 There are two Best Value Indicators relating to the LDS as set out below:
- (L1) BV200a – Did the LPA submit the LDS by 28 March 2005 and thereafter maintain a 3 year rolling programme?
 - (L2) BV200b – Has the LPA met the milestones which the current LDS sets out?
- 2.7 The Council submitted an approved LDS to Government by this target date so meeting BV200a.
- 2.8 The Local Plan was published for consultation during May/June 2005 in accordance with the LDS. The Local Plan Inquiry was scheduled for October/November 2005, however this was reprogrammed, and was opened in January 2006. Whilst all the hearings were completed during January, the inquiry was not formally closed until April 2006. The Local Plan did not quite meet the milestone of a June adoption, but was formally adopted on 18th July 2006.
- 2.9 Work on the Statement of Community Involvement (SCI) is almost complete and is also progressing on the Open Space Supplementary Planning Document (SPD). There has been some slippage in the progress of both documents due to the impact of the Local Plan

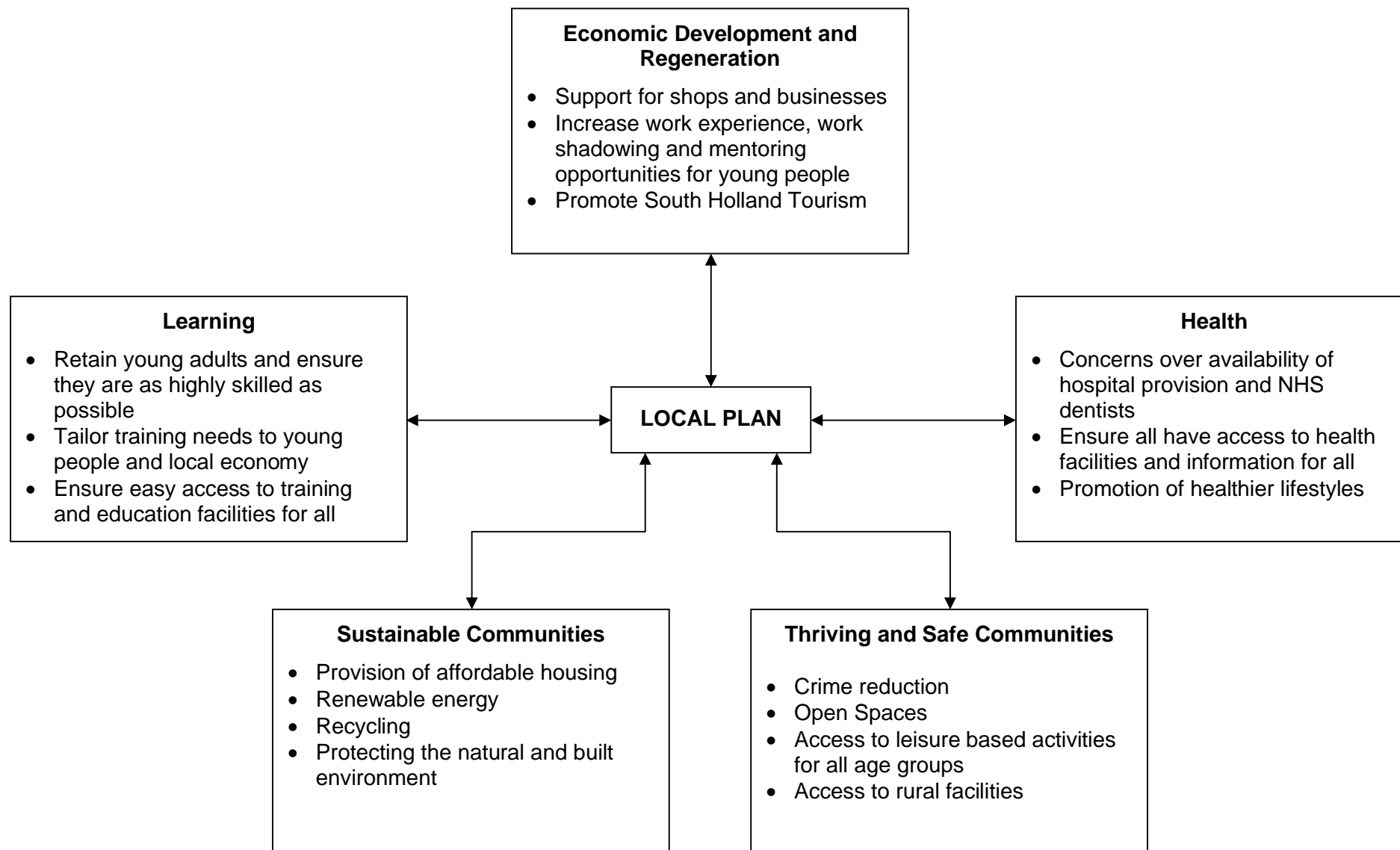
Inquiry and staff resources. In response to this situation, a review of the LDS was carried out, and a revised document issued in June 2006.

- 2.10 The 2005 AMR identified that one of the key issues facing the Council in respect of the emerging Local Plan was the addressing of Gypsy and Traveller issues. This was discussed during the Local Plan inquiry, and policy wording suggested. The Adopted Local Plan now contains the relevant policy. A study is currently being carried out to find appropriate traveller sites.

3.0 COMMUNITY PLAN AND LOCAL PLAN LINKAGES

- 3.1 The Government identifies Local Plans (or, in the future, Local Development Frameworks – LDFs) as one of the key mechanisms for delivering Community Plan objectives. Many of the elements of the Community Plan have spatial aspects that can be addressed through the planning system. The Local Plan / LDF therefore has a role to play in providing a planning, development and land use policy and proposal framework to help in achieving a number of the aspirations identified within the Community Plan.
- 3.2 The Local Plan and future LDF for the District are prepared in a form to ensure consistency and close integration with the South Holland Community Plan (2003-2011), in particular to the 2006-2009 Action Plan. Both documents share a common vision. As such the Local Plan / LDF will reflect the key spatial issues and priorities identified in the Community Plan.
- 3.3 The Community Plan presents a vision of how the quality of life for all the people of South Holland can be improved over the next 10 years. The first Community Plan was published in January 2003. The actions and targets within the plan have been put together by the Local Strategic Partnership which is called the Rural Action Zone (RAZ). This is a strategic alliance of major organisations within the District, following extensive consultation with local people.
- 3.4 The priorities for action were set out under the following 5 key themes, in order of priority, namely:
 - Economic Development and Regeneration
 - Health
 - Learning
 - Sustainable Communities
 - Thriving and Safe Communities
- 3.5 The Local Plan has taken into account issues arising from the Community Plan. Each of the 5 theme groups of the Community Plan have identified issues that we have considered and addressed through the Local Plan review, as shown by Figure 7. The Local Plan aims to reflect Community Plan actions and targets that are relevant and appropriate in the context of a land use plan. The broad relationship and links between the Community Plan, themes, actions and targets and the Local Plan vision, objectives, guiding principles and policies is shown in Figure 1.
- 3.6 Many of the themes and issues from the Community Plan fall within the scope of the Local Plan. There is close correlation in terms of overall aims and objectives and the plan aims to ensure it takes on board aspects of the Community Plan where the Local Plan has a key influencing role.

Figure 1: Relationship between Themes of the Community Plan and the Local Plan



Comments on Relationship

- 3.7 There are many links between the Local Plan and Community Plan and the combination of issues raised by both documents will enable better planned and sustainable communities to be provided. The Local Plan can also be used as a mechanism to promote proposals and allocate sites/areas once there is reasonable certainty that the scheme will come forward. This could include safeguarding roads, allocating land for new leisure facilities etc.
- 3.8 Within both the Community Plan and the Local Plan, diversifying the economy and reducing reliance on one form of industry is identified as a priority. Such priorities are seeking to ensure the future well being of the districts economy and guard against unemployment. Similar priority is also placed on the importance of maintaining the vitality and viability of the town centre within the Local Plan.
- 3.9 The Community Plan identifies health as a priority in the 2006-09 Action Plan, however the Council is not responsible for health care provision. This, along with education provision, is within the remit of Lincolnshire County Council. The Local Plan does however have a developers' contributions policy (SG6) which seeks to ensure that provision and contribution is made towards community benefits deriving from such development proposals, including health and education provision.
- 3.10 The spatial strategy of the Local Plan aims to concentrate new developments in the market towns and larger rural service centres. This approach maximises the use of existing infrastructure such as public transport, and can help to facilitate an improvement in services. This approach within the Local Plan supports the priorities within the Community Plan, and also supports the themes of the second Lincolnshire Transport Plan.
- 3.11 The retention of young adults within the district and the provision of training facilities is of concern to the Community Plan and Local Strategic Partnership, as well as the Council as a whole. Whilst the policies in the Local Plan do not specifically deal with this issue, policies such as the provision of affordable housing, do address some of the wider issues that may impact on the retention of young adults. The retention or loss of young adults for whatever reason can impact on the sustainability of a community, one of the identified themes in the Community Plan 2006-09 Action Plan. Within this theme affordable housing provision is identified as just one of the sub-objectives identified by residents and the Local Strategic Partnership.
- 3.12 The provision of open space for sport and recreation spans a number of the five priorities for action in the Community Plan 2006-09 Action Plan, and also closely links with the protection and enhancement of natural environments. These themes link closely with the Local Plan, which has a number of policies that deal with open space and natural environment issues directly. In addition, the Council is also preparing a Supplementary Planning Document on the provision of open space to provide additional guidance on the implementation of policies, in particular HS11: 'Open Space in new residential developments'.

4.0 CONTEXTUAL INDICATORS

4.1 This section of the report presents key statistics for South Holland and its individual settlements.

DEMOGRAPHIC STRUCTURE

Change in Population 1991-2001

Table 1: Population Change 1991-2001

Area	1991	2001	Increase	% Increase
England and Wales	50748016	52041916	1293900	2.5
Lincolnshire	588600	646645	58045	9.9
South Holland	67500	76522	9022	13.4
Spalding	19510	22712	3202	16.4

Source: 2001 Census

4.2 South Holland's population has shown an increase of 13.4% between 1991 and 2001, (see Table 1) meaning that South Holland is in the top 10 growing Districts in England and Wales. The proportion of the District's population living in Spalding has remained relatively constant, 28.9% in 1991 and 29.7% in 2001. South Holland is also fairly sparsely populated with only approximately 1 person per hectare.

Table 2: South Holland Population

South Holland Population 2003	South Holland Population 2013	% Change South Holland	% Change Lincolnshire	% Change East Midlands	% Change England
79,425	91,300	15%	10.7%	5.3%	4.4%

Source: ONS 2003 based projections

4.3 The population of South Holland is projected to grow by 15% between 2003 and 2013, growing at a higher rate than Lincolnshire, the East Midlands and England (see Table 2). The ONS mid-year 2005 population for South Holland is 81,200.

Age Structure

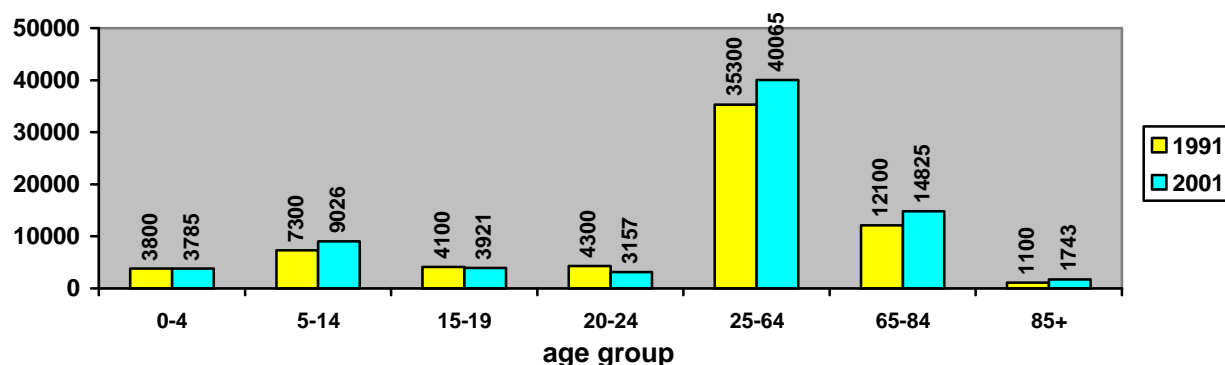
Table 3: Age Structure

Age Group	South Holland Total	% South Holland	% Lincolnshire	% England and Wales
0-4	3785	4.9	5.3	5.9
5-15	9891	12.9	13.9	14.2
16-64	46278	60.5	62	63.9
65-84	14825	19.4	16.7	14
85+	1743	2.3	2.1	1.9

Source: 2001 Census

4.4 In 2001 South Holland's proportion of the population aged 65 and over was the highest across Lincolnshire and England and Wales. However, the reverse exists for the other age groups with South Holland having the smallest percentages, as shown by Table 3.

Figure 2: Changes in Age Structure 1991-2001



Source: Census 1991 and 2001

4.5 Figure 2 shows the changes in age structure, 1991-2001. The population has grown by 13.4% in this period with increases in the 5-14 and 25+ age groups. However there have been reductions in the 0-4, 15-19 and 20-24 age groups. The most significant changes occur within the 15-24 age groups where the population has fallen by 15.7% whereas the over 65 age groups have increased dramatically by 25.5%.

4.6 The Local Plan recognises that there is an outward movement of young people and the guiding principles of the plan are to promote economic and social development and to conserve and enhance the environment in order to make the District a desirable place to live and work. It does seem, however, that young people find other locations more attractive or likely to meet their needs, whilst older age groups are attracted into the area.

Distribution of District Population

Table 4: Ward Population Change 1991-2001

Key	Ward	1991*	2001**	Change	% Change
1	Crowland	3303	3607	304	9.2
2	Deeping St Nicholas	1245	1323	78	6.3
3	Donington	3639	3807	168	4.6
4	Fleet	1725	2132	407	23.6
5	Gedney	1972	2305	333	16.9
6	Gosberton Village	1800	1864	64	3.6
7	Holbeach Hurn	1934	2131	197	10.2
8	Holbeach St Johns	1626	1675	49	3.0
9	Holbeach Town	5374	6457	1083	20.2
10	Long Sutton	4986	6461	1475	29.6
11	Pinchbeck	4954	5153	199	4.0
12	Spalding***	19692	22932	3240	16.5
13	Surfleet	2034	2235	201	9.9
14	Sutton Bridge	4304	3936	-368	-8.6
15	The Saints	1966	2172	206	10.5
16	Weston and Moulton	5275	5824	549	10.4
17	Whaplode	1951	2508	557	28.6
	South Holland	67780	76522	8742	12.9

Source: * Lincolnshire County Council mid year population estimate

** 2001 Census

*** For the purposes of this table all 5 wards in Spalding are grouped together.

4.7 In terms of population changes in the wards between 1991 and 2001 the greatest numerical increases were recorded in Spalding, Long Sutton, Holbeach Town, Weston and Moulton and Whaplode. The most significant percentage increases were recorded in Long Sutton, Whaplode, Fleet and Holbeach Town. The remaining wards have also all recorded increases in population except Sutton Bridge as shown by Table 4. The reduction in Sutton Bridge is due to ward boundary alterations in 1995, when Tydd Gote and Tydd St Mary were transferred from Sutton Bridge to the Long Sutton ward, also accounting for the large increase in Long Sutton.

Size of Settlements

4.8 The size of settlements, in terms of residential population within their development boundaries as defined by the Adopted Local Plan, is calculated using a variety of information sources. District wide average household sizes are used where it is necessary to calculate population from the number of dwellings in a particular location. Whilst this approach may give a generally agreed figure for the larger settlements, it must be noted that for the smaller settlements this may not be the case where the local perception of the village often extends beyond the artificial limits imposed by development boundaries. Nevertheless the following tables may still be useful indicators of changes in the distribution of population between settlements over a period of time.

Table 5: Distribution of Population

Settlement	1991	2006 Estimate	Change	% Change
Spalding	19510	25253	5743	29.4
<i>Crowland</i>	2940	3741	801	27.2
<i>Donington</i>	2065	2126	61	3.0
<i>Holbeach</i>	5980	7579	1599	26.7
<i>Long Sutton</i>	4100	4973	873	17.6
<i>Sutton Bridge</i>	2805	3614	809	28.8
Area Centres	17890	22033	4143	23.2
Group Centres	9905	12410	2694	27.2
Other Rural Settlements	8605	10004	1399	16.3
Total in Settlements	55910	69700	13790	24.7

Source: South Holland District Council Estimate

NB. This table is based upon hierarchy in the Adopted Local Plan

4.9 Table 5 shows that the largest numerical increase in population between 1991 and 2006 was in Spalding, with Holbeach, Crowland, Sutton Bridge and Long Sutton also showing significant increases. Overall, the Area Centres, Group Centres and Rural Settlements have all shown an increase in population over this period.

Table 6: Distribution of Population between Settlements

Settlement	Estimated population within settlements				
	1991	2003	2004	2005	2006
Spalding	19510	23698	24137	24625	25253
Holbeach	5980	7351	7413	7466	7579
Long Sutton	4100	4862	4920	4945	4973
Crowland	2940	3541	3695	3734	3741
Sutton Bridge	2805	3387	3417	3504	3614

Settlement	Estimated population within settlements				
	1991	2003	2004	2005	2006
Pinchbeck	2415	3304	3316	3316	3316
Donington	2065	2087	2108	2117	2126
Gosberton	1390	1436	1450	1457	1496
Moulton	1360	1316	1321	1323	1325
Whaplode	965	986	991	1051	1053
Cowbit	500	846	1002	1039	1041
Deeping St Nicholas	540	546	769	1008	1010
Fleet Hargate	750	790	827	836	838
Surfleet and Seas End	720	789	803	805	817
Weston	750	790	792	792	792
Quadring	655	754	777	779	784
West Pinchbeck/Northgate	665	730	753	753	774
SaracensHead/Holbeach Bank/Clough	740	721	733	742	747
Gosberton Clough/Risegate	585	594	606	606	613
Sutton St James	485	525	546	571	615
Moulton Seas End	395	443	496	523	523
Moulton Chapel	390	474	497	497	497
Lutton	470	457	459	477	489
Tydd St Mary	390	432	437	439	469
Gedney Hill	360	410	419	426	426
Gedney Drove End	380	407	412	419	426
Weston Hills St Johns	355	391	400	405	423
Whaplode Drove	405	376	383	385	385
Holbeach St Marks	250	252	310	342	342
Gedney Church End	285	322	324	326	331
Gedney Dyke	300	320	320	322	334
Tydd Gote	270	291	293	295	295
Holbeach St John	190	263	265	272	272
Gedney Black Lion	95	226	247	261	270
Weston Hills Austendyke	220	231	231	233	235
Whaplode St Catherine	165	220	220	220	220
Sutton St Edmund	155	205	214	214	214

Settlement	Estimated population within settlements				
	1991	2003	2004	2005	2006
Holbeach Drove	180	177	177	177	179
Shepeau Stow	125	163	163	163	163
Holbeach Hurn	170	159	159	161	161
Tongue End	140	152	157	157	159
Throckenholt	100	97	97	111	113
Fleet Church End	70	83	90	90	90
Nene Terrace	80	77	77	77	77
Gedney Dawsmere	50	54	54	54	54

Source: South Holland District Council Estimate

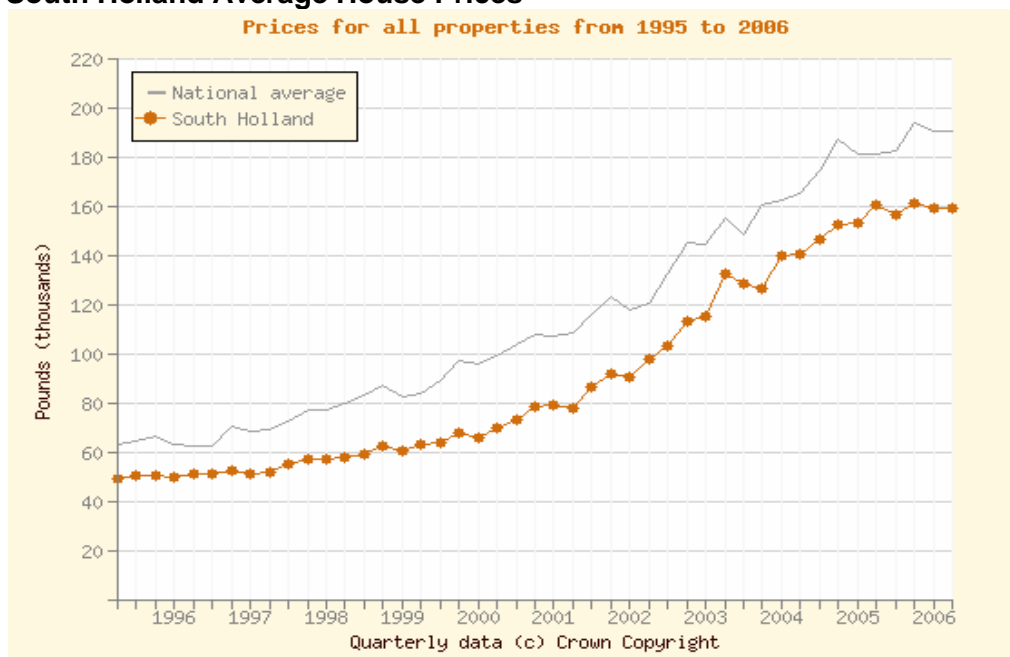
4.10 A breakdown of the estimated population by settlement is given in Table 6. The only decrease since 1991 from the Area or Group Centres is Moulton. Decreases in other rural settlements have occurred from Whaplode Drove, Holbeach Drove and Nene Terrace. The most significant increase in rural settlements has been Gedney Black Lion, growing by 175 or 184% since 1991.

HOUSEHOLDS AND HOUSING

4.11 In the 2001 Census there were 32,752 households in South Holland. The average household size is 2.3 people; this is slightly lower than the average in England and Wales (2.4 people).

4.12 During 2005/06 81% of housing in South Holland is owner occupied (39% owned without a mortgage). The remained is made up of social rented (12%) and private rented (7%).

Figure 3: South Holland Average House Prices



Source: Land Registry 2006

4.13 Figure 3 shows that the average house price in South Holland since 1995 have tracked below the National average, showing the same trends.

ECONOMY

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

	South Holland	% South Holland People 16-74	% Lincolnshire	% England and Wales
All people aged 16-74	55507	100	100	100
Economically Active	36314	65.4	65.7	66.5
Employees Full-Time	22350	40.3	38.9	40.6
Employees Part-Time	6477	11.7	12.9	11.8
Self-employed	5434	9.8	9	8.3
Unemployed	1233	2.2	2.9	3.4
Full time student	820	1.5	2.1	2.6
Economically inactive	19193	34.6	34.3	33.5
Retired	10645	19.2	16.7	13.6
Students	1113	2.0	3.2	4.7
Looking after family/home	3323	6.0	6.5	6.5
Permanently sick/disabled	2875	5.2	5.5	5.5

Source: Census 2001

4.14 Table 7 highlights 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. There is also a very low unemployment rate in the District.

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

Industry	South Holland	% South Holland People 16-74	% Lincolnshire	% England and 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: 2001 Census

4.15 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 compared to Lincolnshire, 10.2%, but this is still lower than in England and Wales 15%. 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%.

- 4.16 The District's economy has in the past demonstrated a high dependency on agriculture, horticulture and related industries, which can be seen as the reason for such stability. 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. As a distribution centre of food produce the District is also of national significance.
- 4.17 The average weekly wage in South Holland is £343.35 compared to £355.68 in the East Midlands. The average weekly full time wage is £389.09 in South Holland, compared to £428.65 in the East Midlands. (**Source:** New Earnings Survey 2003)

Table 9: Record of Business Start Ups

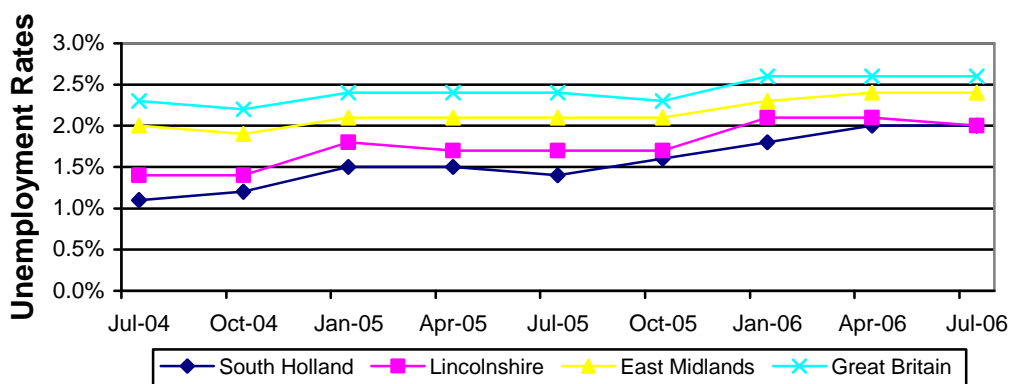
District	Business Start Ups Per 10,000 Adult Population
Boston	31.3
East Lindsey	30.6
Lincoln	27.7
North Kesteven	33.1
South Holland	35.4
South Kesteven	37.4
West Lindsey	32.3

Source: RELPS 2003

- 4.18 South Holland has the second highest business start-up rate in Lincolnshire. South Kesteven has the highest start up rate, and Lincoln the lowest.

SOCIO-CULTURAL ISSUES

Figure 4: Unemployment Levels



Source: (ONS)

- 4.19 Unemployment levels in South Holland have been consistently lower than Lincolnshire, the East Midlands and Great Britain since July 2004, and have followed the trends shown in these areas.

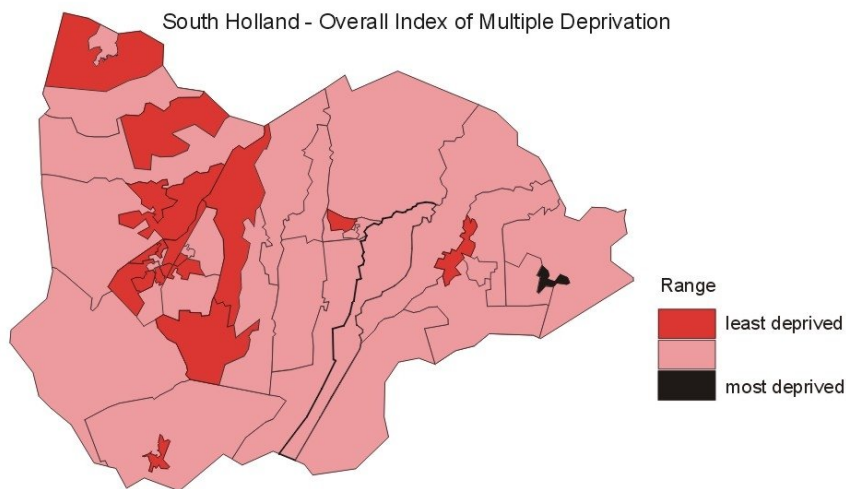
Deprivation

4.20 The Indices of Deprivation (IMD) 2004 rank South Holland as 210 (out of 354 authorities in England) in terms of overall deprivation (a rank of 1 equals the most deprived). 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. When looking at these areas the most deprived area in South Holland is part of Sutton Bridge with an Index of Multiple Deprivation rank of 8563, where 1 is the most deprived and 32482 is the least deprived in the country.

Map 1: South Holland Deprivation

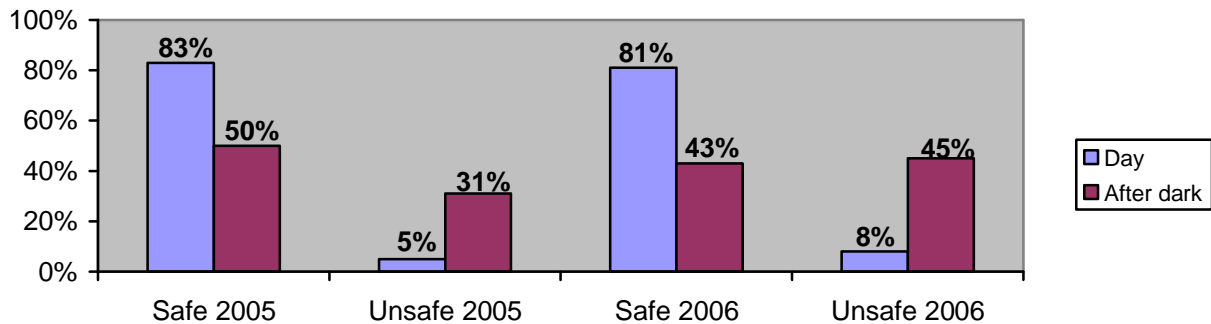


Source: 2004 Indices of Multiple Deprivation

CRIME AND COMMUNITY SAFETY

(L3) Percentage of Residents Who Feel Safe

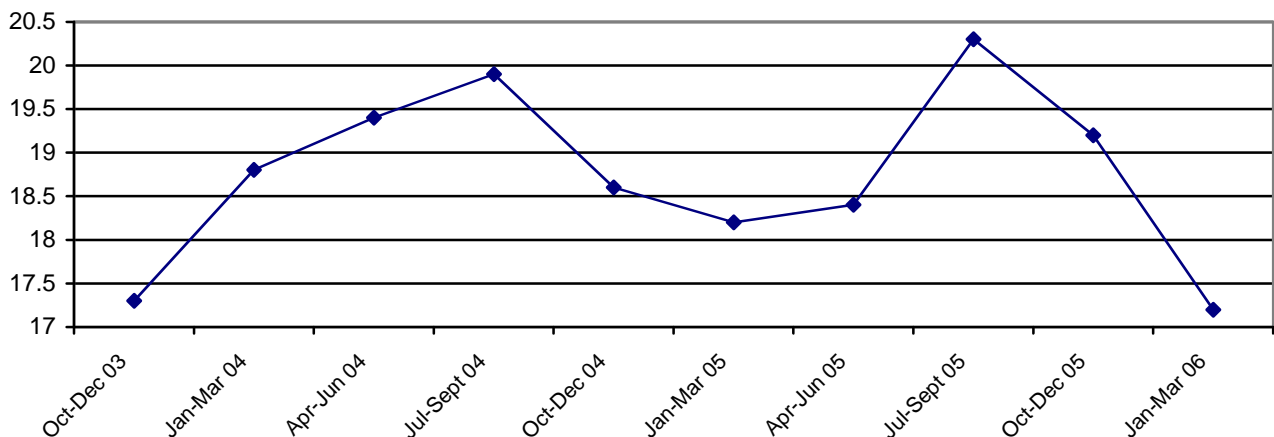
Figure 5: Feelings of Safety



Source: Quality of Life Survey (2005), Quality of Life Survey (2006)

4.21 Figure 5 shows the percentages of people feeling safe or unsafe in the District. The number of people feeling safe during the day has dropped slightly, and those feeling safe after dark by a greater margin from the 2005 survey to the 2006 survey. Those feeling unsafe have increased by similar levels.

Figure 6: All Crime per 1000 South Holland Population – Quarterly Figures



Source: IQuanta

4.22 Whilst the total crime rate per 1,000 South Holland population increased overall between 2003/04 and 2004/05, the rate dropped again between 2004/05 and 2005/06.

Table 10: All Crime per 1,000 South Holland Population – Whole Year Figures

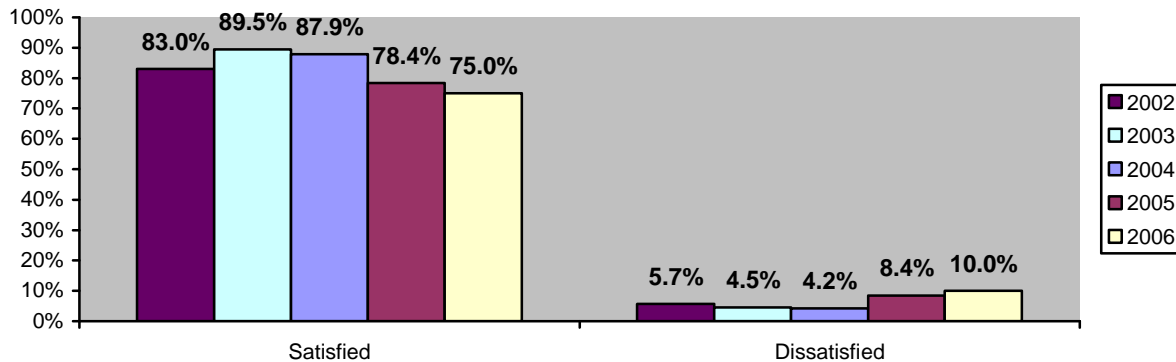
2003/04	2004/05	2005/06
74.1	76.1	75.5

Source: IQuanta

Quality of Life

(L4) Percentage of Residents Survey Satisfied with their Neighbourhood as a Place to Live

Figure 7: Satisfaction with Neighbourhood as a Place to Live



Source: Quality of Life Survey (2006)

- 4.23 The Quality of Life Survey (2006) indicated that three quarters of respondents are satisfied with their neighbourhood as a place to live. However, satisfaction is at its lowest when compared with previous years.
- 4.24 There are five aspects out of the eleven surveyed where more than half of respondents are satisfied: quality and amount of natural environment, accessibility of the natural environment, availability of housing, quality of the built environment and standards of schools.
- 4.25 Dissatisfaction is highest for:
- level of social and health services
 - level of public transport services
 - level of cultural, recreational and leisure services available
 - opportunities to participate in local planning / decisions
 - employment opportunities
 - affordability of housing

(L5) Residents finding it Easy to Access Key Local Services

- 4.26 The Quality of Life Survey (2006) looked at the ease of access to a variety of places and facilities. This identified that respondents found it easiest to get to a local shop, followed by a Post Office; bus stop; doctor's surgery/GP. They found it most difficult to get to: local hospital; train station; and leisure/ sports centre.
- 4.27 The following table looks at the perception of ease of access to such services, 2002-2006. Whilst in 2005 the perception of ease of access to facilities / places had improved since 2002, these figures have dropped in 2006 to levels similar to those experienced in 2002.

Table 11: Ease of Access over Time

Easy Access to ...	2006	2005	2004	2003	2002
Local shop	78%	87%	88%	92%	77%
Local hospital	34%	43%	45%	45%	33%
Bank / cashpoint	63%	72%	73%	81%	64%
Shopping centre / supermarket	66%	75%	74%	N/A	67%
Doctor's surgery / GP	67%	78%	79%	88%	73%
Leisure / sports centre	39%	49%	49%	55%	39%
Your local park or green space	66%	72%	70%	73%	63%
Post office	73%	84%	78%	94%	79%
Library	61%	71%	72%	81%	69%
Chemist / pharmacy	64%	77%	76%	85%	70%
Council office	43%	55%	58%	61%	44%
Shop selling fresh fruit and vegetables	66%	75%	78%	86%	N/A
South Holland Centre - Cultural/recreational	45%	54%	40%	50%	N/A

Source: Quality of Life Survey 2006

Summary – Contextual Indicators

- 4.28 South Holland is a relatively sparsely populated district, but with one of the fastest growth rates in the country. The proportion of elderly people is however also growing while the proportion of people in the 15 to 24 age group is contracting. Official figures so far contain no recognition of the large numbers of migrant workers which are now living in the district. Spalding is by far the largest town in the district, with more than a third of the total population. The five smaller towns or 'Area Centres' accounting for a further 30%. Therefore one third of the population lives within the villages and the countryside.
- 4.29 Household size is slightly lower than the national average, although there is a very high figure for owner occupation, while house prices are at approximately 15% below the national average.
- 4.30 Numbers of people economically active are similar to county and national rates, and unemployment figures are low. Although the proportion of people working in agriculture is significantly higher than for Lincolnshire or England and Wales, far more people are employed locally in the manufacturing, distribution (retail), financial and administration, education and health sectors of the economy.
- 4.31 Wage levels are lower than the East Midlands average. In terms of the Indices of Deprivation, South Holland is significantly less deprived than the average district in England although there are pockets of relative deprivation. The perception of safety in the community has fallen between 2005 and 2006, while the crime rate has in fact fallen marginally from 2004/05 to 2005/06.

5.0 HOUSING

5.1 This section of the report is concerned with monitoring the provision and take up of land for residential use.

Indicators

5.2 The following key indicators are monitored in this section and in this order:

- (L6) The number of dwellings provided in the plan area;
- (C1) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is longer;
- (C2) Net additional dwellings for the current year;
- (C3) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- (C4) The annual net additional dwellings requirement;
- (C5) The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance;
- (L7) The number of dwellings provided on windfall sites;
- (C6) Percentage of new and converted dwellings on previously developed land;
- (L8) Density of new developments
- (C7) Percentage of new dwellings completed at less than 30 dwellings per hectare;
- (C8) Percentage of new dwellings completed at between 30 and 50 dwellings per hectare;
- (C9) Percentage of new dwellings completed at above 50 dwellings per hectare;
- (L9) The variety of types and mix of sizes of housing;
- (C10) Affordable housing completions;
- (L10) Number of appeals allowed.

Introduction

5.3 One of the key responsibilities of the Council is to ensure that there is sufficient housing to meet the requirements of the District over the period of the Local Plan, 2001-2021. This section of the report presents an overview of progress on housing development in the District over the period 1st April 2005 - 31st March 2006.

5.4 The Government is committed to the promotion of Sustainable Development with the sequential approach being the key tool in the search for sustainable sites. The sequential approach is complemented by the promotion of higher densities for housing development, good quality design, managed land release through phasing and making the best use of

previously developed land. Development should be focused in urban areas and to maximise access to services, facilities, employment and to help reduce the need to travel. The monitoring of housing land through land availability and urban capacity studies are therefore fundamental to the application of this approach.

- 5.5 The District Council undertakes an annual land availability study and has reviewed its Urban Capacity Study (UCS) to monitor the progress of the strategy of the Local Plan in terms of completions, the number of unimplemented planning permissions and to record the extent to which the Structure Plan housing requirements are being met.

Land with Planning Permission

(L6) Number of Dwellings Provided in Plan Area

Table 12: Structure Plan Strategic Housing Provision

Location	Emerging Structure Plan requirement 2001-2021	Per annum	%	Emerging Structure Plan requirement 2001-2011 pro rata
Urban Areas (5 towns)	5700	285	75	2850
Rural Areas	1900	95	25	950
District Total	7600	380	100	3800

- 5.6 The Structure Plan strategic housing requirement for the period 2001-2021 is 7600 dwellings to be distributed: 5700 (75%) dwellings to the urban areas of Spalding, Holbeach, Long Sutton, Sutton Bridge and Crowland, and 1900 (25%) to the rural areas as shown by Table 12. Adopted Local Plan Policy HS1 (Housing Requirement) sets out the remaining development requirements to 2021 based upon completions and current commitments.

- 5.7 One of the key objectives of the 1998 Local Plan was to direct the majority of new residential development towards the towns, the majority of the balance to the main villages and the residual balance to the other settlements. However, monitoring of land availability and the review of the urban capacity study revealed an over allocation of housing land and a high number of completions and unimplemented planning permissions in the smaller settlements. The Adopted Local Plan now aims to address these strategic issues and to comply with revised guidance contained within PPG3: Housing, to promote sustainable development and distribution of housing.

Table 13: Housing Land Availability End March 2001

Location	Total Commitments	%
Urban	1893	57
Spalding	768	23
Rural	1440	43
District	3333	100

- 5.8 Table 13 shows that in 2001 there was a relatively high proportion of housing commitment in rural areas, i.e. 43%, compared to the then emerging Structure Plan target of 33%. Since then the Council's policies have been seeking to better control the amount and location of housing.

Table 14: Housing Land Availability End March 2006

Settlements	Under Construction at 1 April 06		With Permission Not Started at 1 April 06		Total Commitments	
	Nº	%	Nº	%	Nº	%
Crowland	9	3	62	2	71	2
Holbeach	26	8	134	5	164	5
Long Sutton	26	8	49	2	75	3
Sutton Bridge	54	16	348	13	405	14
Spalding	113	33	1837	70	1962	66
Urban Areas	228	67	2430	92	2677	90
Rural Areas	111	33	202	8	314	10
District Total	339	100	2632	100	2991	100

5.9 It can be seen by comparing Table 13 with Table 14, that there has been a dramatic switch between 2001 and 2006 in the balance of housing land commitments. The level of commitments in Spalding is much higher, with a corresponding fall in rural commitments.

New Dwellings Completed

(C1) Net Additional Dwellings Over the Previous Five Year Period or Since the Start of the Relevant Development Plan Document Period, Whichever is the Longer

(C2) Net Additional Dwellings for the Current Year

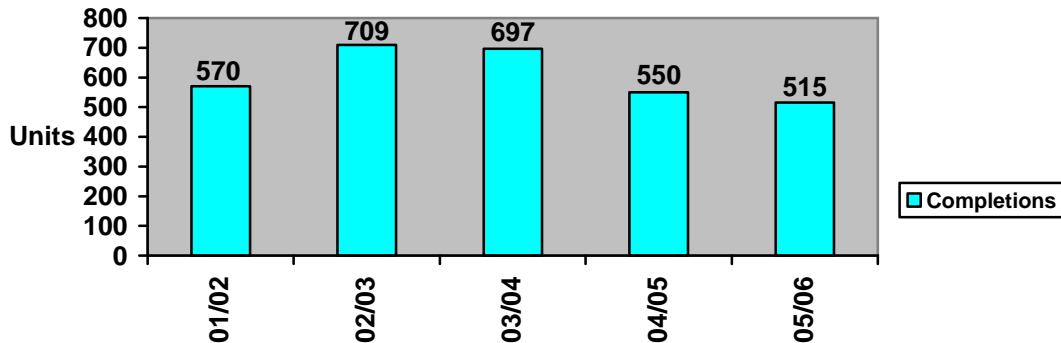
Table 15: Completions 2001-2006

Settlement	01/02	02/03	03/04	04/05	05/06
Crowland	23	84	67	17	3
Holbeach	65	13	27	23	49
Long Sutton	45	61	25	11	12
Sutton Bridge	16	25	13	38	48
Spalding	191	247	191	212	273
Urban Areas	340	430	323	301	385
Rural Areas	230	279	374	249	130
District Total	570	709	697	550	515

5.10 Table 15 shows the total number of completions 2001-2006. After 2001, annual completions rose sharply. However during 2004/05 and 2005/06 the completion rate dropped considerably. A main reason for this decrease has been the lower completion rates in the rural areas and this can be attributed to the large number of existing permissions being built out in 2003/04 and fewer new permissions being granted. Spalding has had the highest number of completions during the plan period. In 2004/05 only 55% of all completions were in the urban areas, but in 2005/06, this figure improved significantly to 73%.

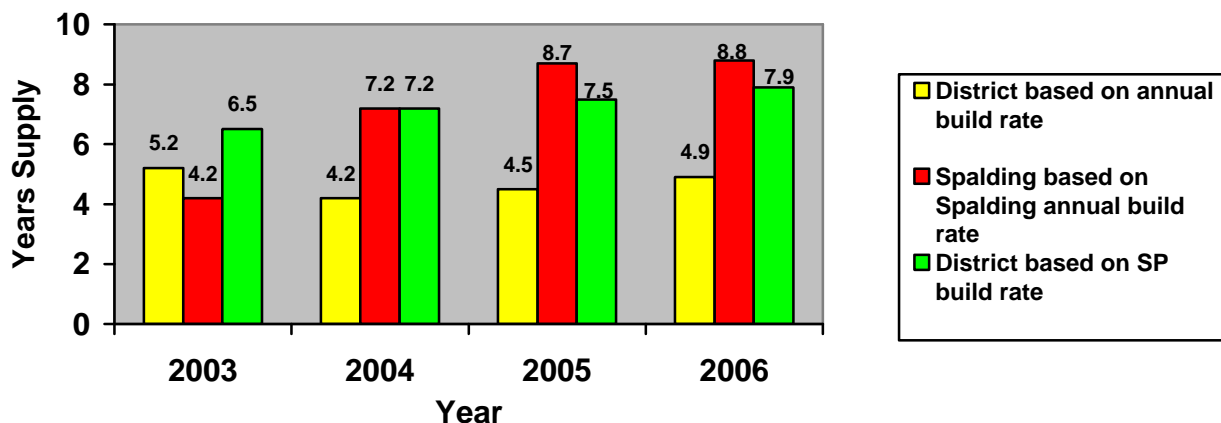
5.11 Completions for the District for the period 2001-06 were 3041, an average of 608 dwellings per annum which is substantially higher than the strategic requirement for 380 per annum.

Figure 8: Completions for District 2001-2006



5.12 Figure 8 shows the number of completions since 2001/02, with numbers peaking in 2002/03. The fall in completions since then is due to the policies in the Local Plan to bring development closer to the emerging Structure Plan requirements.

Figure 9: Land Supply



5.13 At current build rates there remains a 4.9 years supply of land with unimplemented planning permission for the District. This figure is derived from the number of planning permissions not started plus under construction divided by the average annual build rate. The comparative figure for Spalding is considerably higher, at 8.8 years supply, at an average annual build rate of 210 per annum.

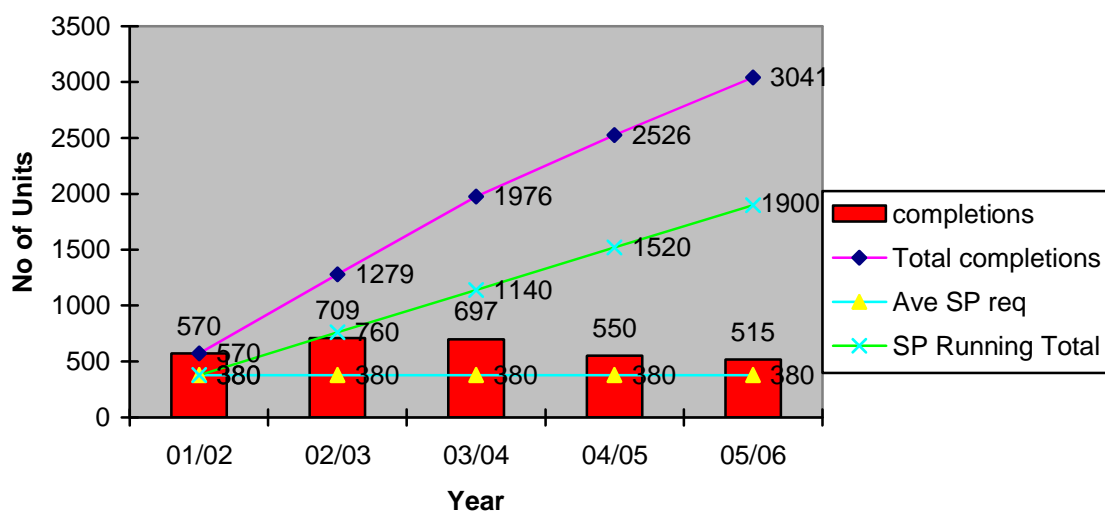
5.14 On the basis of the annual strategic requirement of 380 dwellings for the District, the 2006 figure of 2991 (under construction plus permission not started) provides 7.9 year supply for the District as shown by Figure 9.

Table 16: Housing Land Availability (31 March 2006) and the Emerging Strategic Housing Requirement

Time Horizon	2001-2011	2001-2021
(a) Emerging Strategic Housing Requirement (pro-rata to 2011)	3800	7600
(b) Housing Supply		
• Completions 1 April 2001 to 31 March 2006	3041	
• Under Construction at 31 March 2006	339	
• With Planning Permission Not Started at 31 March 2006 (Discounted to take account of opportunities for review of extant permissions in accordance with para 40 of PPG3) (2632 – 290) (2001-2011 figure further reduced by 455 to discount phasing on Wygate Park beyond 2011)	1887	2342
(c) Total of figures in (b)	5267	5722
Remaining requirement (a – c)	-1467	1878

5.15 Table 16 shows the current land availability situation compared with the emerging Structure Plan requirements. The Structure Plan housing requirement for the District 2001-21 is 7600 dwellings, and pro rata 3800 to 2011. There is currently an identified land supply of 5267 dwellings, leading to an over-allocation of 1467 dwellings to 2011. The granting of additional permissions, including higher levels on UCS sites than previously envisaged, and high completion levels, have all contributed to this over allocation. However, many of the additional permissions have been within Spalding and hence in general accordance with the spatial strategy of the plan and have also lead to increased numbers of affordable housing commitments.

Figure 10: Comparison of Completions with Structure Plan Requirement



5.16 Figure 10 shows that currently completions for each year and the total completions are well above the Structure Plan target. As at 1 April 2006 1141 (60%) more houses have been built compared to the Structure Plan target.

5.17 The following trajectory shows a theoretical level of development 2006-2021 based on the 2 phasing periods identified in the Local Plan.

(C3) Projected Net Additional Dwellings Up to the End of the Relevant Development Plan Document or Over a Ten Year Period from its Adoption, Whichever is the Longer

(C4) The Annual Net Additional Dwelling Requirement

(C5) Annual Average Number of Net Additional Dwellings Needed to Meet Overall Housing Requirements, Having Regard to Previous Year's Performance

Figure 11: Housing Trajectory

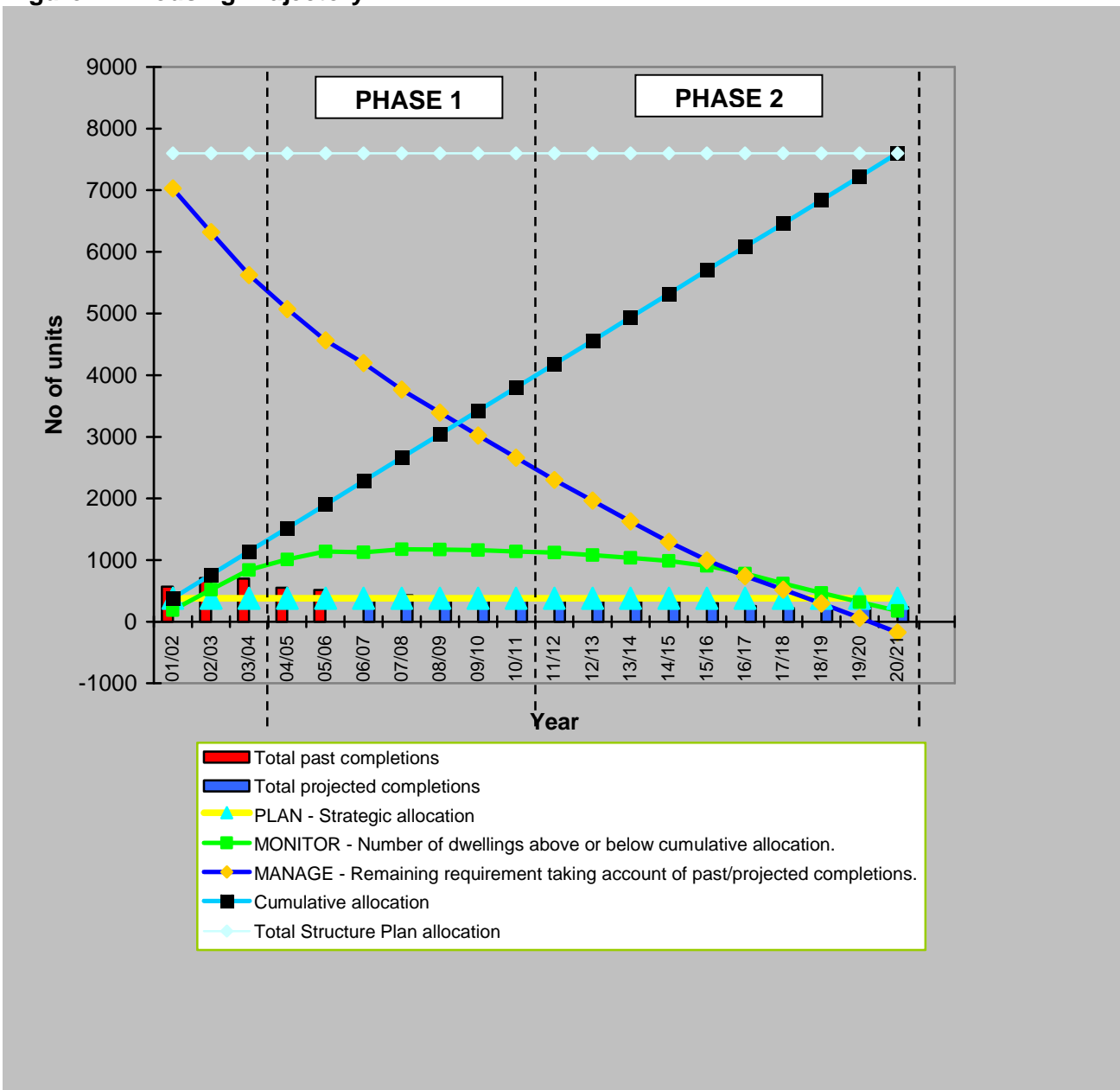


Table 17: Phasing of Housing

	Phase 1										Phase 2										Totals
	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	
Total past completions	570	709	697	550	515																3041
Phasing on allocated sites						0	225	225	255	275	265	245	240	235	205	160	120	120	130	130	
Other permissions						365	205	150	115	85	95	95	95	95	95	100	105	105	105		
Total projected completions						365	430	375	370	360	360	340	335	330	300	255	220	225	235	235	4735
Cumulative completions	570	1279	1976	2526	3041	3406	3836	4211	4581	4941	5301	5641	5976	6306	6606	6861	7081	7306	7541	7776	7776
PLAN - Strategic allocation	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	7600
Cumulative allocation	380	760	1140	1520	1900	2280	2660	3040	3420	3800	4180	4560	4940	5320	5700	6080	6460	6840	7220	7600	7600
MONITOR - Number of dwellings above or below cumulative allocation.	190	519	836	1006	1141	1126	1176	1171	1161	1141	1121	1081	1036	986	906	781	621	466	321	176	176
MANAGE - Remaining requirement taking account of past/projected completions.	7030	6321	5624	5074	4559	4194	3764	3389	3019	2659	2299	1959	1624	1294	994	739	519	294	59	-176	-176

5.18 The housing trajectory is based upon the Structure Plan requirement of 7600 which equates to 380 dwellings per annum and compares the level of actual and projected completions during the plan period 2001-2021. Phase 1 of the plan period, 2004-2011 identifies what we envisage coming forward by 2011, as shown by Table 17. These figures are based upon existing commitments, including phasing on large sites and the number of new permissions that need to be provided over the remaining 6 years of this phasing period. Table 17 also shows the amount of development needed during phase 2 to meet the Structure Plan targets. As can be seen in the trajectory we will have provided 1141 more dwellings than the 3600 allowed for in the Structure Plan. Therefore less development will be brought forward during phase 2. During phase 2 of the plan period the plan delivers below the Structure Plan annual requirement to meet Structure Plan requirements. However, by 2021 the plan still has over-provided by 176 dwellings.

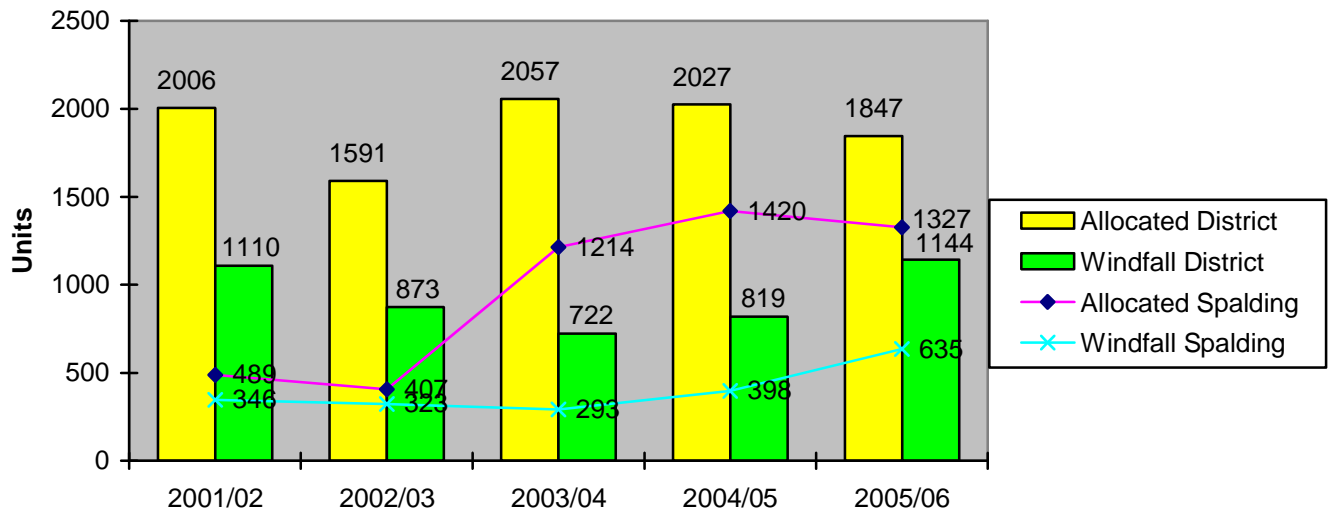
Windfall / Allocated Sites

(L7) Number of Dwellings Provided on Windfall Sites

5.19 PPG3 requires that residential development on both windfall and allocated sites are monitored. Windfall sites are those 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. For the purposes of this report, all sites not allocated in the Adopted Local Plan have been classified as windfall. Policy HS3 allocates a number of sites for residential development to ensure the Structure Plan housing

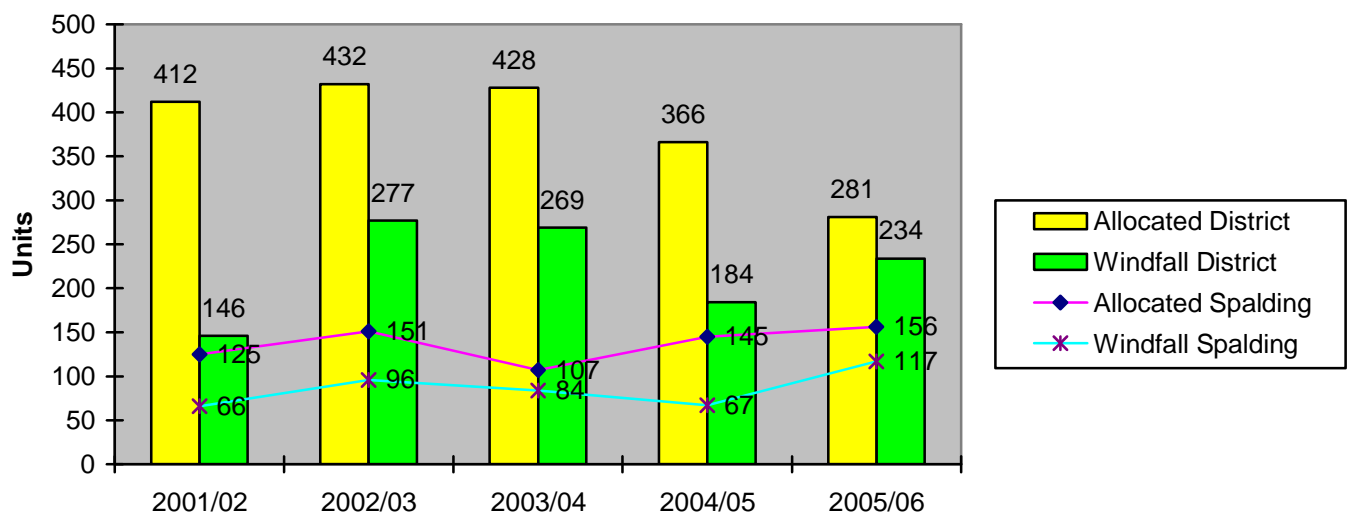
requirements can be met. Policies HS4-HS7 applies to windfall developments in the various towns and villages in the District.

Figure 12: Total Commitments on Allocated and Windfall Sites



5.20 Figure 12 shows that the total number of outstanding commitments has reduced from 2001. Windfall commitments have fallen slightly from 2003/04. 38% of current commitments are on windfall sites District wide, with 32% on windfall sites in Spalding.

Figure 13: Total Completions on Allocated and Windfall Sites



5.21 Figure 13 shows that completions on allocated sites have fallen from a high point in 2003/04. The number of windfall completions shows no clear pattern, but has risen to 83% of the number of completions on allocated sites.

Previously Developed Land

(C6) (BVPI 106) Percentage of New and Converted Dwellings on Previously Developed Land

5.22 The reuse of previously developed land (as defined by Annex C of PPG3) is a key objective of PPG3 and the Adopted Local Plan aims to ensure that previously developed land and buildings are used effectively and in preference to greenfield development.

5.23 Following revision of PPG3 the Government established a national target of 60% of housing to be developed on previously developed land. This figure is also used as the target for the East Midlands as shown in RSS8. The Council's Best Value Performance Indicator (BVPI 106) has a target of 18.5% of new homes in South Holland being built on previously developed land.

Table 18: Greenfield/Brownfield Completions 2001-06

Year	Total Completions	Greenfield Completions	% of Total	Brownfield Completions	% of total
2001/02	570 (191)	480 (128)	84 (67)	90 (63)	16 (33)
2002/03	709 (247)	534 (165)	75 (67)	175 (82)	25 (33)
2003/04	697 (191)	542 (133)	78 (69)	155 (58)	22 (31)
2004/05	550 (212)	364 (93)	66 (44)	186 (119)	34 (56)
2005/06	515 (273)	247 (136)	48 (50)	268 (137)	52 (50)
Total	3041 (841)	2167 (519)	71 (62)	874 (322)	29 (38)

NB. Spalding figures in brackets and italics

5.24 Table 18 shows the greenfield/brownfield completions split for the District and the individual breakdown for Spalding. A steady increase in the proportion of brownfield to greenfield development can be seen between 2001/02 and 2005/06 although the proportion for Spalding does show a slight drop in 2005/06.

Table 19: Number of Permissions Granted on Brownfield/Greenfield Sites 2003/04

Location	Greenfield		Brownfield	
	PP granted	No of dwellings	PP granted	No of dwellings
Urban	5	1084	69	353
<i>Spalding</i>	2	970	44	274
Rural	15	57	36	76
District	20	2141	105	429

Table 20: Number of Permissions Granted on Brownfield/Greenfield Sites 2004/05

Location	Greenfield		Brownfield	
	PP granted	No of dwellings	PP granted	No of dwellings
Urban	4	460	78	339
<i>Spalding</i>	2	316	38	236
Rural	11	84	33	70
District	15	544	111	409

Table 21: Number of Permissions Granted on Brownfield/Greenfield Sites 2005/06

Location	Greenfield		Brownfield	
	PP granted	No of dwellings	PP granted	No of dwellings
Urban	5	405	87	631
<i>Spalding</i>	3	374	39	428
Rural	22	41	32	60
District	27	820	119	691

N.B. All outline, full and reserved matters permissions have been included in the above tables.

- 5.25 Tables 19 to 21 reveal that permissions granted on brownfield sites have significantly increased in number, whereas the pattern of greenfield planning permissions is more volatile.
- 5.26 The increase in the number of brownfield sites granted planning permission indicates that the Council is following PPG3 guidance, with increased numbers of permissions granted in urban areas. The policies in the new Local Plan should ensure that this District figure is maintained for a number of years by encouraging the development of brownfield sites in preference to greenfield in line with Government policy.
- 5.27 The Urban Capacity Study (UCS) sets out in detail brownfield sites that were considered appropriate for residential development. At 1st April 2006 brownfield land accounted for 80% of the total capacity, with the majority being found within Spalding, as shown by Table 22.

Table 22: Urban Capacity Update 01 April 06

Settlement	Total Capacity	Greenfield		Brownfield	
		Total	%	Total	%
Spalding	386	66	17	320	83
Crowland	127	28	22	99	78
Holbeach	159	30	19	129	81
Long Sutton	119	40	34	79	66
Sutton Bridge	55	7	13	48	87
Donington	88	13	15	75	85
Total	934	184	20	750	80

- 5.28 The UCS revealed that, with the exception of Spalding, there is a limited range of brownfield sites available. This is due to the rural nature of the District and the absence of a substantial industrial heritage. The findings indicate that some greenfield land will need to be allocated for residential development to enable the Council to adequately meet the RPG/RSS and SP strategic requirement to 2021.

Density

(L8) Density of New Development

- 5.29 PPG3 (2000) states that local authorities should avoid the inefficient use of land and examine critically the standards that apply to new housing. It advises that local authorities should avoid developments of less than 30 dph, encourage developments of between 30-50 dph and seek higher densities of developments at places that are highly accessible such as close to the town centre. High quality design which incorporates higher densities maximises the use of land and can also lead to higher quality environments. It can also reduce the need for new sites.
- 5.30 The Local Plan does not contain a specific policy relating to acceptable levels of density on new developments. However, increased reference to density assumptions are identified in the Adopted Local Plan and the Urban Capacity Study. Appendix 2 sets out the densities of large schemes completed during the past 2 years.

Table 23: Density on Large Schemes Completed

Location	2004/05			2005/06		
	N° dwellings	Area	Density	N° dwellings	Area	Density
Urban	278	13.67	20.3	319	9.58	33.3
<i>Spalding</i>	98	3.22	30.4	319	9.58	33.3
Rural	264	11.14	23.6	40	2.34	17.1
District	542	24.81	21.8	359	11.92	30.1

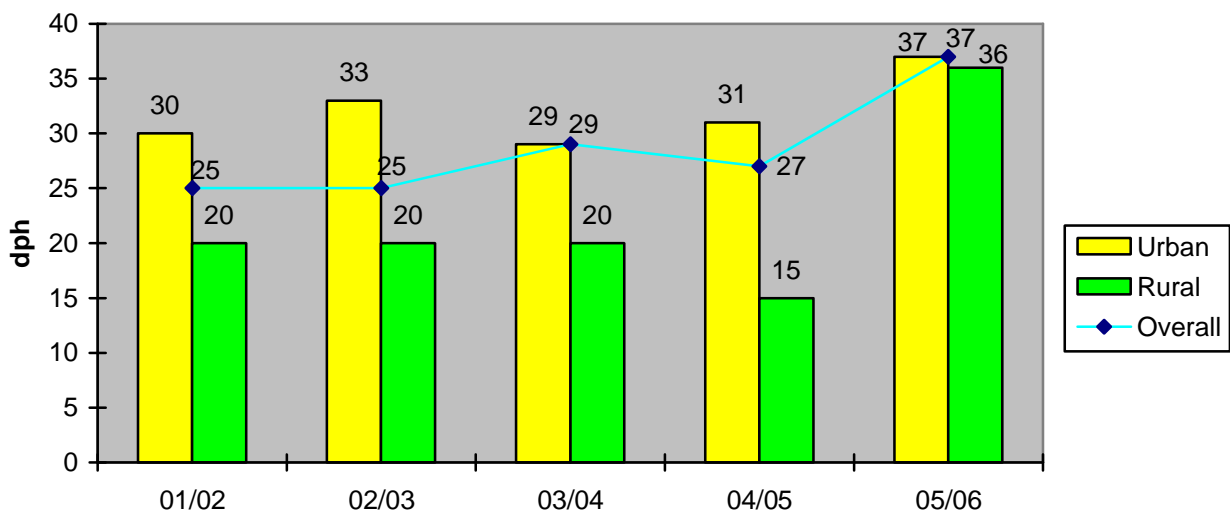
NB. Only large sites have been monitored, i.e. those delivering 10 dwellings or over.

5.31 The density achieved in the urban areas, and in the District as a whole in 2005/06 meets the minimum requirement of PPG3. Rural developments, as may be expected, are maintaining a lower density.

Table 24: Densities on Large Schemes Approved 2005/06

Location	Permissions Granted	No of Dwellings	Area (HA)	Density
Urban	16	815	21.89	37.2
<i>Spalding</i>	10	677	18.4	36.8
Rural	1	12	0.33	36.4
Total	17	827	22.22	37.2

Figure 14: Average Density on Large Schemes Approved 2001-2006



5.32 Figure 14 shows the average densities of large schemes approved between 2001 and 2006, showing the urban, rural and overall figures. It can be seen that densities were reasonably consistent between 2001 and 2005, but in 2005/06 have increased giving an overall net density of 37 dph.

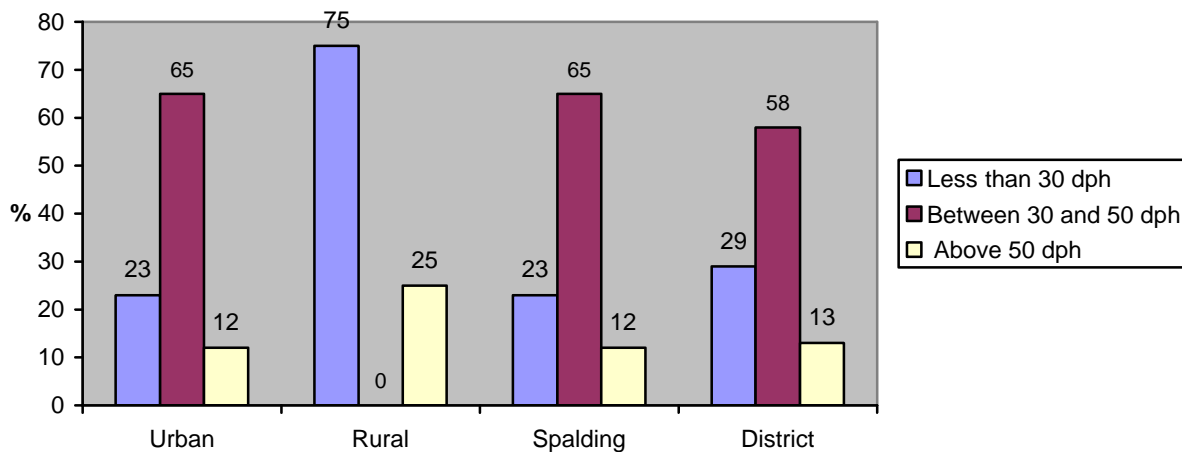
5.33 The revised Urban Capacity Study includes figures for the number of dwellings that could be provided on proposed sites. Densities of between 30-50 dph were applied. The derived figures are though only indicative and in many cases it may be possible to build at higher densities, particularly on sites with good accessibility to services. The Council recognises that the appropriate density for development will vary from site to site and will be determined by many characteristics, such as location, site constraints, character of site, and its surroundings and type of housing proposed.

(C7) Percentage of New Dwellings Completed at Less than 30 Dwellings Per Hectare

(C8) Percentage of New Dwellings Completed at Between 30 and 50 Dwellings Per Hectare

(C9) Percentage of New Dwellings Completed at Above 50 Dwellings Per Hectare

Figure 15: Densities of New Dwellings Completed 2005/06



NB. Only large sites have been monitored, i.e. those delivering 10 dwellings and over.

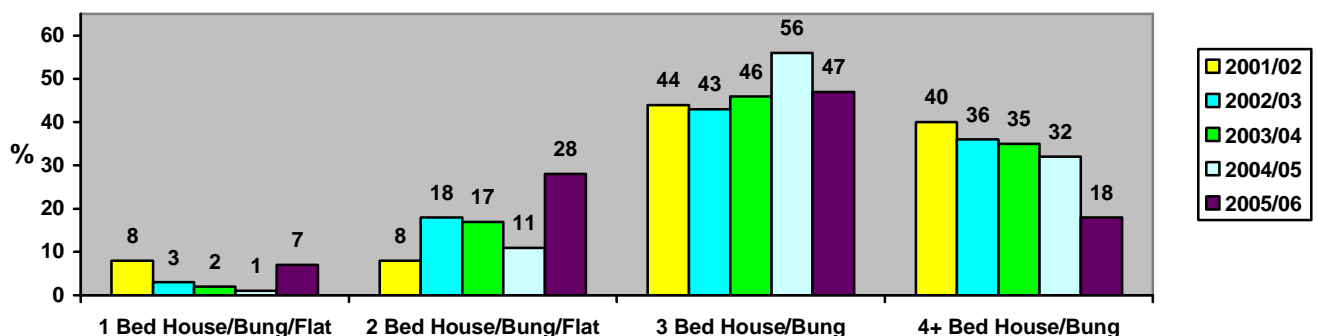
5.34 In 2005/06, a significant proportion of housing development still took place on sites with a density of less than 30 dwellings per hectare. However, as the majority of development begins to take place on sites with later planning permissions, so average densities will increase. It is already the case that fewer than one third of all completions in the District are at a density of under 30dph.

Dwelling Type and Size

(L9) The Variety of Types and Mix of Sizes of Housing on completed large sites

5.35 PPG3 requires local authorities to monitor the type and size of all dwellings being approved. The needs of all sections of the community need to be met, including single people, small households and the elderly. The following figure shows the % breakdown of all completions by bedroom size 2001/02 to 2005/06.

Figure 16: Percentage Completions by Bedroom Size 2001/02 - 2005/06



- 5.36 There has been a recent significant increase in the number of 2 bedroom homes constructed, a decline in 4 bedroom construction, with 3 bedroom construction remaining stable.
- 5.37 Appendix 2 sets out the range of house types and bedroom size provided on large applications granted 2005/06 and large schemes completed during this period and this is summarised in Table 25.

Table 25: Summary of House Type and Size

Type	Houses/Bungalows/Chalets			Flats			Total
	1-2	3	4+	1	2	3	
Approved Applications 2004/05	111 (17%)	369 (55%)	145 (22%)	26 (3%)	10 (2%)	4 (1%)	665 (100%)
Completed Schemes 2004/05	128 (24%)	207 (38%)	207 (38%)	0 (0%)	0 (0%)	0 (0%)	542 (100%)
Approved Applications 2005/06	167 (24%)	214 (31%)	98 (14%)	116 (17%)	93 (14%)	0 (0%)	688 (100%)
Completed Schemes 2005/06	91 (25%)	169 (47%)	65 (18%)	24 (7%)	10 (3%)	0 (0%)	359 (100%)

NB. We have only monitored in detail large sites, i.e. those delivering 10 dwellings or over.

- 5.38 Table 25 shows that the majority of dwellings constructed during 2005/06 were 3 or 4+ houses or bungalows. There was generally a lack of small properties constructed on these large sites. However the figures on 1-2 bed flats on approved applications have risen compared to the corresponding 2004/05 figures. It is still important that future applications continue to provide a range of house types and sizes to provide balanced sustainable developments to meet the needs of all sectors of the community, in line with PPG3 guidance.

Affordable Housing

(C10) Affordable Housing Completions

- 5.39 The District Council considers the provision of affordable housing to meet the needs of local people, to be one of the most important issues facing it. We are committed to ensuring that local people have the opportunity of a decent home. Some people cannot access the general housing market because their incomes are insufficient, so we will require the provision of affordable housing to try to address these housing needs.
- 5.40 Our Housing Needs Survey Update 2004 identified that 530 affordable housing units are needed annually. Re-lets in the existing stock are insufficient to meet this need and there remains a projected need for an extra 269 affordable homes annually from 2004, for at least 5 years in order to meet all the backlog of unmet need and address newly arising need over that period. However, we anticipate that it will take longer than five years to clear the backlog and hence that the annual requirement thereafter will be in excess of the 155 homes required to meet newly arising need. We will regularly monitor progress towards meeting need and when necessary we will reassess the amount of unmet need. We are

currently working with colleagues in other councils on a housing market assessment for the Peterborough Housing Market Area.

- 5.41 The Council's Housing Strategy Statement was accepted by GOEM as fit for purpose in 2006.
- 5.42 The First Deposit Draft Local Plan (2001) contained policies which reflected the guidance given in PPG3 (2000) and Circular 6/98. An interim policy was implemented in May 2004 which sought or required one third affordable housing in open market developments of three or more properties. This was expanded upon in Supplementary Planning Guidance in 2005. The interim policy has now been formalised in the Adopted Local Plan, which also includes a rural exceptions policy.
- 5.43 In 2004/05 a new procedure was introduced for monitoring planning permissions for residential development which included affordable housing provision. This was achieved by a closer working arrangement between the Housing Strategy, Development Control and Planning Policy teams, which are now all based within the Planning and Development Service.

Table 26: Affordable Housing Completions 2005/06 in South Holland

Year	Low Cost Market	Discounted for Sale	Shared Equity	Rent	Total
2005/06	0	0	6	22	28

NB. This total is for properties built new as affordable housing and does not include the seven open market properties acquired for affordable shared equity housing.

- 5.44 As at 31 March 2006 there were 553 commitments for affordable housing (up from 398 the previous year). Of these, the vast majority are in Spalding (472); this includes affordable housing provision on outline planning consents at Wygate Park which was estimated to be 250 dwellings. It is predicted that during 2006/07 105 affordable dwellings will be completed which we believe will increase further in 2007/08.

Renewals and Refusals

- 5.45 The Council has been successful in refusing planning permission for residential applications for development that would be unsustainable in the context of PPG3 guidance. The following table shows the number of refused applications and the relevant number of dwellings:

Table 27: Refusals 2004/05 - 2005/06

Settlement	N°. Refused Permission		N°. of Dwellings*	
	2004/05	2005/06	2004/05	2005/06
Urban	56	44	179	183
Spalding	26	22	79	36
Rural	69	58	90	203
District Total	125	101	269	386

* Where planning permissions do not specify exact numbers density assumptions have been used in line with our Revised Urban Capacity Study.

Appeals

(L10) Number of applications allowed on appeal

5.46 Table 28 provides a breakdown of housing appeals since 2001/02.

Table 28: Analysis of Housing Appeal Decisions Made

Year	Number of appeals	Appeals Dismissed		Appeals Allowed		N° 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%)	31

Summary

- 5.47 Local Plan policies HS 1, HS2 and HS3 are concerned with the amount, location and phasing of new residential development. Historically, housing land availability and housing completions have exceeded the District's strategic housing allocation, as set out in the County Structure Plan. There has also been an imbalance of distribution of housing land and completions, with too high a proportion in the rural parishes, at the expense of the District's towns. Due to changes in policy, this situation has been transformed since 2001, so that at 31.3.06, 90% of all housing commitments were in urban areas, including 66% in Spalding.
- 5.48 Housing completion rates have changed similarly, with numbers of overall completions falling by 27% between 02/3 and 05/6. Also in 03/04, completions in the rural parts of the district were running at twice the rate of completions in Spalding. By 05/06 this situation had been reversed, there being more than twice as many completions in Spalding than in the rural areas.
- 5.49 The annual excess of completions over Structure Plan allocation has been reduced from 86% in 02/03, to 35% in 05/06. If future rates of house building were to match the Structure Plan allocation, then the amount of land available at 31.3.06 would be sufficient for almost 8 years. The Housing Trajectory set out in Figure 11 and Table 17 shows how the completions and the strategic housing requirement will be brought into balance by 2021.
- 5.50 Local Plan policies HS4 to HS7 are concerned with windfall development. The proportion of housing completions on windfall sites rose to almost equal completions on allocated sites in 05/06. This would be expected as the 1998 local plan became older, and allocated sites became developed. Following the adoption of the new Local Plan in July 2006, the next few years are likely to see a reversal of that trend as further allocated sites become available.
- 5.51 The period since 2001 has also seen a huge improvement in terms of the greenfield/brownfield development ratio. In 2001/02, only 16% of housing completions were on brownfield sites. By 2005/6, this figure had increased to 52%. The 2006 urban capacity update indicates a significant amount of developable brownfield land remaining. However, due to the district's mainly rural heritage, it may prove difficult to maintain a high proportion of brownfield development in the longer run.
- 5.52 Development densities achieved in 05/06 were marginally above the Government's recommended minimum density of 30 dwellings per hectare. The average density of

schemes approved in 2005/6 indicates that densities for future completed schemes are set to increase further. Records show a marked increase in the proportion of two bedroom accommodation completed in 2005/6, and a corresponding decrease in 4 bedroom accommodation. The proportion of 3 bedroom accommodation is remaining very stable at a little under 50%.

- 5.53 Local Plan policies HS8 and HS9 are concerned with the provision of affordable housing. The new policy requires that one third of all new housing should be 'affordable'. Only a small number of affordable homes was completed in 2005/6, but commitments are high, and many more completions are expected in future years.
- 5.54 As policy has progressed through the stages of Local Plan preparation, the proportion of appeals against refusal of planning permission for residential development has fallen. In 2003 the number of appeals lost was almost double those won, but in 2005/6, only 17% of residential appeals were lost.

6.0 ECONOMY

6.1 The following key indicators are monitored in this section and in this order:

- (C11) Amount of Floorspace Developed for Employment by Type;
- (C12) Amount of Floorspace Developed for Employment, by Type, in Employment or Regeneration Areas;
- (C13) Amount of Floorspace by Employment Type, Which is on Previously Developed Land;
- (C14) Employment Land Available by Type;
- (C15) Losses of Employment Land in (i) Employment/Regeneration Areas and (ii) Local Authority Area;
- (C16) Amount of Employment Land Lost to Residential Development;
- (L11) Number of Vacant Shops;
- (C17) Amount of Completed Retail , Office and Leisure Development;
- (C18) Amount of Completed Retail, Office and Leisure Development in Town Centres;
- (C19) Amount of Eligible Open Spaces Managed to Green Flag Award Standard;
- (L12) Number of Services / Facilities Lost in Villages.

Introduction

- 6.2 This section of the report is concerned with the monitoring of information relating to the principal economic characteristics of the District in terms of employment land distribution and its development and trends in economic activity. The report is also concerned with the monitoring of information relating to retail activity and significant retail developments, the number of vacant properties in the defined centres and the protection of rural facilities and services.
- 6.3 South Holland's economy has a high dependency on agriculture, food production and associated industries and has one of the largest concentrations of companies involved with food production in the country. The strategy of the Local Plan aims to ensure future economic well being and to guard against unemployment by strengthening the food sector and promoting a more competitive and broadly based economy whilst also encouraging business start ups. Central to this theme is the need for a continuing, adequate range and supply of land to accommodate not only the needs of the food, agriculture and distribution sector but also to attract new enterprises to encourage diversification of the economy.
- 6.4 The District Council undertakes an annual Employment Land Availability Study. Policy EC2 provides for new employment development in built up areas but outside the main employment areas promoted by EC1. Employment land monitoring is currently concerned with larger developments on allocated sites, but the longer term intention is to extend monitoring to include smaller developments and unallocated sites.

6.5 Table 29 shows the amount of land identified for employment, the amount with planning permission and the total area developed since 1997 as at 31 March 2006 on the allocated employment sites.

Table 29: Land Identified in the Adopted Local Plan for Major Employment Proposals at 31 March 2006 (Hectares).

Location	Total in plan	Total dev'd	Total Remaining (with pp*)
Crowland Peterborough Rd	7.20	0.00	7.20 (5.24)
Donington	10.60	0.00	10.60 (0.00)
Holbeach	10.10	0.00	10.10 (0.00)
Long/Little Sutton	11.60	0.29	11.31 (10.64)
Port Sutton Bridge	12.70	0.00	12.70 (6.93)
Spalding/Pinchbeck Enterprise Park	105.80	36.83	68.97 (101.72)
Sutton Bridge Wingland	54.00	0.00	54.00 (54.00)
Total	212.00	37.12	174.88 (178.53)

* NB the total with planning permission includes already developed land.

6.6 Between 1997 and 2006 37.12 Ha of employment land had been developed on the allocated sites, at an average of 3.7 Ha per annum. The majority of this development has taken place on the Spalding/Pinchbeck Enterprise Park. A total of 178.53 Ha (including that already developed) had the benefit of planning permission.

6.7 During 2002 Intergeren began construction of a gas fired power station on West Marsh Road, Spalding on the former British Sugar site. The power station is now complete and operational. The remaining site covers 17Ha and is included in Table 30.

6.8 Figure 17 illustrates the distribution of employment land with planning permission. The majority of current commitments are on Spalding/Pinchbeck Enterprise Park.

Figure 17: Land with Planning Permission (ha) at 31/03/2006

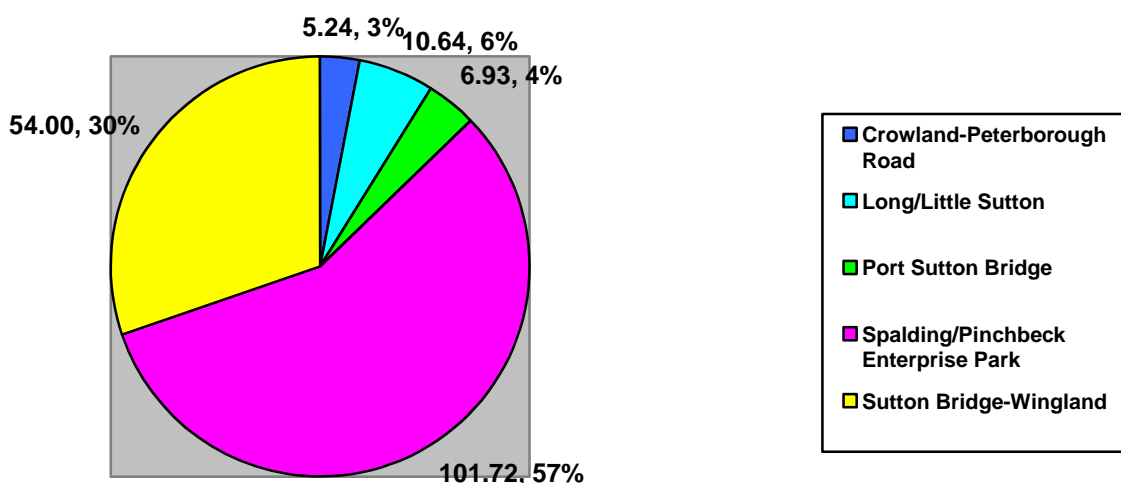


Table 30: Business Development – Core Output Indicators 2005/06

(C11) Amount of floorspace developed for employment by type. ¹	B1	0 M²
	B2	4526 M²
	B8	0 M²
(C12) Amount of floorspace developed for employment, by type, in employment or regeneration areas. ¹	B1	0 M²
	B2	4526 M²
	B8	0 M²
(C13) Amount of floorspace by employment type, which is on previously developed land. ¹	B1	0 M²
	B2	1668 M²
	B8	0 M²
(C14) Employment land available by type.	B1	0.20 ha
	B2	8.50 ha
	B8	4.26 ha
	Other	153.78 ha
(C15) Losses of employment land in (i) employment/regeneration areas and (ii) local authority area. ²	(i)	0 ha
	(ii)	0 ha
(C16) Amount of employment land lost to residential development.		0 ha

¹ The minimum threshold for inclusion is individual developments of 500m².

² 0.1 hectares minimum threshold.

6.9 South Holland has no 'regeneration areas'. Policy EC3 permits the redevelopment of employment sites for other uses. Core Indicator (C15) relates to the loss of employment land by completed non-employment uses with C16 relating to completed residential development. However, no losses have been recorded of employment land in 2005/06. The Urban Capacity Study identified vacant land and buildings and current employment sites that may be suitable for residential development.

6.10 The majority of undeveloped employment land, is on greenfield sites. It is important to note that where an allocated site has no current permission the site has been classed as 'Other', in line with RSS8 monitoring requirements. Only allocated employment sites have been included in this table.

Town Centres

6.11 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. Policies EC5-EC14 are aimed at supporting the District's market towns as focal points for retailing and other services and facilities.

6.12 Retailing is one important role for town centres. They also contain professional and administrative services and leisure, recreation and tourism facilities. Together all these create sustainable locations of activity.

6.13 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. Long Sutton is classified as a retail District centre with Sutton Bridge, Crowland and Donington classed as retail local centres.

6.14 A retail study was also undertaken by our 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, new sites may be identified through the LDF process.

Vacant Properties

(L11) Number of Vacant Shops

6.15 PPS6 advises that local authorities should undertake health checks to monitor the vitality and viability of their town centres. Vacancy rates are a key indicator identified by PPS6 regarding the vitality and viability of town centres. The following update was undertaken during summer 2006 to determine the number of vacant shops within the defined retail centres and compared with earlier data to show any significant changes.

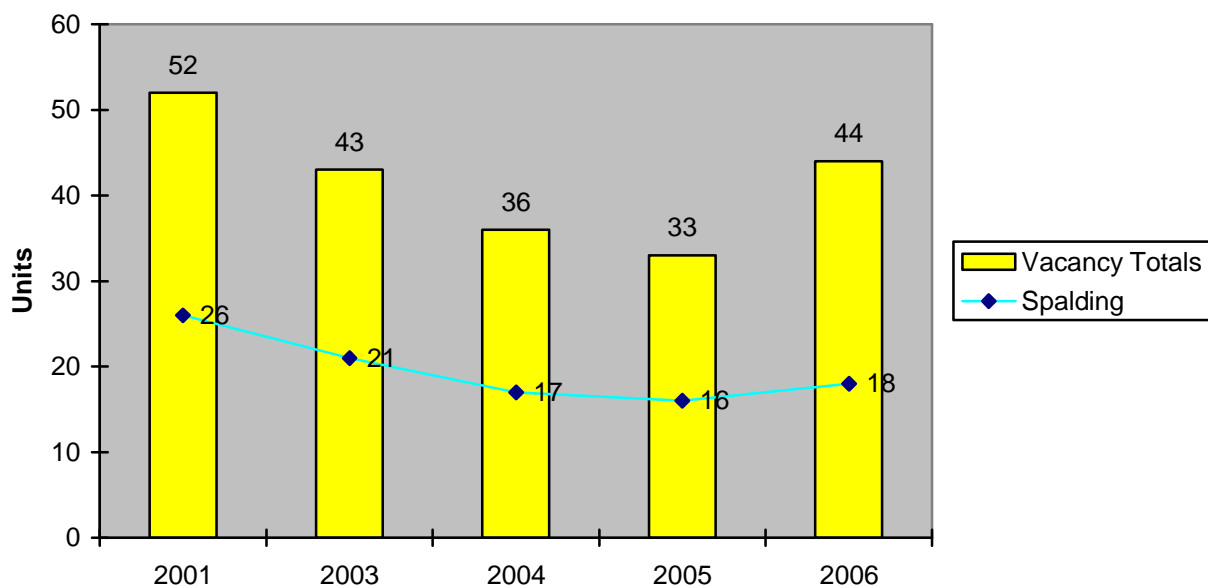
Table 31: Vacant Shop Survey

Settlement	N° vacant shops 01*	N° vacant shops 03**	N° vacant shops 04**	N° vacant shops 05**	N° vacant shops 06**
Spalding	26	21	17	16	18
Crowland	5	3	3	4	4
Holbeach	8	5	6	3	3
Long Sutton	5	7	5	6	10
Sutton Bridge	8	5	4	3	5
Donington	0	2	1	1	4
Total	52	43	36	33	44

* **Source:** MVM Planning Survey 2001.

** **Source:** South Holland Town Centre Survey 2003, 2004, 2005 and 2006.

Figure 18: Vacant Shops



6.16 The surveys have revealed that the number of vacant commercial properties within the defined shopping areas fell from 52 in 2001 to 33 in 2005, but rose again to 44 in 2006. Spalding and Holbeach are the District's only 2 defined retail town centres.

Local Services – Core Output Indicator 2005/06

(C17) Amount of completed retail development. (A1 & A2)	0 M ²
(C17) Amount of completed office development. (B1a)	0 M ²
(C17) Amount of leisure development. (D2)	1706 M ²
(C18) Amount of completed retail development in town centres	0 M ²
(C18) Amount of completed office development in town centres	0 M ²
(C18) Amount of completed leisure development in town centres	0 M ²
(C19) Amount of eligible open spaces managed to green flag award standard	95000 M ²

- 6.17 The leisure development (D2) floorspace completed is from one leisure complex in Long Sutton, with no retail or office developments being completed in the District during 2005/06.
- 6.18 The total of open space managed to Green Flag Award Standard is made up from 4.47ha of riverside, 3.13ha at the Castle Sports Field and 1.90ha at Ayscoughfee Hall, in total 12.1% of the total open space in the District.

Retention of Rural Services and Facilities

(L12) Number of Services / Facilities Lost in Villages

- 6.19 The settlement services and facilities study was first undertaken as a background paper to the Re-Deposit Local Plan in April 2005. The first annual update of this study has identified that within Deeping St Nicholas there has been a loss of the shop, which also provided the post office service. Within other villages in the District, there have not been any losses of any other key services such as shops, post offices or public houses. The post office in Weston Hills has moved from a dedicated shop/post office, although attached to a private dwelling, to the village hall, following the retirement of the sub-post master.

Summary

- 6.20 The Adopted Local Plan allocates a number of employment sites to meet the development needs of the District through Policy EC1. These sites provide for a range of industrial, warehousing and business uses including those related to the food industry. There has been a substantial overall take-up of land identified for major employment proposals, with 37 Ha developed at an average of 4.1 Ha per annum. Core Indicator (C14) reveals that there is an extensive supply of land available for business use, both in terms of planning permissions and Local Plan allocations, with 163.81 Ha with the benefit of planning permission. Currently 3.7 Ha is under construction and is likely to be completed during 2005/06. However, during 2005/06 only 2.12 Ha was completed, all of which was on greenfield sites. Therefore development during 2005/06 has been less than the current average build rate.
- 6.21 Retailing is also important to the economy of the District, with Spalding and Holbeach having been designated as retail town centres. These town centres are further supported by Long Sutton as a retail district centre, and Crowland, Sutton Bridge and Donington as retail local centres. Following the opening of the Springfield's Retail Outlet Centre, retailing has increased in its importance within the economy. Local Indicator (L6) has been devised to assess the continuing vitality and viability of town centres, which is of great importance to the District. Vacancy rates within the town centres have risen in 2005/06 to 44 vacant units. Whilst these figures may fluctuate over time the aim is to ensure that there is no long term increase in these figures.

- 6.22 The Local Plan policies for Economy accord with National, Regional and Structure Plan guidance. We have reviewed our employment land allocations and have sought to ensure that we have provided for a range of needs, while ensuring suitability and deliverability during the plan period. No changes are currently required to the economy policies.

7.0 CONSERVATION

7.1 This section of the report aims to monitor progress on urban and environmental schemes and assess how effective the Local Plan is in protecting the urban and rural environments.

Indicators

7.2 The following key indicators are monitored in this section and in this order:

- (C20) + (C21) Changes in Areas and Populations of Biodiversity Importance in the Period April 2005 to March 2006, Including:
 - Change in Priority Habitats and Species.
 - Change in Areas Designated for Their Intrinsic Environmental Value Including Sites of International, National, Regional or Local Significance.
- (C22) Renewable Energy Capacity Installed by Type;
- (L13) Number of Listed Buildings;
- (L14) Number of Buildings on Buildings at Risk Register;
- (L15) BV219a – Total Number of Conservation Areas in Local Authority Area;
- (L16) BV219b – Percentage of Conservation Areas in Local Authority Area with an Up-to-Date Character Appraisal;
- (C23) Number of Planning Permissions Granted Contrary to the Advice of the Environment Agency on Either Flood Defence Grounds or Water Quality.

Natural Environment

7.3 Policies EN1 and EN2 deal with the protection, enhancement and conservation 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 an 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.

Trees

7.4 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 (TPO's).

7.5 As at 1 April 2006 there were 348 TPO's throughout the District with the largest numbers to be found in the towns. Table 32 illustrates the number of TPO's within the towns.

Table 32: Tree Preservation Orders Designated Within the Towns

Town	Number of TPO's
Spalding	69
Crowland	15
Holbeach	27
Long Sutton	31
Sutton Bridge	18
Total	160

NB. Number of orders, not number of trees covered

7.6 During 2005/06 there were 10 new TPO designations made, of which 4 were in Spalding, 2 in Moulton, 1 each in Long Sutton, Holbeach, Gedney and Pinchbeck.

Biodiversity

**(C20) Change in Areas and Populations of Biodiversity Importance, Including:
 (i) 'Change in Priority Habitats and Species'**

7.7 Habitats

- Priority habitats are those with Habitat Action Plans (HAP) in the Lincolnshire Biodiversity Action Plan (BAP), i.e. hedgerows and hedgerow trees, ponds lakes and reservoirs, rivers, canals and drains, reedbeds, churchyards and cemeteries and parks and open spaces. The Curlew Project was jointly funded by Defra and EU Leader+ to aid community groups in the creation or restoration of green space. The project, which ran from 2004 to 2006, resulted in 12 new or restored ponds, 5 wildflower meadows, 2 hedgerows and 5 improved or new woodlands.

Species

- Coastal species relating to the Wash are well recorded by other government and non-Government bodies and are not commented upon here. Inland priority species are those with Species Action Plans (SAP) in the Lincolnshire BAP, i.e. bat, brown hare, water vole and great crested newt.

7.8 At this time full information relating to the change in these habitats and species is not available. However, with the current work to establish a Biological Records Centre (LBRC) for Lincolnshire it should be available in the future.

**(C21) Change in Areas and Populations of Biodiversity Importance, Including:
 (ii) 'Change in Areas Designated for Their Intrinsic Environmental Value Including Sites of International, National, Regional or Local Significance'.**

7.9 The Following is a list of designated sites:

- International Level
 - The Wash & North Norfolk Coast European Marine Site
 - The Wash Ramsar site
 - The Wash Special Area of Protection (SPA)
 } same area
- National Level
 - The Wash SSSI – same area as international area designations
 - Surfleet Lows SSSI
 - Cowbit Wash SSSI
 - The Wash National Nature Reserve

- Local Level
Vernatts Local Nature Reserve
Lincolnshire Wildlife Trust Reserves & Sites of Importance

Renewable Energy

(C22) Renewable Energy Capacity Installed by Type

- 7.10 Government policy encourages the development of renewable energy sources where they have prospects of being both economically competitive and acceptable in terms of impact on the environment. Planning Policy Statement 22 'Renewable Energy' (2004) requires local plans to consider the contribution their area can make to meeting this need, taking into account specific environmental, conservation, social and economic factors.
- 7.11 Policy EN3 deals with the provision of renewable energy schemes. There has been increasing interest in developing wind turbines within the District. Supplementary Planning Guidance (2003) has been published together with a landscape capacity assessment to show potentially suitable areas in land use terms for locating turbines.
- 7.12 This indicator considers the amount of renewable energy capacity installed by type. The following table identifies data on 2 large wind turbine projects constructed in 2005/06.

Table 33: Renewable Energy Schemes

	Name of Scheme	No of Turbines	Height of Turbines	Power Output
Construction commenced May 2005, due to be fully operational Summer 2006.	Deeping St Nicholas	8	60m to hub height Blade diameter of 80 m	14 MW
	Red House Farm, Gedney Marsh	6	60m to hub height Blade diameter of 80 m	10.5 MW

- 7.13 Applications for small scale renewable energy schemes have not been monitored, but will be so in future.

Historic Environment

- 7.14 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 history of the area makes a positive contribution to the quality of life of the inhabitants and 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. Policies EN4-EN13 deal with the protection of the built heritage for historical, educational, tourism and aesthetic reasons.

Listed Buildings

(L13) Number of Listed Buildings

7.15 There have been no changes to the numbers of listed buildings during 2005/06. There are more than 500 listed buildings within South Holland which are an important link with the history and heritage of the District, comprising:

- 23 Grade 1
- 37 Grade 2*
- 463 Grade 2 buildings.

7.16 During 2005/06 there were 31 applications for listed building consent granted and 4 refused throughout the District. No consents were granted for the demolition of a listed building.

Conservation Areas

(L15) BV219a – Total Number of Conservation Areas in Local Authority Area

(L16) BV219b – Percentage of Conservation Areas in Local Authority Area with an Up-to-Date Character Appraisal

7.17 There have been no changes during 2005/06 to the number of conservation areas in South Holland. The District contains 13 designated conservation areas:

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

7.18 Appraisals have been published for five of these areas, and the aim is that eventually all conservation areas will be the subject of a Supplementary Planning Document. However, due to priority and resource considerations, the Local Development Scheme presently include only one conservation based plan i.e. a Supplementary Planning Document for the designation and appraisal of a Sutton Bridge Conservation Area.

Local Heritage Interest

7.19 In addition to protecting listed buildings the Council seek 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 165 Local Heritage Interest Buildings have been identified, many of which are covered by Article 4 Directions. This list is to be updated and will be reported in future Annual Monitoring Reports.

Table 34: Local Heritage Interest Buildings (1998)

Settlement	No of LHI Buildings
Crowland	40
Donington	22
Fleet / Fleet Hargate	15
Gedney	2
Gosberton	13
Holbeach	23
Long Sutton	34
Moulton	8
Tydd St Mary	8
Total	165

Buildings at Risk

(L14) Number of Buildings at Risk on Buildings at Risk Register

- 7.20 English Heritage and the Council have prepared an audit of Listed Buildings 'at risk' in order to work with their owners to prevent unnecessary loss of the historic fabric.
- 7.21 There are 2 buildings within the District included on the English Heritage Register namely:
- Sneaths Mill, Luton Gowts, Luton, Grade 1;
 - Old office block of Land Settlement Association, Low Fulney, Spalding Grade 2*
- All buildings on the English Heritage list are either Grade 1 or Grade 2*.
- 7.22 A survey of buildings at risk in the District was undertaken in 1998 which identified 51 buildings, 16 buildings with extreme problems, 15 with potential problems and 20 which were vulnerable. All buildings identified were Grade 2. In 2002 a review of the Buildings at Risk was carried out, and included Grade I and II*. A total of 67 buildings were identified; 15 with extreme problems, 22 with potential problems and 30 vulnerable. A further update has carried out during 2006, and this will be reported in the next AMR.

Flood Protection and Water Quality

(C23) Number of Planning Permissions Granted Contrary to the Advice of the Environment Agency on Either Flood Defence Grounds or Water Quality.

- 7.23 Policy SG9 deals with the importance the Council attributes to flood risk considerations in the District. The Council works closely with the Environment Agency and uses its own Strategic Flood Risk Assessment (SFRA) together with any site specific Flood Risk Assessment submitted by the applicant in the determination of planning applications. Only one application was granted during 2005/06 contrary to the advice of the Environment Agency, this was for the demolition of one dwelling to be replaced with two semidetached dwellings. The objection was that the floor levels should be raised to above the breach water level. The Council, however, reasoned that the reduction in residual risk from further raising the floor level was more than outweighed by the visual intrusion this would cause in this established residential area.

Summary

- 7.24 The protection and enhancement of the important and irreplaceable natural and cultural assets is an essential part of a sustainable planning framework for the District. There have been 10 new Tree Preservation Orders (TPO) designations made during 2005/06. There is

little data currently available on the identified biodiversity indicators, but this gap will be filled in future AMRs. The 2 wind farms at Deeping St Nicholas and Gedney are constructed and are due to be in full operational order during the summer of 2006. There has been no change in the number of listed buildings or conservation areas. No changes are currently required to the Local Plan conservation policies.

8.0 LEISURE, RECREATION AND TOURISM

8.1 This section of the report aims to monitor the provision of open space across the District. Future AMRs will also report on Leisure, Recreation and Tourism developments in more detail.

Indicators

8.2 The following key indicators are monitored in this section and in this order:

- (L17) The provision of open space;
- (L18) Importance of Local Authority Cultural Services;
- (L19) Percentage of residents satisfied with Local Authority Cultural Services.

Open Space Study

(L17) The Provision of Open Space

8.3 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. 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. A study was carried out to establish the level of provision of open space within each of the five towns in the District. We have also collected information for the main village of Donington, this reflects the size of this settlement, and the physical barriers that may have an effect on accessibility of play space. The other settlements in the District have not been included, although the District Council's Local Plan background paper on Settlement Services and Facilities included which of the settlements 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.

8.4 The spreadsheets in the study will be updated on an annual basis. The information will be refined and added to as part of the evidence base for the Local Development Framework. The Council will be producing an SPD on this subject, as set out in the revised LDS.

Table 35: Provision of Open Space in the Five Towns

	Crowland	Holbeach	Long Sutton	Spalding	Sutton Bridge
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

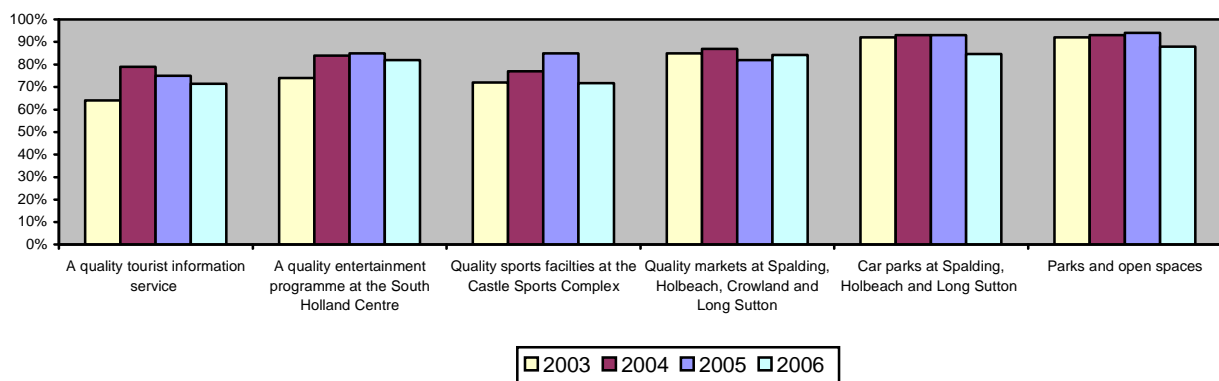
- Crowland has the greatest play space provision of the District's Towns, with 164% of the NPFA recommendation for total amount of play space for the population.
- In general terms Holbeach is not very well provided for in terms of play space. The total amount of play space in the town is only 52% of the NPFA recommendation for the population.
- In general Long Sutton is well provided for, with the total amount of play space in excess of the NPFA recommendation for the population at 106%.
- Spalding in general does not have as high provision as some of the towns in particular Crowland and Long Sutton. The total amount of play space is 56% of that recommended for the size of population.
- In general Sutton Bridge is not particularly well provided for, with the total play space in the town at just 60% of that recommended.

Services and Facilities

(L18) Importance of Local Authority Cultural Services

8.5 The Leisure and Tourism Survey (2006) looked at the importance of a range of services and facilities as shown in Figure 19.

Figure 19: Importance of Services and Facilities



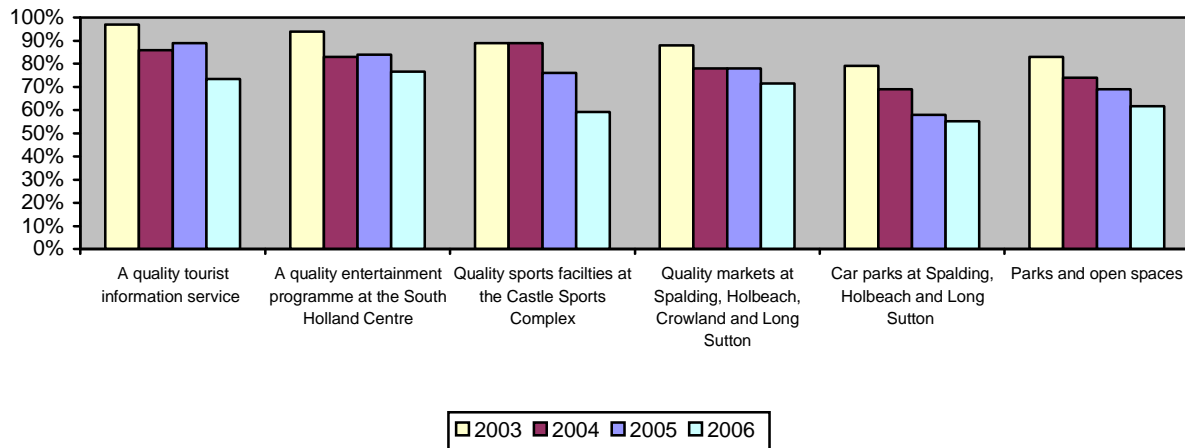
Source: Quality of Life Survey (2006)

8.6 Over two thirds of respondents claimed that all of the main services or facilities were important. Of the main services, parks and open spaces (88%) and car parks (85%) continue to be the most important for respondents. Compared to previous years results importance remains consistent for each of the main services or facilities.

(L19) Percentage of Residents Satisfied with Local Authority Cultural Services

8.7 The survey also looked at satisfaction with these services and facilities as shown by Figure 20.

Figure 20: Satisfaction with Services and Facilities



Source: Quality of Life Survey (2006)

8.8 Satisfaction with most of the main services or facilities is generally fairly high (75% or more). However less than 75% of respondents are satisfied with car parks at Spalding, Holbeach, Crowland and Long Sutton (58%) and parks and open spaces (69%) and satisfaction has decreased year on year for these facilities. Satisfaction has also decreased compared to previous years for quality sports facilities at the Castle Sports Complex (76%).

Tourism

8.9 In 1999 tourism was estimated to be worth £53 million business turnover and 1,647 jobs were directly and indirectly dependant on tourism activity. It is estimated that visitors spend around £53 million per annum in South Holland.

8.10 Within South Holland tourism is a sector of increasing significance. There are a number of developments that have, and will contribute to the growth of tourism in the District. The re-development of Springfield's and the gardens has provided a significant visitor attraction. The annual tulip parade also attracts up to 200,000 visitors. It is anticipated that the Fens Waterway Link would attract 200,000 visitors per year to the area.

Summary

8.11 Overall, open space provision across South Holland is in accordance with the Council's own standard of 2.5 hectares per 1,000 population. However, this figure masks considerable differences across the District's five major towns. Spalding, Holbeach and Sutton Bridge all have a significant shortfall in provision of open space, whilst Long Sutton and Crowland both exceed the Council's standards. The Leisure and Tourism Survey also identified that parks and open spaces and car parks continue to be the most important leisure services to the public. Satisfaction with most of the main services remains fairly high at 75%. No changes are currently required to the relevant Local Plan policies.

9.0 TRANSPORT

9.1 This section of the report looks at accessibility to a range of services and facilities and car parking provision for both residential and non-residential developments.

9.2 The following key indicators are monitored in this section and in this order:

- (L20) – Percentage of residents using different modes of transport, their reason for and distance of travel;
- (C24) 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);
- (C25) Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework;
- (L21) Average car-parking provision provided on large residential schemes.

Introduction

9.3 The spatial strategy of the Local Plan aims to concentrate most new development especially housing, employment services and cultural activity in the market towns and to selected rural service centres in a hierarchical or sequential approach maximising the use of existing investment and infrastructure, and reducing reliance on the private car, through Policy SG2.

9.4 However in the rural areas the scope for reducing reliance on the private car is hindered because of limited public transport provision and high levels of car ownership. Nevertheless the Council actively supports the provision and improvement of public transport, so as to provide people with a choice of transport options.

Table 36: Car Ownership

	South Holland			2001 % Lincolnshire	2001 % England and Wales
	Total 1991*	Total 2001**	2001 %		
Total Number of Households	27242	32752	100.0	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%)	11818	36.1	32.5	29.4

Source: * 1991 Census

** 2001 Census

9.5 Table 36 shows that in South Holland between 1991 and 2001 the proportion of total households with no car contracted, whereas the proportion of households with more than 1 car has risen. 84% of households in South Holland have access to a car. This is greater than the proportion in Lincolnshire and in England and Wales, a reflection of the rural nature of the District and the reliance on the private car.

Table 37: Travel to Work (people aged 16-74 in employment)

Mode of transport	South Holland		% Lincolnshire	% England and Wales
	Total	%		
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

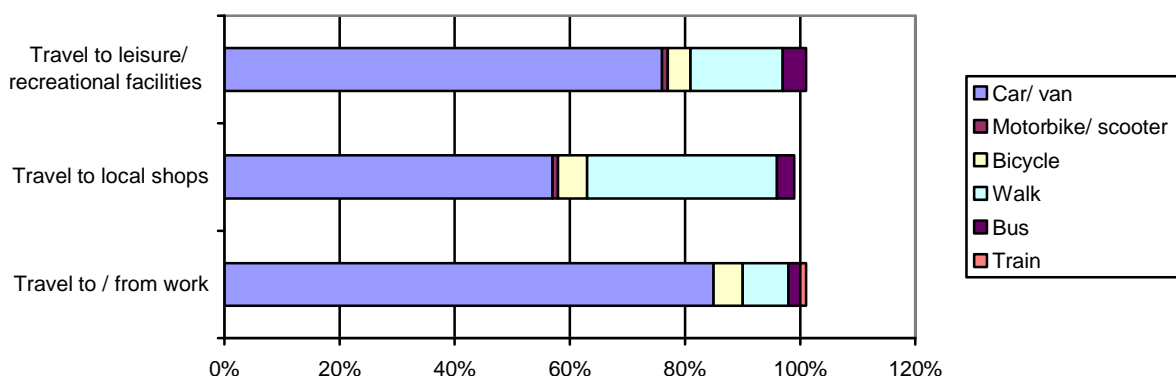
9.6 As shown in Table 37, the high proportion of people using a car to travel and low numbers of people using public transport again emphasises the rural nature of the District and the lack of sufficient public transport provision for it to provide an alternative to the car for many people. (Source: 2001 Census)

(L20) – Percentage of Residents Using Different Modes of Transport, Their Reason for and Distance of Travel

9.7 The Quality of Life Survey (2006) identified that on an average week day 43% of respondents travel between 1 and 10 miles to work. 78% of respondents travel between 1 and 10 miles to the local shops and 76% between 1 and 10 miles to use leisure and recreational facilities.

9.8 The most common forms of transport to make these journeys are by car, followed by walking, as shown by Figure 21. Respondents ticked more than one option so responses total more than 100%.

Figure 21: Methods of Transport



Source: Quality of Life Survey 2006

Residential Development Within 30 Minutes Public Transport Time of a Range of Services

(C24) 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).

- 9.9 Using the list of services given by this Indicator, it was established that Spalding was the only settlement within the District containing all of them. Outside the District boundary there are several other settlements nearby that have all the services listed. These settlements are: Kings Lynn, Wisbech, Peterborough and Boston
- 9.10 For 2005/06 it has been calculated that 81% of new residential development was within 30 minutes public transport time of the services required for Core Indicator C24. This information was included in the Settlement, Services and Facilities Background Paper prepared for the Local Plan public inquiry.

Car Parking Provision

(C25) Percentage of Completed Non-Residential Development Complying With Car-Parking Standards Set Out in the Local Development Framework

Table 38: Car Parking Spaces Provided on Non-Residential Schemes Completed 2005/06

Use Class (Type of development)	Total Floor space (m ²)	Allowed Ratio of Spaces / Floor space (spaces/m ²)	Maximum Spaces (as in Standards)	Spaces Provided
A (Non-Food Retail)	6250	1:20	313	24
B (Warehousing)	1180	1:150	8	22
B (General Industry)	2523	1:65	39	155

- 9.11 Table 38 gives an overview of the non-residential development completed during 2005/06. Use Class A is one development, which complies with parking standards, Use Class B comprises 2 warehousing and 3 general industrial developments, none of which comply with the parking standards. There were no appropriate developments (other than those assessed on individual merit) completed during 2005/06 in Use Class D. Therefore overall, 1 in 6 developments, or 17%, completed during 2006 complied with the parking standards set out.

Table 39: Car Parking Spaces Provided on Non-Residential Schemes Approved 2005/06

Use Class	Type of development	Floor space (m ²) * = N° bedrooms	Allowed Ratio of Spaces / Floor space (spaces/m ²)	Maximum Spaces (as in Standards)	Spaces Provided
A	Non-Food Retail	4440	1:20	223	172
A	Food Retail	184.7	1:14	13	3
Mixed A & B	Non-Food Retail	465	1:20		
	Office	395	1:30		
	Warehouse	5506	1:150	78	112
Mixed A & B	Office	549.3	1:30		
	Cafe	46.8	1:5	27	19
Mixed A & C	Hotel	40*	1 / bedroom		
	Pub	234.75	1:3		
	Restaurant	380	1:5	194	169
B	Warehousing	796	1:150		
	office	68	1:30	7	12
B	Office	2069	1:30		
	General Industry	4161	1:65		
	Warehouse	2589	1:150	151	145
B	General Industry	2968	1:65	48	30
B	Warehouse	1601.5	1:150	11	91

B	Office	4191	1:30	140	181
B	Office	204	1:30		
	General Industry	671	1:65	17	19

9.12 Table 39 summarises the non-residential developments approved during 2005/06. Of the three schemes approved for Use Class A, all comply with the standards, as does one of the two mixed A and B and the one mixed A & C. Of the 13 purely Use Class B schemes approved, 4 comply with the parking standards. Overall, 9 of the 19, or 47%, non-residential schemes approved during 2005/06 comply with the parking standards.

(L21) Average Car-Parking Provision Provided on Large Residential Schemes

9.13 Car parking standards for new developments are an important tool in promoting sustainable travel and encouraging greater use of public transport, cycling and walking. However, the usefulness is limited without adequate provision of alternative forms of transport.

9.14 Car parking standards set maximum levels to be applied to new developments. PPG3 states that “development with more than 1.5 off-street car parking spaces per dwelling is unlikely to reflect the Governments emphasis on securing sustainable residential environments”. However due to the rural nature and limited public transport provision available in rural areas proposals will need to be looked at in the context of the location and nature of the proposed development.

9.15 Appendix 2 sets out the number of car-parking spaces per dwelling provided for on large developments approved 2005/06 and on sites of 10 dwellings or more completed in 2005/06 and is summarised by Tables 40 and 41.

Table 40: Car Parking Spaces Provided on Large Schemes Approved 2005/06

Location	No of Dwellings		Average
Urban	693	733	1.06
<i>Spalding</i>	555	573	1.03
Rural	12	13	1.08
Total	705	746	1.06

Table 41: Car Parking Spaces Provided on Large Schemes Completed 2005/06

Location	No of Dwellings	Spaces Provided	Average
Urban	319	408	1.3
<i>Spalding</i>	319	408	1.3
Rural	40	52	1.3
Total	359	460	1.3

9.16 The Council has met PPG3 requirements. The level of provision in both urban and rural areas is below the maximum of 1.5 spaces per dwelling.

Summary

9.17 As with other rural areas, public transport accessibility is not extensive and car ownership is consequently high, with only 16.1% of households not owning a car in 2001. The Quality of Life Survey (2006) identified that on an average week day respondents travelled substantial distances to work, shops and leisure facilities. The vast majority of trips was made by car, although walking was also significant, especially for trips to shops. Policy SG2 aims to concentrate major development within the urban areas where there is the greatest concentration of jobs, services and housing. In South Holland, in 2005/06, over 80% of all

new residential development was located within a 30 minute public transport journey time of a full range of services. In terms of car parking provision on large housing sites, overall the Council has met PPG3 requirements. No changes are currently required to the transport policies in the Adopted Local Plan.

10.0 MINERALS INDICATORS

(C26) Production of primary land won aggregates

(C27) Production of secondary/recycled aggregates

10.1 As these are a County matter these indicators are not relevant to this Annual Monitoring Report.

11.0 WASTE INDICATORS

(C28) Capacity of new waste management facilities by type.

(C29) Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.

11.1 As these are a County matter these indicators are not relevant to this Annual Monitoring Report.

12.0 CHANGES TO POLICIES

No immediate need for policy changes has been deemed necessary following the data collected through this first AMR. The need for policy change will continue to be monitored each year as part of the overall monitoring process and identified in future AMR's.

13.0 SUMMARY OF INDICATORS AND TARGETS

The following table identifies the key indicators monitored in the AMR.

(Figures in brackets indicate results from 2004/05 AMR where appropriate)

Indicator	Current Performance	Target
(L1) BV200a – Did the LPA submit the LDS by 28 March 2005 and thereafter maintain a 3 year rolling programme?	LDS submitted by deadline	To comply with regulations.
(L2) BV200b – Has the LPA met the milestones which the current LDS sets out?	The Local Plan published for consultation May/June 2005 in accordance with the LDS. Local Plan Inquiry reprogrammed to Jan 2006. All hearings completed in Jan. Inquiry formally closed April 2006. Local Plan formally adopted on 18 th July 2006.	Aim to meet milestones in LDS.
(L3) % of residents who feel safe	81% (83%) feel safe during the day 43% (50%) feel safe after dark	To increase community safety.
(L4) % of residents satisfied with their neighbourhood as a place to live	75% (78%) satisfied with their neighbourhood	To increase satisfaction with neighbourhoods.
(L5) Residents finding it easy to access Key Local Services	Decrease in ease of access (Similar to 2004)	To increase access to key services.
(L6) The number of dwellings provided in the plan area	7600 for 2001-2021	In accordance with Structure Plan provision.
(C1) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is longer	3041 for 2001-2006 (2526)	In accordance with Structure Plan provision.
(C2) Net additional dwelling for the current year	515 (550)	380 p/a
(C3) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer	4735	In accordance with Structure Plan provision.
(C4) The annual net additional dwellings requirement	380	380 p/a
(C5) The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance	304 (317)	In accordance with Structure Plan provision.
(L7) The number of dwellings provided on windfall sites	1144 (819) - commitments 234 (184) - Completions	In accordance with Structure Plan provision.
(C6) Percentage of new and converted dwellings on previously developed land	52% (34%)	At least 18%
(L8) Density of new Development	37dph (27dph) on large schemes approved 30dph (22dph) on large schemes completed	Average net density of housing to be at least 30dph
(C7) Percentage of new dwellings completed at less than 30 dwellings per hectare	29% (93%)	Average net density of housing to be at least 30dph
(C8) Percentage of new dwellings completed at between 30 and 50 dwellings per hectare	58% (7%)	Average net density of housing to be at least 30dph
(C9) Percentage of new dwellings completed at above 50 dwellings per hectare	13% (0%)	Average net density of housing to be at least 30dph
(L9) The variety of types and mix of sizes of housing on completed large sites	35% (24%) 1-2 bedroom 47% (38%) 3 bedroom 18% (38%) 4+ bedroom	Meet dwelling type and size as identified in Housing Needs Survey
(C10) Affordable housing completions	28 = 5.4% of total completions (7 = 1.3% of total completions) 553 (398) commitments	At least 1/3 rd of all new dwellings to be affordable housing units.
(L10) Number of applications allowed on appeal	12 = 17% (12 = 39%)	Adoption of plan will

		provide stronger policy stance and reduce number of applications allowed on appeal.
(C11) Amount of Floorspace Developed for Employment by Type	B1 – 0 (1900) M ² B2 – 4526 (367) M ² B8 – 0 (4325) M ²	We will monitor such development over time and assess the performance of the employment allocations promoted by Policy EC1. Targets will be set if appropriate.
(C12) Amount of Floorspace Developed for Employment, by Type, in Employment or Regeneration Areas	B1 – 0 (1900) M ² B2 – 4526 (367) M ² B8 – 0 (4325) M ²	We will monitor such development over time and assess the performance of the employment allocations promoted by Policy EC1. Targets will be set if appropriate.
(C13) Amount of Floorspace by Employment Type, Which is on Previously Developed Land	1668 M ²	We will monitor such development over time and assess the performance of the employment allocations promoted by Policy EC1. Targets will be set if appropriate.
(C14) Employment Land Available by Type	B1 – 0.20 (0) Ha B2 – 8.50 (3.5) Ha B8 – 4.26 (8.65) Ha Other – 153.78 (175.52) Ha	We will monitor such development over time and assess the performance of the employment allocations promoted by Policy EC1. Targets will be set if appropriate.
(C15) Losses of Employment Land in (I) Employment/Regeneration Areas and (II) Local Authority Area	0 (0) Ha	No overall net loss
(C16) Amount of Employment Land Lost to Residential Development	0 (0) Ha	No overall net loss
(L11) Number of Vacant Properties	44 (33)	Reduce vacancy rates through retail re-use as priority.
(C17) Amount of Completed Retail, Office and Leisure Development	0 (0) M ²	Increase retail and leisure provision in the District
(C18) Amount of Completed Retail, Office and Leisure Development in Town Centres	0 (0) M ²	Increase retail and leisure provision in the Town Centres
(C19) Amount of Eligible Open Spaces Managed to Green Flag Award Standard	95000 (0) M ²	Aim to have open spaces managed to such a standard.
(L12) Number of Services / Facilities Lost in Villages	1 Shop / Post office lost from Deeping St Nicholas	No net loss of viable services.
(C20) Changes in Areas and Populations of Biodiversity Importance in the Period April 2004 to March 2005, Including: 'Change in Priority Habitats and Species'	New or improved habitats: 12 ponds, 5 wild flower meadows, 2 hedgerows, 5 woods	No loss of priority habitats or species.
(C21) Changes in Areas and Populations of Biodiversity Importance in the Period April 2004 to March 2005, Including: 'Change in Areas Designated for Their Intrinsic Environmental Value Including Sites of International, National, Regional or Local Significance'	Additions in 2005/06: Surfleet Lows SSSI Cowbit Wash SSSI	No loss of designated environmental sites.
(C22) Renewable Energy Capacity Installed by Type	14 Wind Turbines constructed 24.5MW output	In accordance with Policy EN3 and Landscape Capacity assessment
(L13) Number of Listed Buildings	500 comprising 23 Grade 1, 37 Grade 2* and 463 Grade 2 buildings. None demolished 2004/05.	No net loss of Listed Buildings

	None demolished 2005/06.	
(L14) Number of Buildings on Buildings at Risk Register	51 (51)	Reduce number of buildings on the register.
(L15) BV219a – Total Number of Conservation Areas in Local Authority Area	13 (13)	Increase in accordance with LDS.
(L16) BV219b – Percentage of Conservation Areas in Local Authority Area with an Up-to-Date Character Appraisal	5	Increase in accordance with LDS.
(C23) Number of Planning Permissions Granted Contrary to the Advice of the Environment Agency on Either Flood Defence Grounds or Water Quality	0 (1)	None
(L17) The provision of open space	1.6 hectares per 1,000 population in towns	2.5 hectares per 1,000 population
(L18) Importance of Local Authority Cultural Services	> 2/3rds (2/3rds) claimed all the main services and facilities were important.	Increase profile and awareness of services.
(L19) % of residents satisfied with Local Authority Cultural Services	75% (75%)	Aim to increase satisfaction levels and provide greater range and type of services.
(L20) % of residents using different modes of transport their reason for and distance of travel.	Percentages of people travelling 1-10 miles to: Work = 43%; Local Shops = 78%; Leisure/Recreational Facilities = 76% (average week day respondents travelled an average distance of: - 29.4 miles - travel to / from work; 5.7 miles – travel to local shops; 10.1 miles – travel to use leisure or recreational facilities.) The most common forms of transport to make these journeys were by car, followed by walking.	Encourage alternate forms of transport provision.
(C24) 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)	81% (81%)	Increase in accordance with spatial policies of Local Plan and RSS8.
(C25) Amount of Completed Non-Residential Development Within UCOs A, B and D Complying with Car-Parking Standards Set Out in the Local Development Framework	17%	100%
(L21) Average Car-Parking Provision Provided on Completed Large Residential Schemes	1.3 (1.4) spaces per dwelling	Maximum of 1.5 spaces per dwellings in accordance with PPG3.
(C26) Production of primary land won aggregates	N/A	N/A
(C27) Production of secondary/recycled aggregates	N/A	N/A
(C28) Capacity of new waste management facilities by type.	N/A	N/A
(C29) Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.	N/A	N/A

(C) Core Indicators

(L) Local Indicators

Future AMRs will identify progress against each of the targets identified.

APPENDIX 1: HOUSING COMPLETIONS 2001-2006

Settlement	01/02	02/03	03/04	04/05	05/06	Totals
Spalding	191	247	191	212	273	1114
Main Town	191	247	191	212	273	1114
Crowland	23	84	67	17	3	194
Holbeach	65	13	27	64	49	218
Long Sutton	45	61	25	11	12	154
Sutton Bridge	16	25	13	38	48	140
Donington	2	13	9	4	4	32
Area Centres	151	196	141	134	116	738
Cowbit	61	32	68	10	1	172
Deeping St. Nicholas	0	21	97	104	1	223
Fleet Hargate	7	7	16	4	1	35
Gedney Hill	9	12	4	3	0	28
Gosberton	1	5	6	3	17	32
Moulton	0	8	2	1	1	12
Moulton Chapel	24	9	10	0	0	43
Pinchbeck	3	4	5	0	0	12
Sutton St James	1	12	9	0	19	41
Weston	2	1	1	0	0	4
Whaplode	2	6	2	26	1	37
Group Centres	110	117	220	151	41	639
Other Rural Settlements	118	149	145	53	85	550
Total	570	709	697	550	515	3041
Spalding as a % of District	34	35	27	39	53	37

APPENDIX 2: LARGE HOUSING SITES DATA 2005/06

Large Housing Sites Granted Permission 2005/06

A Planning Ref	B Location	C W/ A	D O/F/ RM	E No of dwellings	F Area (HA)	G Density E/F	H			I			
							Car Parking			Type/no of beds			
							Parking Space	Single Garage	Double Garage	1 Bed	2 Bed	3 Bed	4 Bed
H02/0341/05	Crowland	W	RM	28	0.69	41	30	13	-	-	-	21 houses	7 houses
H09/0761/05	Holbeach	W	F	37	0.98	38	21	21	-	-	8 houses	25 houses	4 houses
H09/1573/05	Holbeach	A	F	30	1.00	30	8	25	-	-	5 houses	15 houses	10 houses
H11/0153/05	Long Sutton	W	RM	14	0.2	70	14	-	-	6 flats	8 houses	-	-
H11/1091/05	Long Sutton	W	RM	17	0.45	38	2	13	-	1 flat	6 houses	8 houses	2 houses
H11/1266/05	Long Sutton	W	RM	11	0.17	65	11	-	-	4 houses	5 houses	2 houses	-
H13/0932/05	Moulton Chapel	A	RM	12	0.33	36	9	2	1	-	8 houses	1 house	3 houses
H16/0005/05	Spalding	W	RM	60	0.96	63	47	-	-	12 flats	24 flats 12 houses	12 houses	-
H16/0053/05	Spalding	W	F	86	0.82	105	26	-	-	61 flats	25 flats	-	-
H16/0136/03	Spalding	W	O	108	3.64	30	NO DATA			NO DATA			
H16/0199/05	Spalding	W	F	10	0.14	71	9	-	-	-	10 flats	-	-
H16/0430/05	Spalding	A	RM	316	10.4	30	231	104	41	30 flats [†] 10 bungalows	8 flats 11 bungalows 78 houses	13 bungalows 100 houses	66 houses
H16/0610/05	Spalding	W	F	24	0.10	240	16	-	-	6 flats	18 flats	-	-
H16/0838/05	Spalding	W	O	14	0.46	30	NO DATA			NO DATA			
H16/0928/04	Spalding	A	F	18	0.35	51				-	12 houses	6 houses	-
H16/1444/05	Spalding	W	O	16	0.52	31	NO DATA			NO DATA			
H16/1600/05	Spalding	W	RM	25	1.01	25	8	11	6	-	8 flats	11 houses	5 bungalows 1 house
Total				827	22.22	37							

* MIXED USE DEVELOPMENT COMPRISING COMMERCIAL AND RESIDENTIAL – TOTAL SITE AREA = 1.1 HA

† 30 SHELTERED RETIREMENT UNITS

Large Housing Sites Completed 2005/06

A Planning Ref	B Location	C W/ A	D O/F/ RM	E No of dwellings	F Area (HA)	G Density E/F	H			I			
							Car Parking			Type/no of beds			
							Parking Space	Single Garage	Double Garage	1 Bed	2 Bed	3 Bed	4 Bed
H04/0990/00	Donington	A	F	11	0.41	27	0	10	1	-	2 houses	4 houses 4 bungalows	1 house
H06/0963/00	Gedney Black Lion	A	RM	19	1.81	10	0	13	6	-	4 bungalows	14 bungalows	1 bungalow
H08/0431/03	Gosberton	W	RM	10	0.12	83				4 flats	6 flats	-	-
H16/0098/03	Spalding	A	F	41	1.1	37	0	40	1	-	-	40 houses	1 house
H16/0193/03	Spalding	W	RM	16	0.54	30				-	-	9 houses	7 houses
H16/0328/03	Spalding	A	F	48	1.27	38	22	31	0	-	16 houses	32 houses	-
H16/0370/02	Spalding	A/W	RM	87	2.85	31	73	11	27	2 flats	50 houses	-	35 houses
H16/0815/02	Spalding	A	F	40	1.57	25	1	34	5	-	2 bungalows	21 houses 6 bungalows	11 houses
H16/0940/02	Spalding	A	F	32	1.26	25	31	7	4	-	-	23 houses 5 bungalows	4 houses
H16/1174/03	Spalding	W	F	17	0.43	40				2 flats 2 bungalows	4 flats	3 houses 1 bungalow	5 houses
H16/1218/03	Spalding	W	F	38	0.56	68	38	0	0	16 x flat	15 x house	7 x house	-
Total				359	11.92	30							