

South Holland Local Plan

Background Paper

Local Plan Monitoring Report
(2004)

April 2005



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1.0 INTRODUCTION

- 1.1 This monitoring report aims to monitor some of the key policies contained within the First Deposit Draft Local Plan, November 2001, against key indicators or targets associated with the main land use policy areas of the plan. The report examines the performance of the plan over the period 1 April 2003-31 March 2004.
- 1.2 The emerging Local Plan (about to be re-deposited) sets out the planning policies which will guide and control new development in the District until 2021. We have decided to progress with the Local Plan under transitional arrangements and re-deposit the entire plan. Extending the plan period to 2021 is appropriate in looking at the District's strategic housing requirement, in order to plan, monitor and manage a sustainable distribution of development with sufficient allocation of development opportunities in urban areas, especially Spalding.
- 1.3 Local Planning Authorities are required to keep under review those matters which may be expected to affect the development of their area. To be successful the local plan process requires that the plan's assumptions, the implementation of plan policies and proposals, and their effectiveness in meeting plan objectives are regularly monitored, evaluated and, if necessary reassessed. Sections 11 and 30 of the Town and Country Planning Act 1990 required that three important aspects are kept under review:
- The principle physical and economic characteristics of the area;
 - The size, composition and distribution of the district's population;
 - The communications, transport system and traffic of the area.
- 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. The DETR document 'Monitoring Provision of Housing through the Planning System' further emphasises this point by stressing that "the basis of good practice in monitoring is to develop policies which are clear, precise and capable of being monitored". 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 PPG12: Development Plans 1999 advised that Local Planning Authorities should publish the results of plan monitoring on a regular basis. Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations, 2004 requires local planning authorities to produce an annual monitoring report. 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.

Format of Report

- 1.6 The report firstly sets the scene and looks at the change in population by district, ward and individual settlement. The report goes on to look at the District's Community Plan and uses indicators to show how effective it has been in meeting its objectives. Linkages between the 2 documents are also

addressed. To enable future comparison with the content of the emerging (Re-deposit) Local Plan the following sections use the same chapter headings as the plan itself, namely:

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

Other Monitoring Returns

- 1.7 The Council also contributes to and submits various other monitoring returns. These include information to the County Council, to inform amongst other things the Structure Plan, Regional Planning Guidance (RPG8)/Regional Spatial Strategy (RSS8) monitoring returns, Housing Flows Reconciliation and National Land Use Database (NLUD) returns.

Planning Act 2004 and Future Monitoring Requirements

- 1.8 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.
- 1.9 PPS12 'Local Development Frameworks' 2004, identifies the importance of continuous monitoring. "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".
- 1.10 Further guidance on the content and preparation of future Annual Monitoring Reports (AMR) 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 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
- 1.11 As part of the production of this monitoring report we have aimed to address some of these indicators based upon our current monitoring systems.

However some are not relevant to our District and others are areas we currently do not monitor. We aim to implement new monitoring systems and use the 'Tractivity' system (which has been developed by RE:MEDIA for Lincolnshire Development and East Midlands Development Agency in consultation with South Holland District Council and all other Lincolnshire Local Authorities) which will be a useful analysis and monitoring tool.

1.12 The Planning & Compulsory Purchase Act 2004 also requires that Local Planning Authorities should prepare and maintain a scheme to be known as their Local Development Scheme (LDS). Once agreed the LDS will be monitored on an annual basis, namely the financial year 1st April – 31st March. 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.

1.13 The AMR will 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 need changing, suggested actions to achieve this.

1.14 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.

Conclusion

1.15 The results of annual monitoring reports will therefore be essential in the development of an appropriate policy framework for the emerging Local Plan/LDF and help gauge the success of the Local Plan/LDF in meeting its objectives.

2.0 LOCAL POPULATION PROFILE

2.1 This section of the report presents key statistics for South Holland and its individual settlements based on findings of the 2001 Census and the Councils own estimates of house counts and population.

Change in population 1991-2001

2.2 South Holland's population has grown by 9022 since 1991 from 67500 to 76522 in 2001, an increase of 13.4%, as shown by table 1. The total population comprises 37401 males and 39121 females. The Census reveals that this increase in population means South Holland is in the top 10 growing Districts in England and Wales. Figure 1 reveals the historical increase in population since 1961.

Table1: Population change 1991-2001

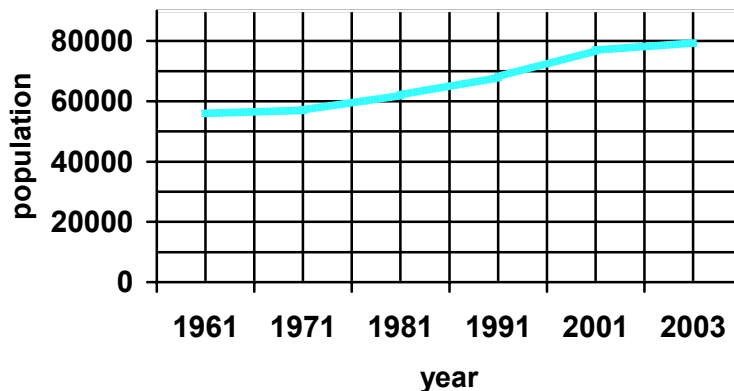
Area	1991	2001	Increase	% increase
England and Wales	50748016	52041916	1293900	2.5
Lincolnshire	588600	646645	58045	9.9
South Holland	67500	76522	9022	13.4
Spalding	19510	22712	3202	16.4

Source: 2001 Census

2.3 The population in South Holland and in Spalding has increased to a greater extent than Lincolnshire and England and Wales as a whole. 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.

2.4 The ONS mid-year 2003 population estimates show that the population in Lincolnshire is 665,300 in 2003. The population of South Holland has increased from 78,000 in 2002 to 79,400 in 2003. West Lindsey, North Kesteven and South Holland are the Districts that have seen the largest percentage growth in 2002-2003 as they did during 2001-2002. These 3 districts account for 57% of Lincolnshire's population increase.

Figure 1: Population Change



Age Structure

2.5 South Holland's proportion aged over 65 is 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 2.

Table 2: Age Structure

Age Group	South Holland total	% of area	% 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

2.6 Figures 2 and 3 show 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 reduced by 31% whereas the over 65 age groups have increased dramatically by 81%.

2.7 The Local Plan recognises that there is an outward movement of young people and seeks in its policies for employment, to promote the widest range of job opportunities to encourage young people to stay in the area. Indeed, 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, conversely, older age groups are attracted into the area. Information from Lincolnshire County Council demonstrates that, over the ten year period to 1998, there was a significant out-migration amongst the 15-24 year age

group but that all other age groups showed in-migration, resulting in net population growth.

Figure 2: Changes in age structure 1991-2001

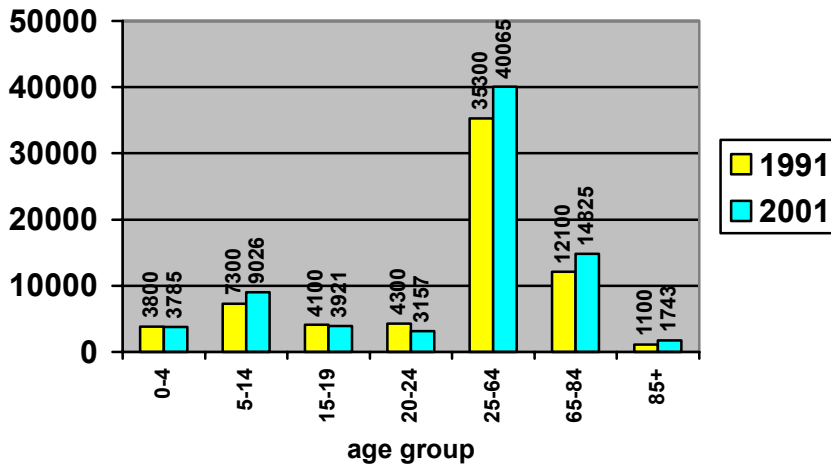
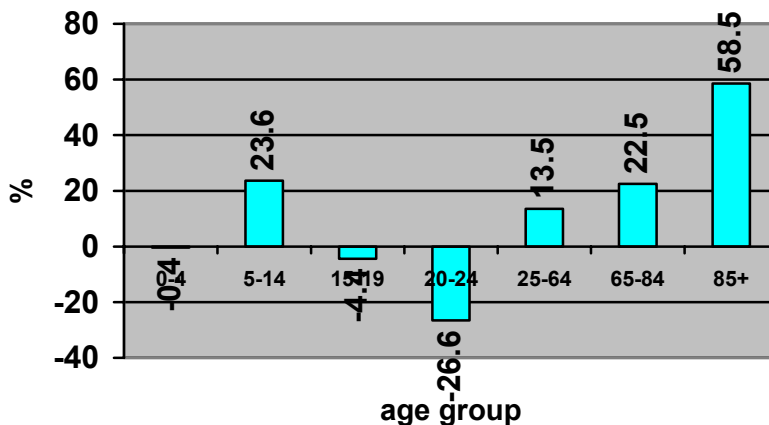


Figure 3: %change 1991-2001



Source: 1991 Population estimates unit, OPCS and 2001 Census

Distribution of District population

2.8 In terms of population changes in the wards between 1991 and 2001 the greatest numerical increases were recorded in Spalding (3240), Long Sutton (1475), Holbeach Town (1083), Weston and Moulton (549) and Whaplode (557). The most significant percentage increases were recorded in Long Sutton (29.6%), Whaplode (28.6), Fleet (23.6%) and Holbeach Town (20.2%). The remaining wards have also all recorded increases in population as shown by table 3.

2.9 The exception, however, is Sutton Bridge, where the population has reduced by 368 or 8.6%. This is due to ward boundary alterations in 1995. Tydd Gote and Tydd St Mary have been transferred from Sutton Bridge to Long Sutton ward, this also accounts for the large increase in Long Sutton ward.

Table 3: 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

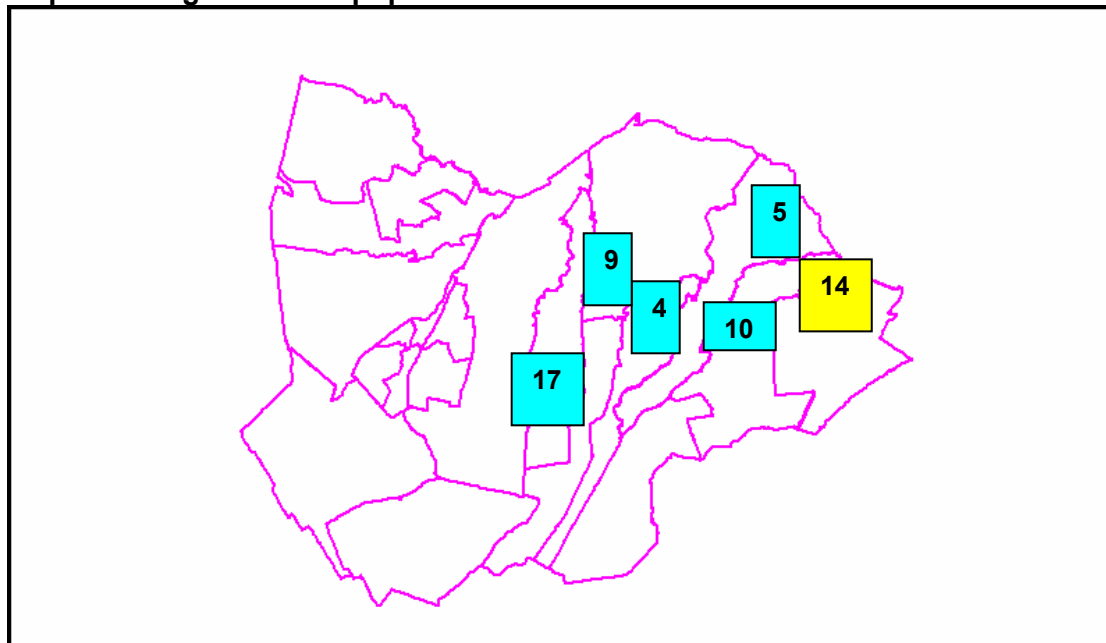
* Lincolnshire County Council mid year population estimate.

** 2001 Census

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

The following map identifies the 5 wards (reference 4, 5, 9, 10, 17 as shown in table 3) with the greatest percentage increase in population during 1991-2001. The map also identifies Sutton Bridge, the only ward to have a decrease in population over the corresponding period (but see note about 10 and 14 above).

Map 1: Changes in ward population 1991-2001



Size of settlements

- 2.10 The size of settlements, in terms of residential population within their development boundary, as defined in the Local Plan, are 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 an 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 tables 4 and 5 may still be useful indicators of changes in the distribution of population between settlements over a period of time.
- 2.11 The towns, which according to the plan strategy are the major locations for new residential development, have all increased their estimated populations over the comparative period. The towns have shown the largest % growth followed by the main villages and then the smaller settlements. This growth is what the plan aims to achieve. However as identified in Chapter 4: Housing the growth of Spalding is still lower than what the plan aims to achieve.

Table 4: Distribution of population

Settlement	1991	2003	Change	%
<i>Spalding</i>	19510	23698	4188	21.5
<i>Crowland</i>	2940	3541	601	20.4
<i>Holbeach</i>	5980	7351	1371	22.9
<i>Long Sutton</i>	4100	4862	762	18.6
<i>Sutton Bridge</i>	2805	3387	582	20.7
All Towns	35335	42839	7504	21.2
Main Villages	9985	11311	1326	13.3
Other settlements	10590	11585	995	9.4
Total	55910	65735	9825	17.6

- 2.12 Spalding has recorded the largest numerical increase in population during this period (4188) followed by Holbeach (1371) and Pinchbeck (889). The remaining towns and main villages have all shown increases apart from Moulton which has reduced by (44). Many of the smaller settlements have also increased steadily in size. Of the smaller settlements Gedney Black Lion has increased by 131 or 138%. There has been significant growth in a number of the small settlements, and in general some have increased proportionally and in some cases numerically, greater than the larger villages. Table 5 provides a complete picture for the distribution of population between the settlements.

Table 5: Distribution of population between settlements

Settlement	Estimated population within boundary of development		
	1991	2003	2004
Spalding	19510	23698	24137
Holbeach	5980	7351	7413
Long Sutton	4100	4862	4920
Crowland	2940	3541	3695
Sutton Bridge	2805	3387	3417
Pinchbeck	2415	3304	3316
Donington	2065	2087	2108
Gosberton	1390	1436	1450
Moulton	1360	1316	1321
Whaplode	965	986	991
Cowbit	500	846	1002
Weston	750	790	792
Fleet Hargate	750	790	827
Surfleet and Seas End	720	789	803
Quadring	655	754	777
West Pinchbeck/Northgate	665	730	753
Saracens Head/Holbeach Bank/Clough	740	721	733
Gosberton Clough/Risegate	585	594	606
Deeping St Nicholas	540	546	769
Sutton St James	485	525	546
Moulton Chapel	390	474	497
Lutton	470	457	459
Tydd St Mary	390	432	437
Moulton Seas End	395	443	496
Gedney Hill	360	410	419
Gedney Drove End	380	407	412
Weston Hills St Johns	355	391	400
Whaplode Drove	405	376	383
Gedney Church End	285	322	324

Settlement	Estimated population within boundary of development		
	1991	2003	2004
Gedney Dyke	300	320	320
Tydd Gote	270	291	293
Holbeach St John	190	263	265
Holbeach St Marks	250	252	310
Weston Hills Austendyke	220	231	231
Gedney Black Lion	95	226	247
Whaplode St Catherine	165	220	220
Sutton St Edmund	155	205	214
Holbeach Drove	180	177	177
Shepeau Stow	125	163	163
Holbeach Hurn	170	159	159
Tongue End	140	152	157
Throckenholt	100	97	97
Fleet Church End	70	83	90
Nene Terrace	80	77	77
Gedney Dawsmere	50	54	54

Overview

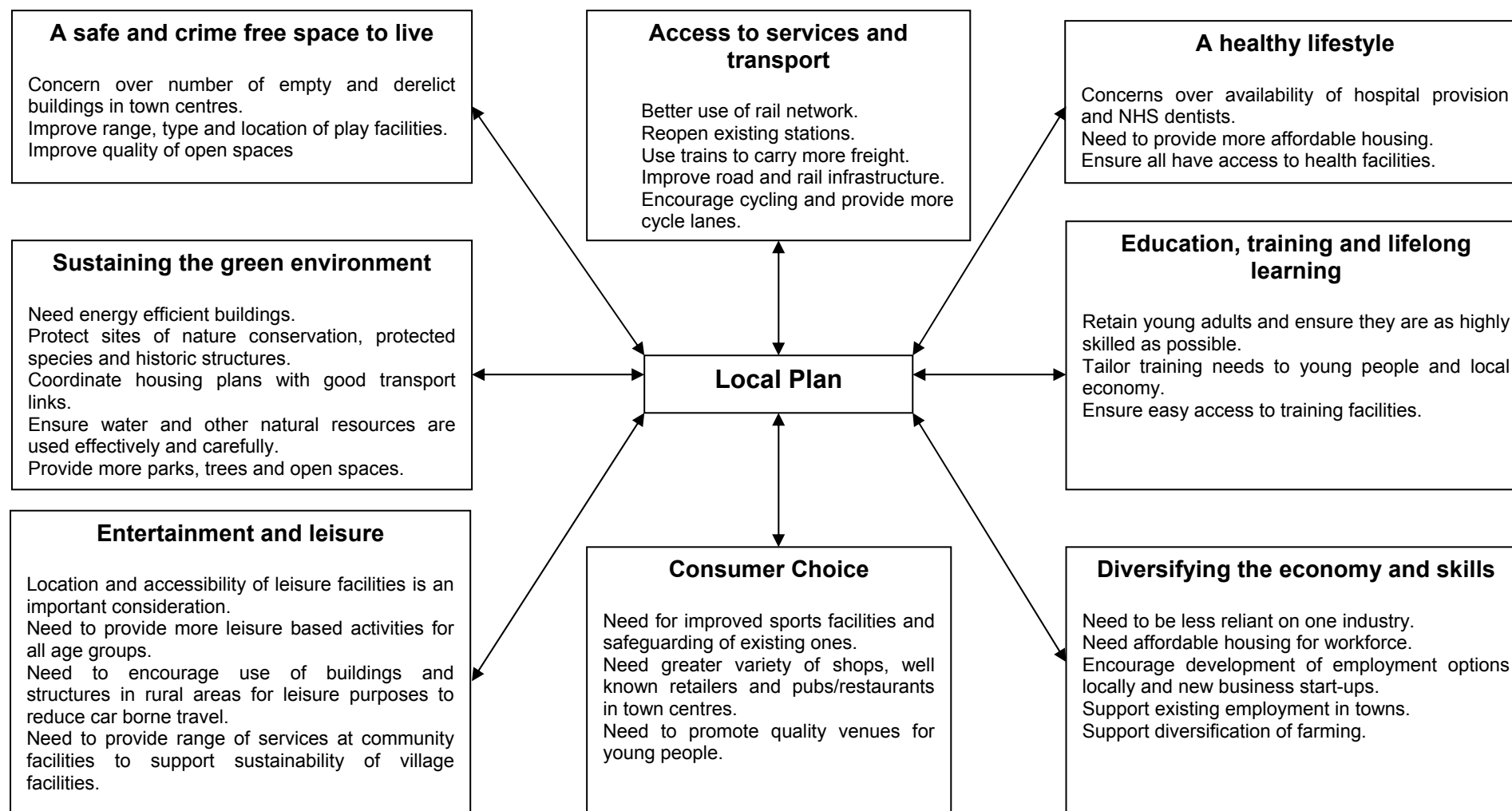
2.13 The population of the District as at 2001 was 76522, an increase of 13.4% since 1991 with the District being one of the top 10 growing districts in England and Wales. South Holland has an ageing population with a greater proportion over 65 compared to Lincolnshire and England and Wales as a whole. The area is characterised by out-migration of the young, and in-migration by older people. Information from Lincolnshire County Council demonstrates that, over the ten year period to 1998, there was a significant out-migration amongst the 15-24 year age group but that all other age groups showed in-migration, resulting in net population growth. The spatial pattern of growth varies from settlement to settlement. The towns, which according to the plan strategy are the major locations for new residential development, have all increased their estimated populations. The towns have shown the largest % growth which is what the plan aims to achieve. Some rural villages are still though growing rapidly, whereas others are stable with very low expansion rates.

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/LDFs therefore have 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 emerging Local Plan and LDF for the District will be prepared in a form to ensure consistency and close integration with the South Holland Community Plan (2003-2011). Both documents will share a common vision. As such the Local Plan/LDF will reflect the key 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 or Rural Action Zone (RAZ), a strategic alliance of major organisations within the District, following extensive consultation with local people.
- 3.4 The Community Plan takes on board the Vision Statement of the Council, namely 'to develop and promote South Holland as a thriving, living and working rural community' and the 4 priorities of the RAZ:
- to facilitate high value jobs, skills and enterprises;
 - to improve accessibility - better access to the area and to high quality services;
 - to raise the expectations of individuals and communities; and
 - to improve and protect the natural and built environment.
- 3.5 The priorities for action were set out under the following 8 key themes, in order of priority, namely:
- Access to services and transport;
 - A safe and crime free space to live;
 - Sustaining the green environment;
 - Entertainment and leisure;
 - Consumer choice;
 - A healthy lifestyle;
 - Education, training and lifelong learning; and
 - Diversifying the economy and skills.
- 3.6 The emerging Local Plan has taken into account issues arising from the Community Plan. Each of the 8 theme groups of the Community Plan have identified issues that we need to consider addressing through this review, as shown by Figure 4. During the review of the plan the various groups and organisations comprising the Local Strategic Partnership (LSP) will have opportunity to input to the plan preparation, to enable strategic objectives to be achieved.

- 3.7 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 4.
- 3.8 The Community Plan is to be monitored over 3 phases to 2011. Phase 1 covers the period 2003-2006. The targets set of the first action plan will help the partners of the RAZ to develop their services against the promises set out in the Community Plan. The rolling programme of monitoring will ensure the document is flexible enough to accommodate changing priorities, but rigid enough to improve and provide sustainable service delivery across the District. It will be necessary for results from these action plans to feed into the Local Plan and future LDF process.
- 3.9 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 4: Relationship between themes of the Community Plan and the Local Plan



Comments on relationship

- 3.10 The spatial strategy of the local plan aims to concentrate most new development especially housing, employment services and cultural activity towards the market towns and to selected rural service centres in a hierarchical or sequential approach maximising on existing investment and infrastructure, widening travel choices and reducing reliance on the private car. This and the choice of sites for allocation takes account of other factors, such as flood risk, and the ability through allocations of sufficient quantum to achieve new service provision.
- 3.11 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 plan aims to actively support the provision and improvement of public transport, so as to provide people with a choice of transport options.
- 3.12 The land use policies of the Local Plan support the themes of the Lincolnshire Local Transport Plan (LTP) 2000/01-2005/06 and PPG13 which are:
- To develop strategic transport networks;
 - To promote the integration of all forms of transport;
 - To serve the rural areas;
 - To widen travel choices-foot, bicycle, public transport;
 - To promote safe travel, inclusive communities and a better quality of life; and
 - To manage transport and related resources in an efficient way.
- 3.13 The themes and objectives of the Local Plan and Local Transport Plan therefore take on board many of the transport suggestions raised by the Community Plan. The retention of our rail service is very important and the Local Plan aims to ensure that future opportunities for enhancement of rail facilities and services are explored and pursued. There remains the possibility of major intensification of the use of our rail line in the future, for example, if the East Coast Main-Line were to be upgraded, and for more freight to use the line which might provide the opportunity to transport goods of the food industry by rail instead of by road.
- 3.14 The Local Plan and Local Transport Plan also refer to the possibilities for new stations, such as at Pinchbeck and Donington. Currently there are no rail freight facilities in South Holland but the possibility exists to establish a facility at Donington.
- 3.15 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. It is important to retain and protect existing open space. Parks, playing fields and informal open spaces all provide opportunities for sport, recreation and leisure. Policy LT3 of the Local Plan aims to prevent the loss of existing open space. The provision of play facilities and open space is further covered by SPG.
- 3.16 The Local Plan 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 recognition of the quality of the existing environment within our

district and the objectives of the local plan to conserve, enhance and extend this quality will ensure that future development of the District builds upon, rather than destroys, its unique characteristics and resources. Again these aims address many issues raised in the Community Plan.

- 3.17 The Local Plan does not contain a specific policy on the re-use of derelict buildings. However this theme runs through many other policies and the plan recognises the importance and benefits to be gained from redeveloping underused or disused buildings. Development can increase the visual amenity of the surrounding area, reduce the potential for crime and vandalism and utilise existing infrastructure.
- 3.18 The Community Plan refers to diversifying the economy and for the District to be less reliant on one form of industry. These comments link with the strategy of the local plan 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.
- 3.19 The retention of young adults and the provision of an adequate range of training facilities is a concern raised by the Community Plan. Whilst this is an area that the local plan does not directly deal with through individual policies, it is still related to the plan objectives.
- 3.20 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. 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. The retail policies aim to secure the future vitality and viability of the identified town centres. However no reference is made to attracting top high street names. The District Retail Study, which informed our policies, though does refer to the lack of these companies and it is an aspiration to attract them. Recent development has seen the arrival of some such businesses.
- 3.21 Shops and other facilities in villages provide a vital lifeline for many communities. The protection of viable services is essential to the livelihood of rural areas. Rural areas do though tend to have fewer and a more limited range of shops, services and facilities with access to services often more limited, especially to those without access to a car. However the presence of neighbourhood and village shops is an important component in maintaining sustainable communities.
- 3.22 The Local Plan also aims to resist proposals which would involve the loss of facilities, where such a loss would result in a significant reduction in the level of service provision locally. The purpose of these policies is not to simply apply a blanket protection on the loss of services, but rather to allow an element of flexibility and ensure all reasonable consideration has been given to the possibility of retaining the service, in the context that the retention of local services is considered essential to promoting sustainable communities.

The Council not only wishes to protect existing services but also encourage the provision of new appropriately sized facilities in rural areas.

- 3.23 The retention of rural services is necessary to reduce isolation and improve quality of life for the community. Village shops and other facilities often have unique qualities not found in many urban areas and help to sustain vibrant local economies. The local shop can act as a community facility, serving as an informal meeting place, providing some local employment and contribute to sustainable development by reducing reliance on the car. The Local Plan recognises that without protecting our rural services, villages will only serve as dormitory commuting estates to the main towns.
- 3.24 The Local Plan is committed to addressing the increasing shortfall of affordable housing and aims to provide a higher proportion of affordable housing than is currently being developed through the introduction of updated guidance and early negotiation with developers. The production of SPG on this subject should also increase the Council's ability to seek the necessary amount of affordable homes in the right locations to suit the needs of the community and work force.
- 3.25 The Council is not responsible for healthcare provision and new hospitals but through Policy GEN 3 on developer contributions, the plan seeks to ensure that provision or contribution is made towards community benefits deriving from development proposals. This includes provision towards health care facilities.
- 3.26 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.
- 3.27 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.

4.0 HOUSING

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

Indicators

4.2 The following key indicators are monitored in this section:

- The number of dwellings provided in the plan area;
- The number of dwellings provided on windfall sites;
- The number of dwellings completed;
- The proportion of buildings provided on previously developed land or by re-use of existing buildings;
- Density of new development;
- The variety of types and mix of sizes of housing;
- Car parking provision;
- Number of affordable housing dwellings provided.

Key Housing targets

4.3 Particular targets against which housing development may be measured derive from both the local plan and national performance indicators.

- To meet the Structure Plan requirement of 7600 dwellings to 2021.
(Policy H1 Deposit Draft Structure Plan)
- The majority of housing development should take place in the urban areas, predominantly Spalding.
(Policy H1 First Deposit Local Plan)
- For at least 15 % of development to take place on previously developed land.
(BVPI 106 target)
- For new housing developments to be at an average net density of at least 30 dwellings per hectare (dph).
(Policy H3 Deposit Draft Structure Plan)
- For a minimum of a third of new dwellings on qualifying sites to be provided as affordable.
(Policy H8 First Deposit Local Plan, SPG)

Introduction

- 4.4 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, 2001-2011 (the Re-deposit plan and next Annual Monitoring Report will look at the period to 2021). This section of the report presents an overview of progress on housing development in the District over the period 1st April 2003-31st March 2004.
- 4.5 One of the most significant changes to the policies of planning for housing in recent years was the publication of the revised Planning Policy Guidance Note 3 (Housing) in 2000 which brought with it increased emphasis on the need for comprehensive monitoring of development as an integral part of the new plan, monitor, manage approach that is now advocated.
- 4.6 This guidance and publication of “Monitoring Provision of Housing through the Planning System: Towards Better Practice in 2000 also has significant implications for monitoring housing provision. PPG3 states the importance of monitoring “effective monitoring is essential to the strategy on maintaining an adequate supply of land and buildings for housing and to enable its managed release”.
- 4.7 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 complimented 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.
- 4.8 The District Council undertakes an annual land availability study and has reviewed its urban capacity study (which will be produced as a background paper to the emerging Local Plan) 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

Number of dwellings provided in plan area

4.9 The Structure Plan strategic housing requirement for the period 2001-2021 is 7600 dwellings to be distributed 5700 (75%) dwellings to the urban areas, namely the 5 towns, and 1900 (25%) to the rural areas as shown by Table 6.

Table 6: 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

4.10 One of the key objectives of the Adopted 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 First Deposit Local Plan aimed to address these strategic issues and to comply with revised guidance contained within PPG3: Housing to promote sustainable development and distribution of housing.

4.11 Table 7 shows that in 2001 there was a relatively high proportion of potential housing in rural areas, 43%, compared to then emerging Structure Plan target of 33%. Since then our policies have been seeking to control better the amount and location of housing. In 2004 we have 21% of potential housing in the rural areas as shown by Table 8. This is helping to bring the distribution towards that set out in strategy in the newly emerging Structure Plan (25%).

Table 7: Housing Land availability end March 2001

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

Table 8: Land with planning permission

Settlements	U/C at 1 April 04		With pp not started at 1 April 04		Total Commitments	
	No	%	No	%	No	%
<i>Crowland</i>	14	3	40	2	54	2
<i>Holbeach</i>	24	5	105	5	129	5
<i>Long Sutton</i>	6	1	36	2	42	2
<i>Sutton Bridge</i>	20	4	417	18	437	16
<i>Spalding</i>	140	31	1367	59	1507	55
Urban Areas	204	46	1965	86	2169	79
Rural Areas	242	54	333	14	575	21
District Total	446	100	2298	100	2744	100

4.12 There is still a high percentage of dwellings under construction in the rural areas, 54% compared to 46% in urban areas. The completion of these dwellings will still therefore provide high levels of activity in rural areas. However the higher figures for planning permissions not started reveal that the plans strategy is beginning to direct development towards the urban areas. The figures for under construction and planning permissions not started are also considerably higher for Spalding compared to 2002/03 figures which complies with the plans strategy to recognise the pre-eminence of Spalding as the districts most sustainable settlement.

4.13 Where planning permissions do not specify exact numbers, as with some outline permissions, density assumptions have been used in line with the revised Urban Capacity Study.

New Dwellings Completed

Number of dwellings completed

4.14 Table 9 shows the total number of completions 2001-2004. Completions since 2001 have risen sharply and are considerably higher than previous years completion rates. A main reason for this increase has been the high completion rates in the rural areas, near double that previous to 2001. Completion rates in rural areas have risen considerably since 01/02, however this increase is at odds with the plan's strategy. Completions in urban areas rose in 01/02 to 02/03 and then fell sharply during 03/04. Spalding has had the highest number of completions during the plan period. During 2003/04 more completions occurred

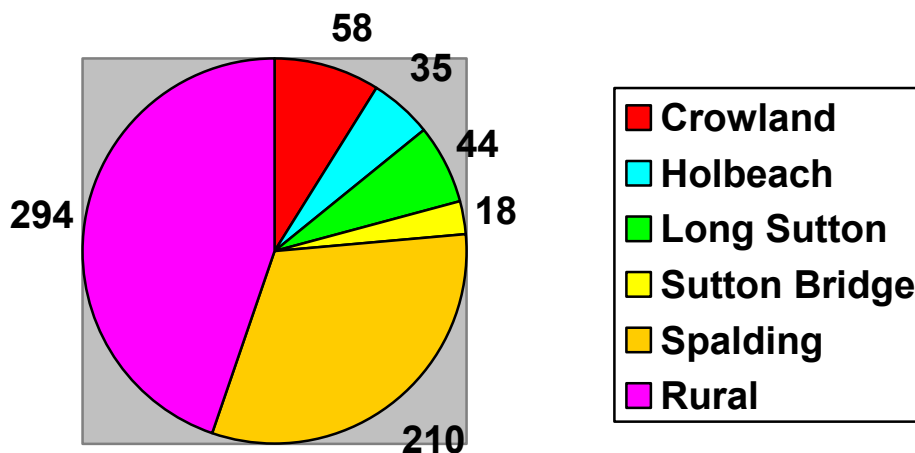
in the rural areas than in the towns, notwithstanding that the towns, predominantly Spalding, are the intended foci for development. The most significant factor in this pattern can be attributed to the large number of existing permissions in the rural areas being built out.

4.15 Completions for the district for the period 2001-04 were 1976, an average of 659 dwellings per annum which is substantially higher than the strategic requirement for 380.

Table 9: Completions 2001-2004

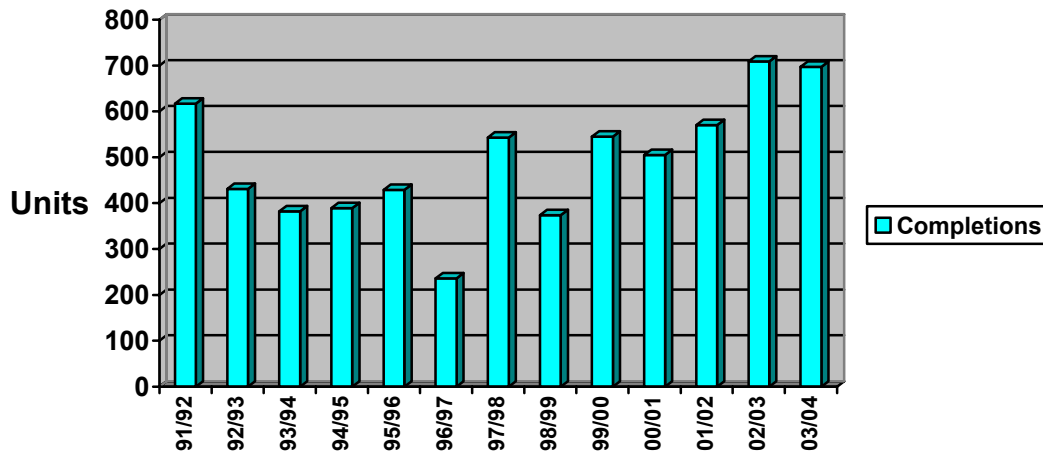
Settlement	01/02	02/03	03/04	Total
Crowland	23	84	67	174
Holbeach	65	13	27	105
Long Sutton	45	61	25	131
Sutton Bridge	16	25	13	54
Spalding	191	247	191	629
Urban Areas	340	430	323	1093
Rural areas	230	279	374	883
District Total	570	709	697	1976

Figure 5: Average Annual Completion Rates 2001-2004



4.16 Figure 6 shows completions 1991/92 to 2003/04. Overall there has been an increase since 1991/92 with completions peaking at 709 in 2002/03. Appendix 1 provides a comprehensive breakdown of these figures.

Figure 6: Completions 1991-2004



4.17 At current build rates there remains a 4 year supply of land with unimplemented planning permission throughout 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 7.2 year supply at an average annual build rate of 210 per annum. This is largely due to the permissions granted at Wygate Park.

4.18 On the basis of the annual strategic requirement of 380 dwellings for the District, the 2004 figure of 2744 (under construction plus permission not started) provides 7.2 year supply for the District and 4 for Spalding, as shown by figure 7.

Figure 7: Land supply

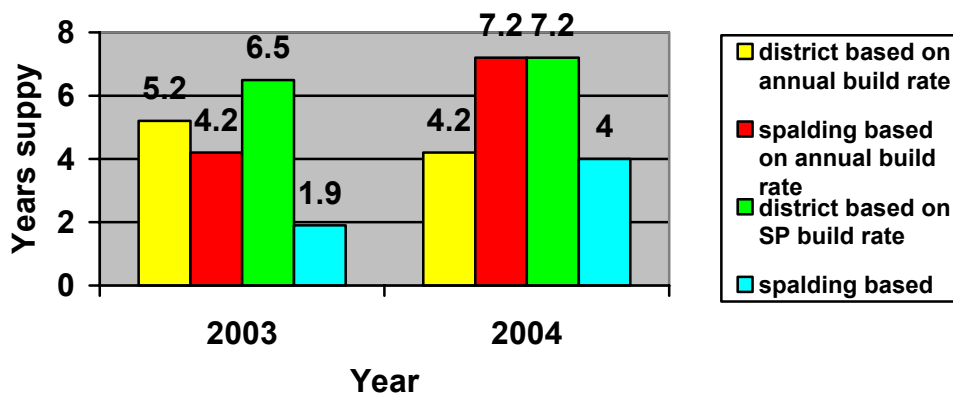


Table 10: Housing Land Availability

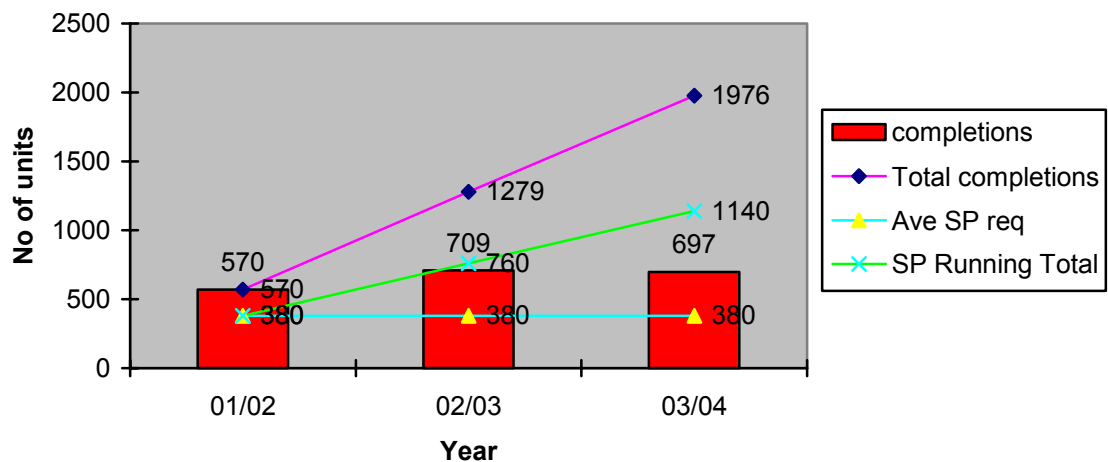
	Total Commitments	Completions 2001-04	Total	%
Urban Areas	2169	1093	3262	69
<i>Spalding</i>	<i>1507</i>	<i>629</i>	<i>2136</i>	<i>45</i>
Rural areas	575	883	1458	31
District Total	2744	1976	4720	100

- 4.19 As shown in tables 7 and 8 the distribution of housing between rural and urban areas is getting closer to the Structure Plan targets. Taking into account completions 2001-04, the proportion of housing in rural areas is 31%, as shown by table 10. This is getting closer to the figure in the newly emerging Structure Plan, 25%. The proportion in the towns is getting correspondingly higher, closer to the 75% in the Structure Plan.
- 4.20 Table 11 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 3975 dwellings, leading to an over-allocation of 175 dwellings to 2011. Additional permissions continue to be granted, some by the Council and others by Inspectors. This situation has contributed to the over-allocation. However, at least some of the additional permissions have been within Spalding and hence in general accordance with the spatial strategy of the plan. The current restrictive policies in the First Deposit Plan have helped to reduce this over-allocation and to bring figures in line with the emerging Structure Plan. However if the rate of housing supply is not slowed it could mean that low levels of development will have to be set for the latter part of the new plan period to 2021.

Table 11: Housing Land Availability 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 2004	1976	
• Under Construction at 31 March 2004	446	
• With Planning Permission Not Started at 31 March 2004 (Discounted to take account of opportunities for review of extant permissions in accordance with para 40 of PPG3) (2298 – 290) (2001-2011 figure further reduced by 455 to discount phasing on Wygate Park beyond 2011)	1553	2008
(c) Total of figures in (b)	3975	4430
Remaining requirement (a – c)	-175	3170

Figure 8: Comparison of completions with Structure Plan requirement



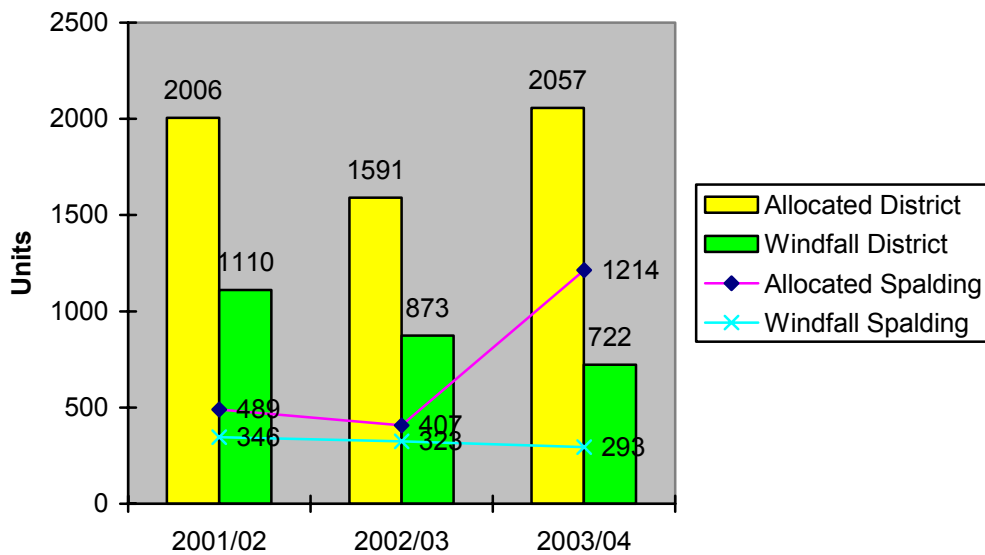
4.21 Figure 8 shows that currently completions for each year and the total completions are well above the Structure Plan target. As at 1 April 2004 836 (73%) more houses have been built compared to the Structure Plan target.

Windfall/Allocated Sites

Number of dwellings provided on windfall sites

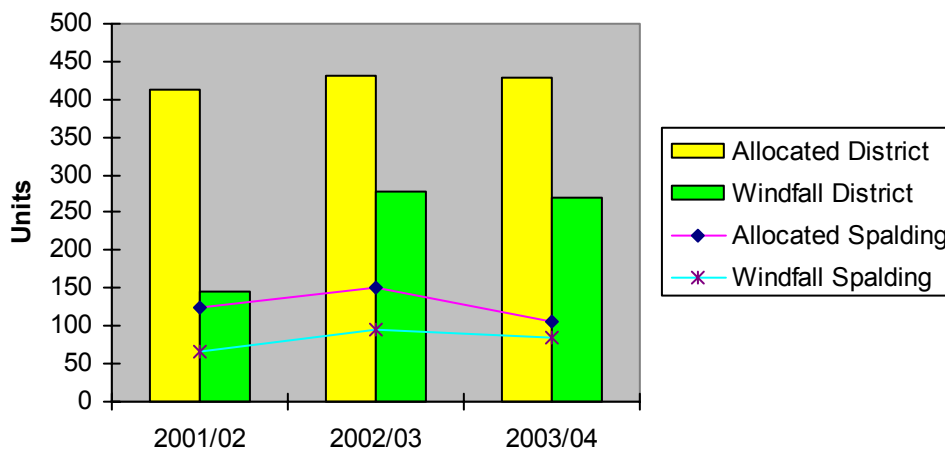
- 4.22 PPG3 requires that residential development on both windfall and allocated sites are monitored. Windfall sites are those sites that have unexpectedly become available, the monitoring of which is essential to the maintenance of an adequate land supply and a central element in managing land release. For the purposes of this report all sites, not allocated in the plan, have been classified as windfall.
- 4.23 Figure 9 shows that the total number of commitments has reduced from 2001. Windfall commitments have also reduced and a similar picture can be seen for Spalding. Allocated commitments fell 2001-03 but rose again in 2003/04 and in Spalding rose from 489 to 1214 in 2004. This increase can be attributed to 2 large allocations in Spalding at Wygate Park gaining planning permission following a Public Inquiry. 35% of current commitments are on windfall sites district wide, with only 19% on windfall sites in Spalding.

Figure 9: Total commitments on allocated and windfall sites



- 4.24 Figure 10 shows that completions on windfall sites have increased substantially from 2001/02 to 2002/03 and remained high during 2003/04. Completions on allocated sites have remained constantly high. Both figures for 2003/04 are above the current average build rate on allocated (424) and windfall (230) sites.
- 4.25 Completions on allocated sites in Spalding rose 2001/02 to 2002/03 but fell again during 2003/04 to its lowest total since 2001/02. Windfall completions rose 2001/02 to 2002/03 but fell again 2003/04. The figure for 2003/04 on allocated sites is below the current average build rate (128) but higher on windfall sites (82).

Figure 10: Total completions on allocated and windfall sites



Renewals and Refusals

- 4.26 The Council has been successful in refusing residential applications for development that would be unsustainable in line with PPG3 guidance. During the period 03/04 there were 49 applications for residential development refused, totalling 157 dwellings of which 43 applications were refused outside of Spalding. The following table shows the number of refused applications and the resultant number of dwellings:

Table 12: Refusals 2003/04

Settlement	No refused permission	No of dwellings*
Urban	15	99
<i>Spalding</i>	6	33
Rural	34	58
District Total	49	157

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

- 4.27 The First Deposit Draft Local Plan sought to reduce the overprovision of housing supply. In total across the District a reduction of 1640 was made by effectively de-allocating sites without a current planning permission.
- 4.28 In addition to this, paragraph 40 of PPG3 advocates that Planning Authorities should review previous permissions in the interests of sustainability. Policy H2 of the First Deposit Draft Local Plan allows for the renewal of consents in the 4 other towns, outside Spalding, unless material considerations indicate otherwise, whereas the Council is more likely to look to refuse renewals for development it would regard as being unsustainable in the rural villages, especially given the existing supply there. At Sutton Bridge 2 planning applications have been submitted for renewal for approximately 290 dwellings. However this application is unlikely to be renewed, as Sutton Bridge is not a sustainable location for this scale of development and to renew planning permission for this high number of dwellings would be contrary to policies that seek to concentrate major new development in Spalding. Other sites provide for a more modest level of growth in Sutton Bridge. There are many other longstanding unimplemented consents in unsustainable locations which we will not look to renew under current policy, a position that has already been supported on appeal. However as each application for renewal is refused the corresponding land supply also diminishes and alternative, more sustainably located sites need to be brought forward under the Plan.

Previously developed land

Proportion of buildings provided on previously developed land or by re-use of existing buildings

- 4.29 The reuse of previously developed land (as defined by Annex C of PPG3) is a key objective of PPG3 and the First Deposit Local Plan aims to ensure that previously developed land and buildings are used effectively and in preference to Greenfield development. The re-use of previously developed land can help to ease pressure for development on Greenfield sites and can contribute to the regeneration of existing urban areas.
- 4.30 Following revision of PPG3 the government established a target of 60% of housing to be developed on previously developed land. RPG8 indicates that 40% of completions in recent years have been on Brownfield land. The Council's Best Value Performance Indicator (BVPI 106) identifies that at least 15% of new homes in South Holland should be built on previously developed land.

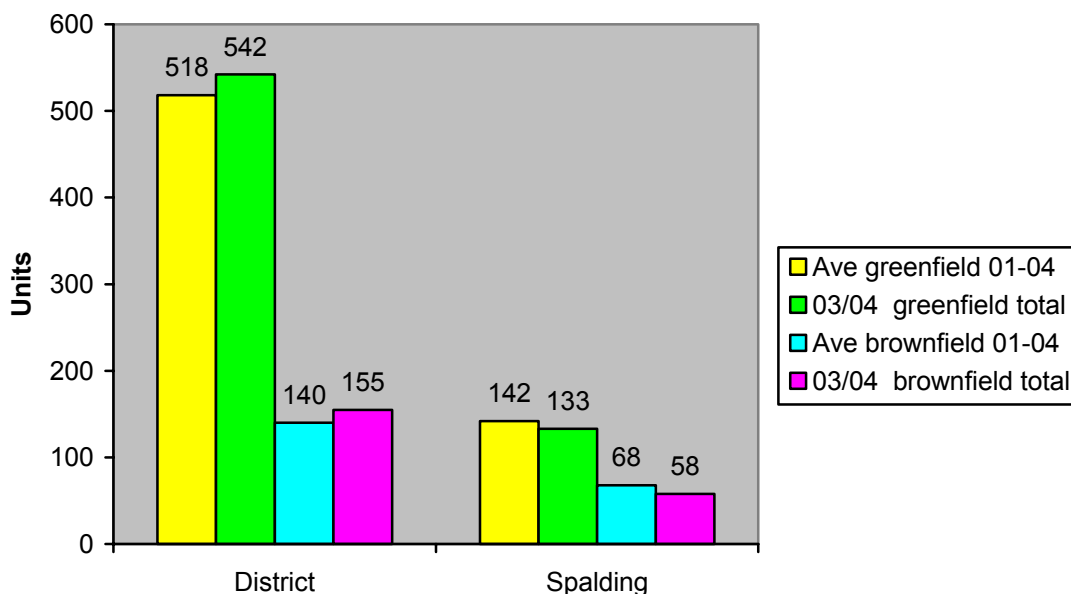
4.31 Table 13 shows the Greenfield/Brownfield completions split for the District and the individual breakdown for Spalding. 31% of completions in Spalding were on Brownfield land compared to only 22% throughout the District as a whole in 2003/04. The district wide figure is also 7% greater than the performance indicator of 15%. However this figure is still considerably lower than the RPG8 average for the East Midlands and the main Government target. However the proportion of completions on Brownfield land has increased from the 16% achieved in 2001/02. The corresponding figures for Spalding have remained relatively constant.

Table 13: Greenfield/Brownfield Completions 2001-04

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)
Total	1976 (629)	1556 (426)	79 (68)	420 (203)	21 (32)

NB Spalding figures in brackets and italics

Figure 11: Greenfield/Brownfield Development



4.32 Figure 11 reveals that the development on Brownfield land district wide is currently above average. However for Spalding the corresponding Brownfield figure for 2003/04 is lower than the average for 2001-04.

Table 14: Number of permissions granted on Brownfield/Greenfield sites 2002/03

Location	Greenfield		Brownfield	
	PP granted	No of dwellings	PP granted	No of dwellings
Urban	5	116	44	191
<i>Spalding</i>	4	115	21	138
Rural	23	268	35	38
District	28	384	79	229

Table 15: 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

4.33 Tables 14 and 15 show that the total number of both permissions and the resultant number of dwellings on Brownfield land has increased 02/03 to 03/04. Fewer permissions have been granted on Greenfield sites, however the total number of dwellings has increased significantly. This is due to 2 large sites at Wygate Park in Spalding gaining permission following an Inquiry. The number of permissions granted on Greenfield sites in the rural areas has reduced with only permissions generally being granted for small scale developments of 1 or 2 dwellings.

4.34 The increase in the number of Brownfield sites granted planning permission indicates the Council is following PPG3 guidance. This increase is due to the increased numbers of permissions granted in urban areas and especially Spalding where permissions have more than doubled since 2002/03. The policies in the new local plan should ensure that this figure is maintained for a number of years by encouraging the development of Brownfield sites in preference to Greenfield in line with government policy.

4.35 The Urban Capacity Study set out in detail Brownfield sites that were considered capable of development. Brownfield land accounted for 80% of the total capacity, with the majority being found within Spalding, as shown by Table 16. This identification of sites will help the Council meet the objectives of PPG3 in terms of the priorities of sustainable development, directing development to previously developed sites and also providing information regarding future allocations in the plan.

Table 16: Urban Capacity update 01 April 04

Settlement	Total Capacity	Greenfield		Brownfield	
		Total	%	Total	%
Spalding	448	76	17	372	83
Crowland	132	32	24	100	76
Holbeach	186	30	16	156	84
Long Sutton	138	40	29	98	71
Sutton Bridge	60	9	15	51	85
Donington	112	30	27	82	73
Total	1076	217	20	859	80

20 % of the total capacity is located on Greenfield sites.

80 % of the total capacity is located on Brownfield sites.

4.36 However apart from Spalding there is a limited range of unconstrained/modestly constrained Brownfield sites available. This can be attributed to available sites being already re-developed in recent years and also the lack of sites due to the rural nature and lack of industrial heritage of the district. It is therefore impractical for the Council to try and meet the 60% target set by Central Government. Decontamination and multiple ownerships also add to the difficulties involved in preparing a Brownfield site ready for development. Actual development of previously developed land may therefore be more difficult to achieve. Development of previously developed land is not enough on its own to fulfil the Council's need to achieve the appropriate levels of housing completions. Capacity sites may only be capable of delivering a modest contribution in the future.

Density

Density of new development

- 4.37 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.
- 4.38 Both the Adopted Local Plan and First Deposit do not contain a specific policy relating to acceptable levels of density on new developments. Appendix 2 sets out the densities of large schemes completed during the past year and is summarised in tables 17 and 18.

Table 17: Density on large schemes completed 2003/04

Location	No of dwellings	Area	Density
Urban	145	5.38	26.9
<i>Spalding</i>	54	1.68	32.1
Rural	175	10.54	16.6
District	320	15.92	20.1

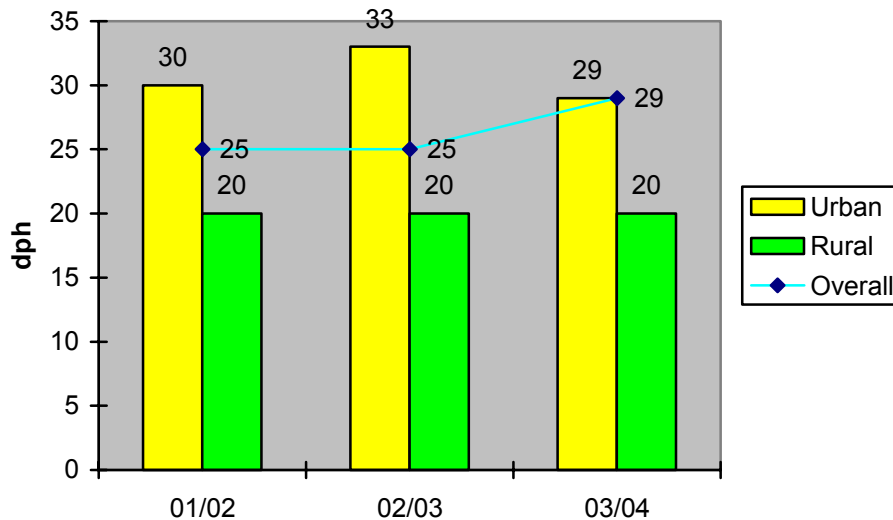
NB We have only monitored in detail large sites, ie those delivering 10 dwellings or over.

- 4.39 Overall 14 large sites have been completed with densities ranging from 9.4dph up to 50dph. Of the 14 schemes only 3 have been completed at densities above 30dph. The overall net density achieved on large sites is only 20dph which falls considerable below the minimum requirement of PPG3. This figure is also well below the density achieved during 2002/03 at 30dph, which did meet PPG3 requirements.
- 4.40 However the density achieved in Spalding is above the minimum requirement. Development in rural areas is only 17 dph which has lowered the overall district density average. A significant number of developments, particularly those in the small rural settlements where there are many smaller sites or single plots which are not suitable or are impractical on which to raise density, are also still achieving much lower densities. It is important to note though that the majority of consents completed during 2003/2004 were approved before the minimum requirement of 30dph was introduced.

Table 18: Densities on large schemes approved 2003/04

Location	Permissions Granted	No of dwellings	Area (HA)	Density
Urban	12	1263	42.9	29.4
<i>Spalding</i>	8	1208	38.03	31.8
Rural	3	65	3.39	19.17
Total	14	1328	46.29	28.7

Figure 12: Average Density on large schemes approved 2001-04



4.41 The overall net density has risen since 2001, from 25 to 29dph, as shown by figure 12. This shows the Council is applying PPG3 principles and the average density is getting closer to the minimum PPG3 requirements. Applications approved in urban areas 2001/02 to 2003/04 have overall been meeting PPG3 requirements of 30dph.

4.42 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, character of site, and its surroundings and type of housing proposed.

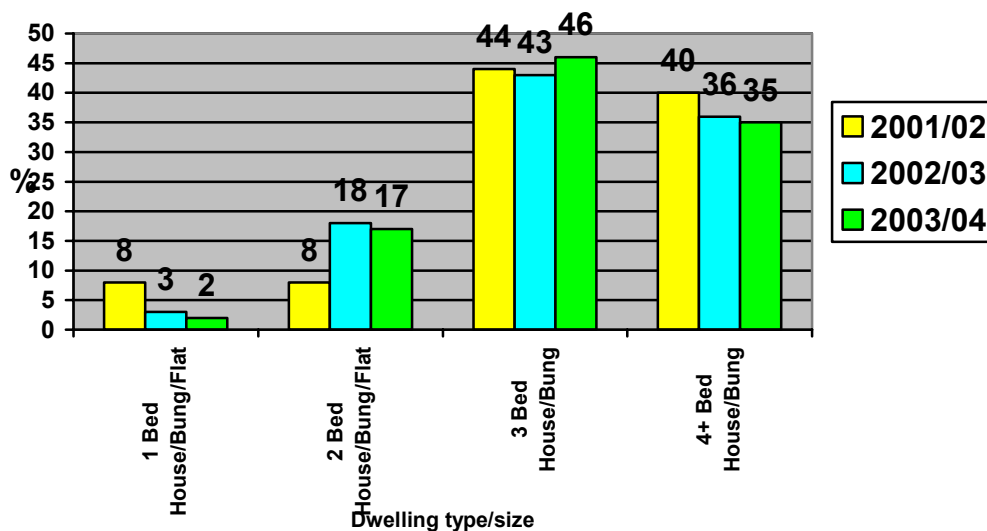
4.43 The Council recognises the need to ensure higher densities are achieved in the most sustainable locations, namely the towns and especially Spalding. However the average density for the District will still currently be suppressed by development in the smaller settlements, as the large pool of unimplemented permissions are built out. High densities are also often not appropriate in these locations to ensure the traditional character and form of the village layout remains.

Dwelling Type and Size

The variety of types and mix of sizes of housing

4.44 There is no specific policy within either the adopted or emerging Local Plans concerning providing a range of accommodation types and sizes. PPG3 requires local authorities to monitor the type and size of all dwellings being approved. This should ensure the needs of all sections of the community are being met, such as dwellings for single people, small households or dwellings for the elderly. The following figure shows the % breakdown of all completions by bedroom size 2001/02 to 2003/04.

Figure 13: % Completions by bedroom size



4.45 Figure 13 reveals that the majority of new dwellings constructed are 3 bed house/bungalows, closely followed by larger dwellings, 4+ bedrooms. The number of 1 and 2 bed dwellings comprises the lowest proportion. The 1 bed proportion has fallen 2001/02 to 2003/04, however the 2 bed proportion more than doubled during 2002/03 compared with 2001/02 and remained at a fairly constant level during 2003/04. This is an important shift as the Housing Needs Survey (2003) “identified the requirement to develop a more balanced housing

stock with a need for more flats and terraced houses in both the private and affordable sectors”.

4.46 Appendix 2 sets out the range of house types and bedroom size provided on large applications granted 2003/04 and large schemes completed during this period and this is summarised in table 19.

Table 19: Summary of house type and size

Type	Houses/Bungalows/Chalets			Flats			Total
	1-2	3	4+	1	2	3	
Approved applications 2003/04	44 (17%)	161 (61%)	30 (11%)	15 (6%)	13 (5%)	13 (5%)	263 (100%)
Completed schemes 2003/04	42 (13%)	171 (53%)	104 (33%)	0 (0%)	0 (0%)	3 (1%)	320 (100%)
Total	86	332	134	15	13	16	583

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

4.47 Table 149 shows that the majority of dwellings approved or constructed during 2003/04 were 3 or 4+ houses or bungalows. There was a lack of small properties constructed or approved on these large sites. However the figures on 1-2 bed houses and bungalows and for flats on approved applications has risen compared to the corresponding 2002/03 figures. It is still important though 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.

Car parking provision

Car parking provision

4.48 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 it must be recognised that policies to limit parking at new developments can only be effective where alternative means of travel already exist or are introduced as part of the development. Whilst this may be the case to some degree in the larger urban areas of the County, for many people living in the rural areas of Lincolnshire the car will remain the primary option for travel.

4.49 The County Council’s revised parking standards have been in place for over a year now, and update the previous standards implemented in 1986. The guidance indicates maximum standards to encourage use of alternative modes of transport instead of the motor car. 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 based upon location and nature of development.

- 4.50 Appendix 2 sets out the number of car-parking spaces per dwelling provided for on large developments approved 2003/04 and on large sites completed 2003/04 and is summarised by tables 20 and 21.

Table 20: Car Parking Spaces provided on large schemes approved 2003/04

Location	No of dwellings	Spaces provided	Average
Urban	198	228	1.2
Spalding	129	140	1.1
Rural	65	95	1.5
Total	263	323	1.2

Table 21: Car Parking Spaces provided on large schemes completed 2003/04

Location	No of dwellings	Spaces provided	Average
Urban	145	195	1.3
Spalding	54	91	1.7
Rural	175	254	1.5
Total	320	449	1.4

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

- 4.51 Overall the Council is meeting PPG3 requirements of an average of 1.5 spaces provided per dwelling. The figure for large schemes completed in Spalding is however above the requirement at an average of 1.7.

Affordable Housing

Number of affordable housing dwellings provided

- 4.52 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 seek the provision of affordable housing to try and address these housing needs.

- 4.53 Our Housing Needs Survey Update 2004 identified 530 affordable housing units are needed annually. Re-lets in the existing stock are insufficient to meet this need and there remains a projected requirement 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.

- 4.54 The adopted Local Plan (1998) did not contain any policies specifically relating to affordable housing. However the First Deposit Draft Local Plan (2001) contained policies which reflected the guidance given in PPG3 (2000) and Circular 6/98. The Government also consulted on a draft revision to PPG3 during 2003, which it was proposed would replace Circular 6/98. The emerging Local Plan and Approved SPG on Affordable Housing takes on board these revised threshold levels.
- 4.55 It has been decided to introduce a new procedure to enable the monitoring of planning permissions for residential development which includes affordable housing provision. This will be achieved by a closer working arrangement between the Housing Strategy, Development Control and Planning Policy teams.
- 4.56 We have not previously monitored affordable housing provision in detail. However the new procedures will help to monitor affordable housing commitments and completions as part of a Plan- Monitor-Manage approach. As well as monitoring progress towards the overall numerical target, it will be necessary to look at the types of affordable housing provided in order to assess whether the specific social needs of South Holland are being met.

Appeal Decisions

- 4.57 We have put in place procedures for monitoring planning appeals. This enables both numerical analysis and analysis by policy issues and considerations. This will inform both reports on planning applications and appeal statements, as well as policy review. Table 22 provides a breakdown of housing appeals since 2001/02.

Table 22: Housing Appeal Analysis

Year	Number of appeals	Appeals Dismissed	Appeals Allowed	No Dismissed on Policy/Strategy
2001/02	3	3	0	2
2002/03	24	16	8	8
2003/04	20	7	13	1
Total	47	26 (55%)	21 (45%)	11

Overview

- 4.58 The data shown in this chapter identifies that the distribution of housing between urban and rural areas is getting closer to the Structure Plan targets. The overall proportion of housing in rural areas is 31% which is getting closer to the figure in the emerging Structure Plan, 25%. The proportion in the towns is getting correspondingly higher, closer to the 75% in the Structure Plan. During 03/04 there has been a reduction in the overall completions on brownfield sites, however there has been an increase in the number granted planning permission on such sites. The overall net density has risen since 2001, from 25 to 29dph. This shows the Council is applying PPG3 principles and the average density is getting closer to the minimum PPG3 requirements. Applications approved in urban areas 2001/02 to 2003/04 have overall been meeting PPG3 requirements of 30dph. Provision of affordable housing remains low, however the emerging policies and SPG should help to increase the overall levels provided.

5.0 ECONOMY

5.1 This section of the report is concerned with the monitoring of information relating to the principle 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.

Indicators

5.2 The following key indicators are monitored in this section:

- The take up of employment land and the amount with planning permission;
- Number of vacant properties;
- The amount of retail floorspace constructed and with planning permission;
- Retention of rural facilities and services.

Economy

5.3 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. 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. Tables 23 and 24 provide details on economic activity and employee profile for all people aged 16-74 in South Holland and the comparative rates for Lincolnshire and England and Wales as a whole.

Table 23: Economic Activity (all people aged 16-74)

	South Holland	% SH People 16-74	% Lincs	%Eng 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
Student	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

5.4 There are 65.4% economically active people aged 16-74 within South Holland, however this figure is less than the comparative figures for Lincolnshire and England and Wales, 65.7% and 66.5% respectively. At 2.2% the district has a very low unemployment rate compared to 2.9% in Lincolnshire and 3.4% in England and Wales. Another major difference is the high proportion of retired people in this age range, 19.2% in South Holland compared to only 16.7% in Lincolnshire and 13.6% in England and Wales.

Table 24: Employee Profile (all people aged 16-74)

Industry	South Holland	%SH People 16-74	%Lincs	%Eng 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
	35009			

Source: 2001 Census

- 5.5 South Holland has a larger proportion of people employed in agriculture, 5.5% compared to 3.2% in Lincolnshire and only 1.5% in 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 are employed within the distribution, hotels and restaurants sector, 17.4%.
- 5.6 South Holland's economy is generally stable. 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. Further diversification is seen as the key to prosperity.

Table 25: 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

- 5.7 South Holland has the second highest business start-up rate, 35.4% per 10,000 adult population throughout Lincolnshire. Only South Kesteven has a higher rate at 37.4 per 10,000 adult population, with Lincoln the lowest at only 27.7 per 10,000 adult population.

Employment Land

The take up of employment land and the amount with planning permission

- 5.8 The District Council undertakes an annual Employment Land Availability Study, which records the extent to which the Structure Plan employment land requirements are being met. Policy EMP1 of the Local Plan identifies land for major employment proposals. These major employment areas have been selected principally in relation to the existing strategic transport network, their accessibility by public transport and other modes, to their closeness to existing investment in utilities infrastructure, to major sources of employment and to their impact on the environment and amenity of the surrounding area. South Holland Enterprise Park, Wardentree Lane area of Pinchbeck and land off West Marsh Road Spalding and the Wingland Enterprise Park at Sutton Bridge will be able to accommodate the majority of demand for the whole of the plan period.
- 5.9 Table 26 shows the amount of land identified for employment, the amount with planning permission and the total area developed since 1997 as at 1 April 2004.

Table 26: Land identified for major employment proposals at 1st April 2004 (Hectares).

Location	Local Plan		Total in plan	Total dev'd	Total u/c	Total with pp	Total with no pp	Total pp not started
	Adopted	Draft						
Crowland (adjacent to A1073)	No	Yes	10.4		0	0	10.4	0
Crowland Peterborough Rd	Yes	Yes*	7.2		0	5.24	1.96	5.24
Donington	No	Yes	10.6		0	0	10.6	0
Holbeach	No	Yes	10.1		0	0	10.1	0
Long/Little Sutton	Yes	Yes	11.6	0.29	0	10.64	0.96	10.35
Port Sutton Bridge	Yes	Yes	12.7		0	6.931	5.769	6.931
Spalding/Pinchbeck Enterprise Park	Yes	Yes	105.8	34.09	1.267	68.957	36.843	33.6
Sutton Bridge Wingland	Yes	Yes	54		0	54	0	54
Total			222.4	34.38	1.267	145.768	76.632	110.121

* NB The emerging Local Plan is likely to propose further revisions to the allocations, particularly Crowland and Long/Little Sutton.

- 5.10 Between 1997-2004 34.38 Ha of employment land had been developed, at an average of 4.9 Ha per annum. The majority of this development took place on the Spalding/Pinchbeck Enterprise Park. A further 145.768 Ha had the benefit of planning permission whilst 76.632 Ha did not. Currently 1.27 Ha is under construction and which is likely to be completed during 2004/05. During 2003/04 4.1 Ha was completed, all of which was on Greenfield sites.

- 5.11 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 site covers 17Ha and is included table 26.
- 5.12 Figure 14 illustrates the distribution of employment land with planning permission. The majority of current commitments is on Spalding/Pinchbeck Enterprise Park. The 54 Ha at Wingland however is located in a high flood risk area and is subject to review in the re-deposit Local Plan.

Figure 14: Land with planning permission

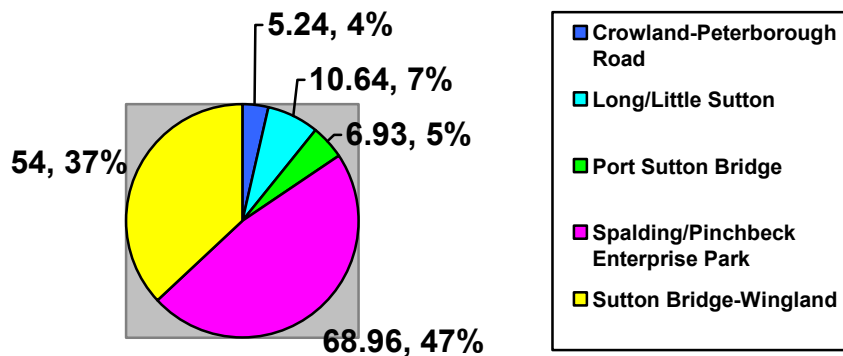


Table 27: Undeveloped land commitments on Greenfield/Brownfield sites

Type	Greenfield	Brownfield
B1	44.43	5.67
B2	44.18	5.66
B8	49.47	5.67
Other	0.34	0
Total	138.42	17

- 5.13 Table 27 reveals that the majority of undeveloped employment land is on Greenfield sites, 89% compared to 11% on Brownfield sites. It is important to note that where an allocated site has no current permission the site has been equally split between use classes, such as the 17ha of Brownfield land which comprises a site to the south of the current power station in Spalding.

Recent Employment Land Studies

- 5.14 Two studies have recently been undertaken concerning the quality and quantity of employment land throughout the East Midlands. Firstly a study was undertaken in July 2002 on the Quality of Employment Land (QUELS) which was a comprehensive assessment of the quality and quantity of employment land supply, to see how far it meets market demand and strategic policy objectives. A follow on study Regional Employment Land Priorities Study (RELPS) is currently an interim draft document and aims to “distil from the Regional Economic Strategy (RES) implicit and explicit priorities for employment land-and to identify key activities that need to be pursued at a sub-regional level to achieve policy objectives as detailed in the RES”.
- 5.15 RELPS concluded that the challenge was to find innovative ways to strengthen the contribution rural areas and market towns make and realising the potential of small market towns for development of services serving a regional or national need, preparing for any changes towards more capital techniques in the food preparation and processing industry. The emphasis should be on B1 office in the Town Centre and in historic areas close to the town centre. QUELS also suggested there was no prospect of effective demand for the quantity of land identified for industrial use. RELPS went on to suggest that priority should be to identify sites where food and B8 activities can be encouraged to cluster with Spalding a sensible location for clustering of small-medium sized warehousing. Table 28 shows industrial and distribution sites as identified within the studies.

Table 28 : Industrial and distribution sites (+5HA)

ID NO.	Location	Dev.Area	Stat	Policy	Assist Req'd
Class 1a-High quality and available					
NIL					
Class 1b-High quality and constrained					
NIL					
Class 2a-Average quality and available					
132	Site adj to A151/A17, Holbeach	14.2	G	2.1	Unlikely
201	Hundreds Lane, Long Sutton	11.6	G	1.8	N/K
118	Wardentree Lane, Spalding	12.1	G	2.1	Unlikely
131	South Holland Enterprise Park	14.2	G	2.1	Unlikely
200	West marsh Road, Spalding (next to power station)	17.0	G	2.1	No
N*	Land north of A52, Donington	10	G	-	N/K
N*	Land adj to A1073, Crowland	10	G	-	N/K
Class 2b-average quality and constrained					
160	Boots Pension Fund site, Spalding	20.2	G	2.1	Possible
Class 3a-poor quality and available					
207	Wingland Park	47.0	G	1.8	No
Class 3b-Poor quality and constrained					
NIL					

Source: RELPS 2003

Town Centres

- 5.16 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.
- 5.17 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.
- 5.18 A hierarchy of centres in South Holland has been devised. Spalding and Holbeach are both of sufficient size and contain a broad enough range of facilities and services to be defined as town centres. Long Sutton is classified as a district centre with Sutton Bridge, Crowland and Donington classed as local centres.
- 5.19 A retail study was also undertaken by our consultants, MVM Planning, and produced as a background paper to the First Deposit Local Plan. Essentially this study revealed that there was no demonstratable need for additional sites to be allocated for retail development in the emerging Local Plan.

Vacant Properties



- 5.20 PPG6 advises that Local authorities should undertake health checks to monitor the vitality and viability of their town centres. This should enable early signs of decline to be identified and appropriate action implemented. Vacancy rates are a key indicator illustrated by PPG6 regarding the vitality and viability of town centres. The following update was undertaken during July 2004 to determine the number of vacant premises within the defined town centres plus the main village of Donington and compared with earlier data to show any significant changes.

Table 29: Vacant Shop Survey

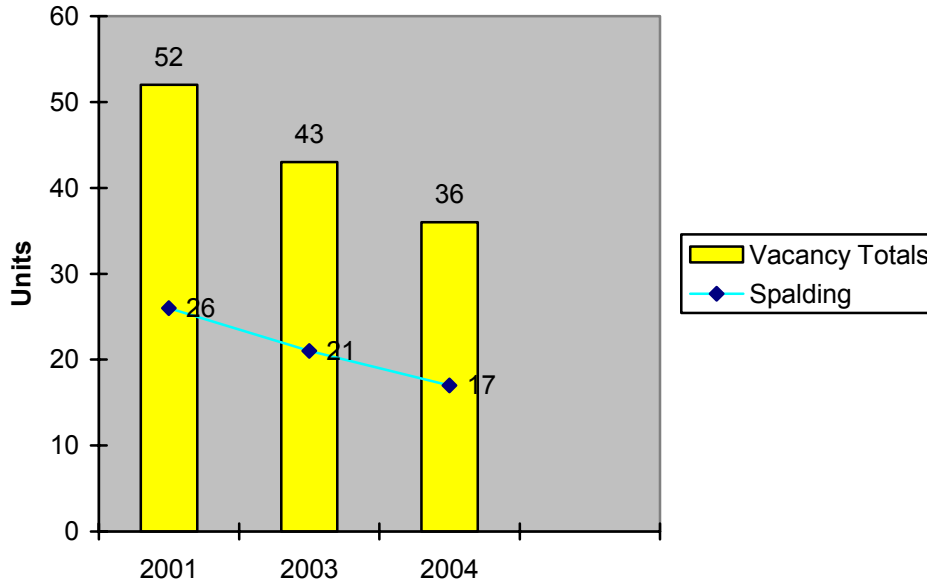
Settlement	No of vacant premises 99*	No of vacant premises 01**	No of vacant premises 03***	No of vacant premises 04***
Spalding	35	26	21	17
Crowland	No data	5	3	3
Holbeach	No data	8	5	6
Long Sutton	12	5	7	5
Sutton Bridge	No data	8	5	4
Donington	No data	0	2	1
Total		52	43	36

* Source: SHDC Town Centre Survey March 1999.

** Source: MVM Planning Survey 2001.

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

Figure 15: Vacancies



5.21 The surveys have revealed that in general the number of vacant commercial properties within the defined shopping areas has reduced, 52 in 2001 to 36 in 2004. Only Donington has shown an increase in vacant premises. Spalding and Holbeach are the district's only 2 defined town centres and in Spalding between 1999-2004 the number of vacant premises has fallen by 18 (51%) whereas in Holbeach between 2001-2004 there has been a reduction of 2 (25%).

5.22 However it is important to note that even though vacancies have fallen not all re-use has been for retail purposes, ie residential and other uses could have taken occupation of a vacant retail unit. We intend to monitor such changes in future years.

Retail

The amount of retail floorspace constructed and with planning permission

5.23 There have been a number of significant retail developments implemented or proposed since 2001. The following table provides a breakdown of proposals:

Table 30: Retail development proposals

Location	Proposal	Decision	Status	Floorspace provided
Springfields, Holbeach Road, Spalding.	H16/0361/02: Redevelopment to include leisure, horticultural, food & drink, retail; craft workshop & related uses; associated landscaping; provision of car parking and highway works (Outline application H16/0569/98)	Granted 20/09/02	Opened April 2004	140,000 sq ft retail and garden centre. Retail units 79,190 sq ft.
Former Morrisons Site, Winfrey Avenue, Spalding.	H16/0952/02: Alterations & extensions to form 3 units & external garden centre.	Granted 30/10/02	Focus constructed and open. Other retail units vacant.	Focus 31,154 sq ft and garden centre 6179 sq ft.
	H16/1458/03	Granted 17/02/04	M&S Foodhall	M&S 7,500 sq ft. Vacant units 8060 sq ft, 1371 sq ft.
Westgate Department store, Market Place, Spalding.	H16/0684/01: Extension to store including demolition of vacant neighbouring premises	Granted 30/07/01	Extension completed and open.	Total new floorspace 2320 sq m (851 sq m provided)
Finnings Site, Westlode Street, Spalding.	Site sold and negotiations underway on potential for mixed use scheme of retail and residential.	H16/0203/04	Premises currently vacant.	No decision yet. Homebase 25,000 sq ft. Garden Centre 7500 sq ft. Carpet Right 5000 sq ft.
Former Welland Holiday Hire Centre, Crowland.	H02/0218/01: Change of use to Garden Centre & use of 2 buildings for B1 (Business).	Granted 10/07/01	Wyevale garden centre constructed and open.	7310 sq m for building and units 17652 and 5175 sq ft.
JD Weatherspoons, Westlode Street, Spalding	H16/0603/02 Proposed real ale, food and wine bar	25/09/03	Work started	Gross area 7701 sq ft. Customer Area 3379 sq ft
Former National Tyre Site, Swan Street, Spalding.	H16/1011/02 Demolition of existing building and erection of building to accommodate Classes A1, A2 and A3	Granted 15/04/03	Completed and Open	350 sq m

5.24 Sainsbury's have also taken over the current Safeway's store in Spalding. The new store opened September 2004. They also have a current proposal in to extend the store but no decision has been made to date.

Individual Sites allocated in First Deposit Draft Local Plan.

5.25 The Local Plan allocated 3 sites for mixed use schemes. The following table provides details on the status of each site:

Table 31 : Individual Sites allocated in First Deposit Draft Local Plan

Location	Proposal	Decision	Status
Northern Expansion Area, Spalding.	No progress on majority of site. H16/1136/03: Erection of 12 dwellings, edge of main site, off Park Road.	Granted 12/08/04.	Work not started.
Land to rear of White Hart, Spalding.	H16/0724/01: Demolition of 3, 4, 5 Broad Street and redevelopment to erect 16 apartments proposed on part of site (0.11HA).	Granted 03/11/03	Work underway.
Low Road, Spalding	H16/0370/02: Demolition of existing industrial units and residential redevelopment of 87 dwellings.	Granted 25/07/02	Work nearly complete.

Retention of rural facilities and services

Retention of rural facilities and services

5.26 As part of the production of the Local Plan we have undertaken a Settlement Services and Facilities Study to identify what facilities exist in each of the District's villages. This study is to be updated annually and through this update we will be in a position to identify areas where facilities are being lost and new ones provided.

5.27 Shops and other facilities in villages provide a vital lifeline for many communities. The protection of viable services is essential to the livelihood of rural areas. Rural areas do though tend to have fewer and a more limited range of shops, services and facilities with access to services often more limited, especially to

-
- those without access to a car. However the presence of neighbourhood and village shops is an important component in maintaining sustainable communities.
- 5.28 The Council believes the retention of rural services is necessary to reduce isolation and improve quality of life for the community. Village shops and other facilities often have unique qualities not found in many urban areas and help to sustain vibrant local economies. The local shop can act as a community facility, serving as an informal meeting place, providing some local employment and contribute to sustainable development by reducing reliance on the car.
- 5.29 The findings and methodology of the study are produced as a background paper to the emerging Local Plan. Future Monitoring Reports will provide information including comparative data.

Overview

- 5.30 South Holland's economy is generally stable. Overall employment levels are high, and traditionally the District has been a net importer of jobs. Unemployment levels are only around 2%, compared to a national average of 3%. This can be explained in part by a deep tradition of self-sufficiency on the part of the inhabitants. The encouragement of industrial, office, and warehouse provision within South Holland has seen recent success, with a strengthening of the economy and the growth of support industries. Two major business areas have been identified: Spalding Enterprise Area, which has seen an acceleration of new build recently, and Wingland Enterprise Park, which has planning consent and is awaiting any significant development. There has been a substantial overall take-up of land identified for major employment proposals, with 34.4 HA developed and a further 145 HA with the benefit of planning permission.
- 5.31 Retail service provision has traditionally been a role of the market towns and to some degree continues to be due to the area's rural character. There has been a number of significant retail developments implemented or proposed such as the development of Springfields Retail Outlet Centre. Vacancy rates within the identified centres have continued to fall from 52 in 2001 to 36 in 2004, a reduction of 31%. Overall the town centres have been strengthened with the smaller centres continuing to provide for their surrounding communities.

6.0 CONSERVATION

6.1 This section of the report aims to monitor progress on urban and environmental improvement schemes and how effective the plan is in protecting the urban and rural environments.

Indicators

6.2 The following key indicators are monitored in this section:

- Urban and environmental improvement schemes.

Natural Environment

6.3 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 plan that a diversity of natural environments and landscapes, reflecting the character of the district are protected and enhanced. We intend to develop indicators.

Trees

6.4 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), which in general makes it an offence to cut down, top, lop, uproot, wilfully damage or destroy a tree without the District Councils written permission, and to special provisions for trees within conservation areas.

6.5 Tree Preservation Order powers are used in accordance with government advice. Under the Town and Country Planning Act the District Council may make a TPO if it appears to them to be "expedient in the interest of amenity to make provision for the preservation of trees in their area".

6.6 There are 331 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	63
Crowland	15
Holbeach	26
Long Sutton	29
Sutton Bridge	17
Total	151

- 6.7 During 2003/04 there were 7 new TPO designations made, of which 3 were in Spalding, 2 in Long Sutton, 1 in Holbeach and 1 in Saracens Head.

Renewable Energy

- 6.8 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.
- 6.9 The Government is actively seeking to develop renewable energy sources nationally. This policy seeks to balance the promotion of renewable energy with the need to protect the environment in accordance with PPS22. A target has been set for 10% of UK electricity to be supplied by natural resources by 2010 and 20% by 2020.
- 6.10 In considering the potential of the District and its environmental constraints the Council considers the following renewable energy technology to be appropriate in this area:
- Onshore wind
 - Off shore wind
 - Energy Crops/Biomass
 - Photovoltaics (PV)
 - Solar Energy
 - Anaerobic Digestion
- 6.11 The following sources are not deemed suitable for exploitation within the District:
- Marine Power
 - Wet Agricultural waste
 - Poultry Litter
 - Hydro Power
 - Waste to Energy
- 6.12 The exploitation of wind energy within the District could make a useful contribution to overall energy needs. However, the extraction of this resource remains a controversial subject. Wind turbines evoke strong reactions.
- 6.13 There has been increasing interest in developing wind turbines within the District. Supplementary Planning Guidance has recently been published together with a landscape appraisal to show potentially suitable areas for locating turbines. A public inquiry was held in February 2003 relating to an application for 8 wind turbines in Deeping St Nicholas. This application was subsequently approved by the inspector. Another application for 6 wind turbines was granted permission in September 2003 at Red House Farm, Gedney. South Holland and many other

-
- areas of Lincolnshire have been subject to interest in developing further schemes.
- 6.14 To date we have not monitored in detail the number of smaller applications granted for renewable energy schemes. We aim to monitor such provision more rigorously in the future.

Historic Environment

- 6.15 The District Council is committed to the protection of the Districts 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 includes listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments and sites of archaeological significance.
- 6.16 The recognition of the quality of the existing environment within our District and the objectives of the Local Plan to conserve, enhance and extend this quality will ensure that future development of the District builds upon, rather than destroys, its unique characteristics and resources.

Listed Buildings

- 6.17 The listing of buildings of architectural or historic interest by the Department of Culture Media and Sport allows the Council to give greater planning protection to buildings that are part of the local and national heritage. Buildings themselves are listed for a variety of reasons including their intrinsic historic or architectural interest, physical features, setting and contribution to the street scene or townscape.
- 6.18 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* and 463 Grade 2 buildings. These buildings represent fine examples of their respective types within the national architectural stock and, as such, the preservation of these structures is of the greatest importance to us. Types of Listed Buildings include houses, bridges, telephone boxes, gravestones and churches.
- 6.19 During 2003/04 there were 28 applications for listed building consent granted throughout the District. No applications were granted for the demolition of a listed building.

Conservation Areas

- 6.20 The designation of conservation areas allows the Council to give greater planning protection to areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation areas are designated because of their overall townscape quality.

6.21 Conservation areas are generally centred on the historic core of the village or town and often contain many fine examples of historic building and townscape design and layout. To date, thirteen conservation areas have been designated in the district.

These are:

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

6.22 We have embarked on a programme of appraisals of all our conservation areas. Supplementary planning guidance has been published for the conservation areas of Crowland, Holbeach, Long Sutton, Donington, Gosberton, Fleet, Fleet Hargate, Gedney Dawsmere, Moulton, Tydd Gote and Tydd St Mary. Supplementary planning guidance is to be published for the remaining conservation areas as part of our existing work programme. Currently studies are being undertaken to identify a conservation area for Sutton Bridge.

6.23 During 2003/04 there were 11 applications for conservation area consent granted.

Local Heritage Interest

6.24 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.

Table 33: Local Heritage Interest Buildings

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

Buildings at Risk

- 6.25 English Heritage and ourselves have prepared an audit of Listed Buildings 'at risk' in order to work with their owners to prevent unnecessary loss of the historic fabric.
- 6.26 There are 4 buildings within the District included on the English Heritage Register (2004), namely:
- Sneaths Mill, Lutton Gowts, Lutton, Grade 1;
 - Windmill, High Street, Moulton, Grade 1;
 - Old office block of Land Settlement Association, Low Fulney, Spalding Grade 2* and
 - Hydraulic Engine House, Sutton Bridge, Grade 2*.
- 6.27 All the buildings on the English Heritage list are either Grade 1 or Grade 2*.
- 6.28 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. Resources permitting we will soon update this list to identify buildings that have been improved and to add any new buildings that have fallen into this category. However there has been some notable achievements or advancements made in the repair and protection of some of these buildings since 1998, namely:
- Halifax Farm, Gosberton Westhorpe, was identified as very bad with extreme risk. However recently structural and roof repairs have been undertaken to provide protection for the building. This is the first stage of a long programme of works. The building has received both District and County Council grants. The farmhouse is currently vacant but will eventually be used for residential by the current owners.
 - The Manor House, East Street Crowland was identified as poor and at risk. The building was originally designated as Grade 2 but has since been upgraded to 2*. However since 2000 an extensive programme of works has been implemented, dealing with structural repairs, roof repairs, works to the Great Room and out buildings. This building has been assisted through the HERS scheme, and received both District and County Council grants. The building is currently occupied and parts will eventually be used as a community facility.

Grant Aid Schemes

- 6.29 Section 57 of the Listed Building and Conservation Areas Act gives Local Authorities the power to make grants available towards the preservation or enhancement of the local heritage. The grants are for works to historic buildings and other buildings of architectural or historic importance within the conservation area. Grants are directed towards the repair of the historic fabric and also help towards the extra cost of using traditional materials and techniques.

6.30 Table 34 illustrates grant assistance given since 1999/00. 77 buildings have been allocated financial assistance totalling £66629.92. The Council's own grant scheme has therefore helped to make a positive contribution towards the repair of buildings and the historic environment.

Table 34: Grant assistance 1999-2003

Year	No of properties assisted	Total Grants Paid (£)
1999/00	18	£13,799.00
2000/01	17	£14,271.57
2001/02	25*	£19,241.29
2002/03	17*	£19,318.06
Total	77	£66,629.92

* including provision towards traditional signpost repairs

6.31 The County Council also decided to allocate money within its budget to provide grants for works to historic buildings. Each year the District Council receives approximately £3500.00. The District Council administers this grant scheme and aims to direct the majority of this assistance towards Buildings at Risk. Table 35 details assistance given since 2000.

Table 35: County Council contributions 2000-2003

Year	No of properties assisted	Total Grants Paid (£)
2000/01	4	£3436.00
2001/02	2	£3500.00
2002/03	2	£3436.00
Total	8	£10372.00

Heritage Economic Regeneration Scheme (HERS)

6.32 The Council has been involved with administering a Heritage Economic Regeneration Scheme (HERS) in Crowland. HERS is a financial scheme directed at the commercial centre of Crowland and aims to positively involve businesses and communities to help with the restoration and repair of historic buildings and the enhancements of open spaces. HERS is a joint financial project between the District Council, County Council, English Heritage and the European Community.

6.33 English Heritage allocated £140,000 towards the scheme. A large proportion of their contribution was directed towards the highway works in East Street, namely £45,000. In total grant assistance has been allocated to 9 buildings with grants totalling £107,567.80 paid towards repair and reinstatement works to buildings and the £45,000 for East Street.

- 6.34 Crowland Abbey, a Grade 1 Listed Building, has also been assisted through the scheme, with repairs undertaken to the railings and paving.

Conservation Area Partnership Scheme (CAPS)

- 6.35 The Council has also been involved with administering a CAPS for Long Sutton. Jointly funded by the Heritage Lottery Fund, County Council and District Council it has assisted structural repairs to properties. Originally programmed for completion before 2003-04, funds have been carried over to enable completion of schemes, including the Market House community building.

7.0 LEISURE RECREATION AND TOURISM

7.1 This section of the report aims to monitor the provision of open space across the District.

Indicators

7.2 The following key indicators are monitored in this section:

- The provision of open space;

Open Space Study

7.3 This 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 Councils 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.

7.4 The spreadsheets 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.

Table 36: Settlement Summaries

Provision of open space in the Five towns					
	Crowland	Holbeach	Long Sutton	Spalding	Sutton Bridge
Total amount in Ha	14.122	9.46	12.527	32.112	4.991
% of NPFA recommendation	164	52	106	56	60
Total Youth/Adult Space (Ha)	13.066	6.644	10.044	20.643	4.512
% of NPFA recommendation	205-230	50-56	114-129	48-54	74-83
Total Childrens Space (Ha)	1.056	2.812	2.483	11.249	0.479
% of NPFA recommendation	37-49	47-63	63-85	59-79	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, but does not have the least either. The total amount of play space is 56% of the recommendation for the population.
- In general Sutton Bridge is not particularly well provided for, with the total play space in the town just 60% of the recommendation.

Overview

- 7.5 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, while Long Sutton and Crowland both exceed the Council's standards.

8.0 TRANSPORT AND COMMUNICATIONS

8.1 This section of the report examines trends in road usage, reports on new road schemes and the construction of new cycleways and footpaths.

Indicators

8.2 The following key indicators are monitored in this section:

- Trends in road usage;
- The construction of road schemes; and
- Extension of the cycleway and footpath network.

Introduction

8.3 The spatial strategy of the local plan aims to concentrate most new development especially housing, employment services and cultural activity towards the market towns and to selected rural service centres in a hierarchical or sequential approach maximising on existing investment and infrastructure, widening travel choices and reducing reliance on the private car.

8.4 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 we actively support the provision and improvement of public transport, so as to provide people with a choice of transport options.

8.5 The land use policies of the plan support the themes of the Lincolnshire Local Transport Plan (LTP) 2000/01-2005/06 and PPG13 which are:

- To develop strategic transport networks;
- To promote the integration of all forms of transport;
- To serve the rural areas;
- To widen travel choices-foot, bicycle, public transport;
- To promote safe travel, inclusive communities and a better quality of life; and
- To manage transport and related resources in an efficient way.

Table 37: Car Ownership

	Total 1991*	Total 2001**	% Area	% Lincs	% Eng and Wales
Total number of households	27242	32752	100	100	100
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

8.6 Since 1991 the proportion of total households with no car has reduced from 20.5% to only 16.1%, whereas the households with more than 1 car have risen from 29% to 36.1%. 84% of households in South Holland have access to a car. This is greater than the proportion in Lincolnshire 80% and 73% in England and Wales, a reflection of the rural nature of the District and the reliance on the private car.

Table 38: Travel to work (people aged 16-74 in employment)

Mode of transport	Total	% Area	% Lincs	% Eng and Wales
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

8.7 The majority of people in South Holland travel to work by car or van (64.3%), a higher proportion than in both Lincolnshire and England and Wales (60.0% and 55.2% respectively). Few of the District's population travel to work by public transport (2.4%) compared with Lincolnshire (5.4%) and England and Wales (14.5%) whereas more travel by bicycle (5.7%) compared to 5.4% in Lincolnshire and only 2.8% in England and Wales. The high proportion of people using a car to travel and lack of people using public transport again emphasises the rural nature of the district and the lack of adequate public transport provision.

Road Schemes

- 8.8 Policy T2 of the Local Plan identified road schemes to be safeguarded and supported to help enhance economic development, safety and local amenity without undue damage to the environment. 2001 saw the opening of the A151 bypass for the village of Weston. This has brought about improvement not only to the District's main road network but also to the environment of the village, and increased safety in Weston through reduction in traffic and the introduction of calming measures.
- 8.9 Improvements to the A1073 Spalding to Eye are part of Lincolnshire's strategy to selectively upgrade strategic road corridors. The District Council supports the proposed A1073 Improvement Scheme and is pleased to note that it continues to be accorded highest priority within the LTP and to be supported by Government. Policy T2 seeks to safeguard the intended route, in order that development proposals do not hinder or prejudice the achievement of this enhancement to the strategic road network.
- 8.10 Residential development in the south west sector of the town necessitates a new link road to be developed from the A151 to Horseshoe Road and beyond, to the B1172. The safeguarding of this route is a requirement in the approved development brief for this sector of the town.
- 8.11 There have as yet been no proposals which involve the linking of Station Road to the Pinchbeck Road/West Elloe junction through the Northern Expansion area.
- 8.12 The past year has also seen the completion of highway enhancement in East Street, Crowland under the Heritage Economic Regeneration Scheme. Preparations have also been made for the improvement and enhancement of Bridge Road in Sutton Bridge, continuing a programme looking at our Market Towns.

Cycleways and Footpaths

- 8.13 Policy T4 and T5 of the Local Plan take into account the needs of cyclists with proposals for new development needing to provide adequate provision of new and improved roads, cycleways and footpaths and the protection/extension of existing routes.
- 8.14 South Holland contains a wealth of rights of way, rivers, drains and disused railway lines which represents a resource that could be utilised for recreation as well as wildlife corridors. Existing footpaths and cycleways provide a safe access to open space and other leisure, recreation and tourist facilities and to the countryside. Opportunities also exist to develop the existing waterway network for leisure and recreation purposes and promoting economic activity. Policy LT4 of the Local Plan aims to protect, enhance and extend these rights of way to recreation and nature conservation purposes.

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- 8.15 There continues to be progress on cycleways within the Spalding Community Travel Zone. 2003/04 has seen the completion of a new cycleway in Halmergate in Spalding, which has provided benefits for travel to schools. A cycleway has also been installed on West Elloe Avenue and provides a link between other parts of the cycle network on Pinchbeck Road, including along the River Welland. The District Council also continues to be involved in pursuing extension of cycleways, including cross-border working to extend the Peterborough Millennium Green Wheel and the National Cycle network to Crowland.
- 8.16 The footpath and cycle network in Spalding is expanding and the Council has purchased the old railway trackbed north of Pinchbeck road to enable completion of a link past the Vernatts Nature Reserve to the South Holland Enterprise Park, where negotiations with developers has secured a further element of the network whilst not hindering the employment development.
- 8.17 The County Council's preparations for further pedestrianisation in the town centre around Hall Place and Sheepmarket, in consultation with the Council, are well advanced. This project is part of the Community Travel zone Programme.

Buses

- 8.18 Within the District there have been two community transport schemes launched. Firstly, the Call Connect+ scheme, which uses mini buses to link the smaller villages to the main Interconnect 505 service at interchanges in Holbeach and Long Sutton. The second scheme is the countywide Dial-a-Ride, which provides a service for those not able to use public transport. There is now Dial-a-Ride buses in South Holland covering the Western half of the District. Having regular or flexible services throughout the day will enable people to travel to work, school or to go shopping, reducing rural isolation and social exclusion within the District.
- 8.19 The Council is pleased with the success of the Spalding Into-Town buses which were launched a year ago, providing services beyond the main arterial routes and an alternative way for residents and workers to reach facilities and other destinations within the town. During 2003 the bus centre has also been revamped with improved shelters and signage installed.

Rail

- 8.20 The Peterborough-Lincoln railway line (Joint Line) goes through the District with limited passenger services from Spalding railway station. The retention of our rail service is very important and the Council are keen to ensure that future opportunities for enhancement of rail facilities and services are explored and pursued. This broadly reflects concerns of the rail users. There remains the possibility of major intensification of the use of our rail line in the future, for example, if the East Coast Main-Line were to be upgraded, and for more freight to use the line which could provide the opportunity to transport goods of the food industry by rail instead of by road.
- 8.21 There is also the potential for improved passenger services and new passenger stations. Two possibilities for new stations are at Pinchbeck and Donington,

although again this is subject to further studies. Currently there are no rail freight facilities in South Holland but the possibility exists to establish a facility at Donington.

- 8.22 In May 2003 the Rail Passengers Committee produced a progress report “Integrated Transport Station Surveys” throughout Eastern England, together with recommendations for improvement. Spalding station has come in for a great deal of criticism recently with concerns over cleanliness, reliability of trains, lack of facilities all being raised by users of the station. However improvements have been made to the station with improved supply of bus information, the reinstatement of the tourist information poster, improved availability of taxis, and a new bus stop has been installed outside the station. Improved signage, additional CCTV and refurbishment of station buildings still need to be achieved. Negotiations are though ongoing to let the station buildings to other firms to help ensure the station feels safe, secure and alive.

Overview

- 8.23 The past year has seen success for some integrated transport schemes in South Holland including progress on cycleways within the Spalding Community Travel Zone, welcome enhancements on the Interconnect 505 bus service from Spalding to Kings Lynn, Spalding Dial-A-Ride scheme, Spalding Into-Town buses and improvements to Spalding rail station. Accessibility to and within South Holland is an issue though. As with other rural areas, public transport is poor, and car ownership consequently high. Since 1991 the proportion of total households with no car has reduced from 20.5% to only 16.1%, whereas the households with more than 1 car have risen from 29% to 36.1%. Investment in road infrastructure, new developments and environmental improvements has though helped to reinforce Spalding’s status as District centre. However, poor transport connections in the East Midlands as a whole continue to deter further major investment in the District.

Appendix 1: Housing Completions 1991-2004

Settlement	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04
Crowland	8	12	3	0	4	4	63	14	52	10	23	84	67
Holbeach	114	96	65	21	89	36	38	7	97	97	65	13	27
Long Sutton	11	5	61	16	16	18	37	8	11	111	45	61	25
Sutton Bridge	40	31	29	24	57	20	42	18	2	7	16	25	13
Spalding	150	122	133	208	162	97	223	252	165	122	191	247	191
All Towns	323	266	291	269	328	175	403	299	327	347	340	430	323
Cowbit	2	1	4	3	2	3	3	4	5	30	61	32	68
Deeping St. Nicholas	0	0	1	0	1	9	1	1	2	1	0	21	97
Donington	11	8	2	2	6	3	0	2	3	3	2	13	9
Gosberton	15	1	0	2	0	3	21	10	0	6	1	5	6
Moulton	3	2	2	3	3	1	7	2	10	2	0	8	2
Pinchbeck	12	6	6	6	19	1	23	4	11	5	3	4	5
Weston	0	0	0	0	0	0	2	6	77	8	2	1	1
Whaplode	0	31	7	22	23	4	6	0	17	10	2	6	2
Main Villages	43	49	22	38	54	24	63	29	125	65	71	90	190
All other	251	116	69	82	47	37	77	46	93	93	159	189	184
South Holland	617	431	382	389	429	236	543	374	545	505	570	709	697
<i>Spalding as a % of district</i>	24	28	35	53	38	41	41	67	30	24	34	35	27

Appendix 2: Large Housing Sites Data 2003/04

Large housing sites granted permission 2003/04

A	B	C	D	E	F	G	H	I
Planning Ref	Loc	W/A	O/F/RM	No of dwellings	Area (HA)	Density E/F	Car Parking	Type/no of beds
H02/1317/02	Crowland	W	O	21	0.7	30	NO DATA	NO DATA
H08/0431/03	Gosberton	W	RM	10	0.12	83.33	15 spaces	6x2bed flats, 4x1bed flats
H05/0720/03	Holbeach	W	F	20	0.66	30.4	30 spaces	6x2bed houses, 2x3bed houses, 9x1 bed flats, 3x2bed flats
H11/1119/03	Long Sutton	W	REN	14	0.45	31.1	NO DATA	NO DATA
H16/0181/03	Spalding	W	REN	60	1.99	30.15	NO DATA	NO DATA
H16/0193/03	Spalding	W	RM	16	0.54	29.6	10xsingle garage+ 1space each, 6 double garages	9X3bed houses, 7x4bed houses
H16/1174/03	Spalding	W	F	17	0.43	39.5	8xsingle garage, 1 double garage, 8 parking spaces	3x3bed houses, 5x4bed houses, 2x1bed bungs, 1x3 bed bungs, 2x1bed flats, 4x2bed flats
H16/0578/01	Spalding	A	O	670	22	30.45	NO DATA	NO DATA
H16/0650/01	Spalding	A	O	300	10	30	NO DATA	NO DATA
H16/0940/02	Spalding	A	F	32	1.26	25.4	7xsingle garage, 3xdouble garage, 22 parking spaces	23x3bed house, 4x4bed house, 5x3 bed bung
H16/0098/03	Spalding	A	F	16	0.54	29.4	15xsingle garage, 1xdouble garage	16x3bed house
H16/0328/03	Spalding	A	F	48	1.27	37.8	30xsingle garage, 8 spaces	18x2bed house, 30x3bed house
H18/0663/03	Sutton Bridge	A	F	49	3.06	16	40xsingle garage, 9xdouble garage	18x2bed bungs, 31x3bed bungs
H20/0034/03	Sutton St James	A	F	31	1.85	16.7	16xdouble garage, 15xsingle garage	21x3 bed house, 2x4bed house, 8x3bed bung
H23/0145/03	Whaplode	W	F	24	1.42	16.9	9xdouble garage, 15xsingle garage	12x4bed house, 10x3bed house, 2x3bed bung
Total				1328	46.29	28.7		

Large housing sites completed 2003/04

A	B	C	D	E	F	G	H	I
Planning Ref	Loc	W/A	O/F/RM	No of dwellings	Area (HA)	Density E/F	Car Parking	Type/no of beds
H01/0002/01	Cowbit	A	F	24	0.99	24.2	2xdouble garage, 22xsingle garage	1x5bed house, 9x4bed house, 7x3bed house, 5x3bed bung, 2x2bed bung
H01/0977/97	Cowbit	A	RM	15	1.1	13.6	8xsingle garage, 7xdouble garage	5x3bed bung, 3x3bed house, 7x4bed house
H02/0658/01	Crowland	A	RM	22	1.08	20.3	12xsingle garage, 10xdouble garage	3x3bed house, 16x4bed house, 3x5bed house
H03/0602/99	Tongue End	A	F	10	0.7	14.2	8xsingle garage, 2xdouble garage	2x3bed bung, 6x3bed house, 2x4bed house
H05/1024/01	Fleet Hargate	A	RM	10	0.25	40	9xsingle garage, 1xdouble garage	5x2bed house, 3x3bed house, 2x4bed house
H08/0892/00	Gosberton Risegate	W	F	12	1.12	10.7	12xdouble garage	6x4bed bung, 6x4bed house
H09/0256/00	Holbeach	A	F	37	1.5	24.6	37xsingle garage	37x3bed house
H11/1438/00	Long Sutton	W	F	32	1.12	28.5	26xsingle garage, 9 parking spaces	26x3bed house, 6x2bed house
H13/0104/00	Moulton Chapel	A	F	59	3.22	18.3	39xdouble garage, 16xsingle garage, 4 parking spaces	9x5bed house, 26x4bed house, 10x3bed house, 10x3bed bung, 4x2bed house
H15/0377/98	Quadring	A	F	10	1.06	9.4	8xdouble garage, 2xsingle garage	4x4bed bung, 1x3bed bung, 5x4bed house
H15/0293/01	Quadring	A	F	35	2.1	16.6	27xsingle garage, 8xdouble garage	13x3bed bung, 14x3bed house, 8x4bed house
H16/1039/01	Spalding	A	F	22	0.44	50	35 spaces	6x3bed house, 16x2bed house
H16/0703/99	Spalding	W	F	16	0.78	20.3	8xdouble garage,, 5xsingle garage, 4 spaces	1x3bed house, 3x3bed flats, 12x3bed bungs
H16/0942/01	Spalding	W	F	16	0.46	34.7	31 spaces	1x3bed bung, 3x2bed bung, 6x2bed house, 6x3bed house
Total				320	15.92	20.1		