

ECONOMY - FACT SHEET 1

Introduction

- South East Lincolnshire's economy is dominated by strong agricultural and food industries and associated packaging and processing sectors, while the local manufacturing industry in South Holland District remains strong. The rural economy is now supported by a greater diversity of businesses, such as leisure and tourism, than previously.
- The National Planning Policy Framework states that the planning system should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity.
- This fact sheet reviews the provision and take-up of land for employment uses between 1st April 2017 and 31st March 2018. However, owing to staff shortages and those that remained focussing on the preparation of the new South East Lincolnshire Local Plan some data for South Holland is not available.
- The uses monitored here are set out below and defined in the Town and Country Planning (Use Classes) Order 1987, as amended:
 - A1 Shops
 - A2 Financial and professional services
 - B1(a) Offices (other than a use within class A2)
 - B1(b) Research and development of products or processes
 - B1(c) Light industry
 - B2 General Industry
 - B8 Storage and distribution
 - D2 Leisure

What has been achieved?

Additional employment floor space: In 2017/18 Boston Borough saw a large reduction in employment floor space as a result of the demolition of the Norprint and Masterdata sites that are both subject to undetermined residential planning applications.

Gross and net employment floor space (m²) completed

	B1 (a)	B1 (b)	B1 (c)	B2	B8	Mixed	Total
Boston Gross	0	0	590	604	979	0	2,173
Boston Losses	4618	0	242	15452	7083	0	27,395
Boston Net	-4618	0	348	-14848	-6104	0	-25,222
South Holland Gross	N/A	N/A	N/A	N/A	N/A	N/A	N/A
South Holland Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Boston Borough Council and South Holland District Council

Completed employment floor space on PDL: In order to promote redevelopment and minimise greenfield land take for development, it is important to maximise the re-use of previously developed land (often known as ‘brownfield’ land).

Employment floor space (m²) completed on previously developed land

	B1 (a)	B1 (b)	B1 (c)	B2	B8	Mixed	Total
Boston Gross	0	0	590	604	979	0	2,173
Boston %	0	0	100	100	100	0	100
South Holland Gross	N/A	N/A	N/A	N/A	N/A	N/A	N/A
South Holland %	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Boston Borough Council and South Holland District Council

In 2017/18, the amount is significantly down on last year by approximately 13,000 m² but all the new employment floor space completed in Boston Borough was on previously developed land.



Donington Allocation

Available new employment land: The table below identifies the amount and type of new employment land that remains available for development in South East Lincolnshire at the end of 2017/18. This means land that is either allocated for employment development or for which planning permission is outstanding and construction has not yet started.

Total amount of new employment land

	B1 (a)	B1 (b)	B1 (c)	B2	B8	Mixed	Total
Boston Borough Hectares	0	0	0.06	0.32	0.08	52.53	52.99
South Holland District Hectares	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	0	0	0.06	0.32	0.08	52.53	52.99

Source: Boston Borough Council and South Holland District Council

A considerable proportion of the available new employment land identified above is allocated employment land currently without planning permission. The reduction in Boston from last year is owing to residential permission on land allocated for employment.

Allocated employment land with no planning permission

Allocated Site	Area Available (Ha)
Boston Borough	47.94
Enterprise Park, Spalding	N/A
Crowland	N/A
Donington	N/A
Holbeach	N/A
Long Sutton	N/A
Sutton Bridge	N/A
Total:	47.94

Source: Boston Borough Council and South Holland District Council

The two tables below identify the total amount of floorspace with planning permission which is committed to development or has been completed during 2017/18 on allocated and non-allocated sites. This includes extensions and redeveloped sites. Less was completed in Boston Borough than last year but more is under construction.

Floor space on allocated and non-allocated employment land with planning permission (m²) in Boston Borough

Site	With Planning Permission		Completed during 2017/18
	Not Started	Under Construction	
Boston	963	7,079	1,081
Kirton ¹	0	3,239	0
Sutterton	10,017	0	360
Swineshead	177	0	0
Non-allocated Sites	21,946	10,114	868

Floor space on allocated and non-allocated employment land with planning permission (m²) in South Holland District

Site	With Planning Permission		Completed during 2017/18
	Not Started	Under Construction	
Enterprise Park	N/A	N/A	N/A
Crowland	N/A	N/A	N/A
Donington	N/A	N/A	N/A
Holbeach	N/A	N/A	N/A
Long Sutton	N/A	N/A	N/A
Wingland	N/A	N/A	N/A
Port Sutton Bridge	N/A	N/A	N/A
Non-allocated Sites	N/A	N/A	N/A

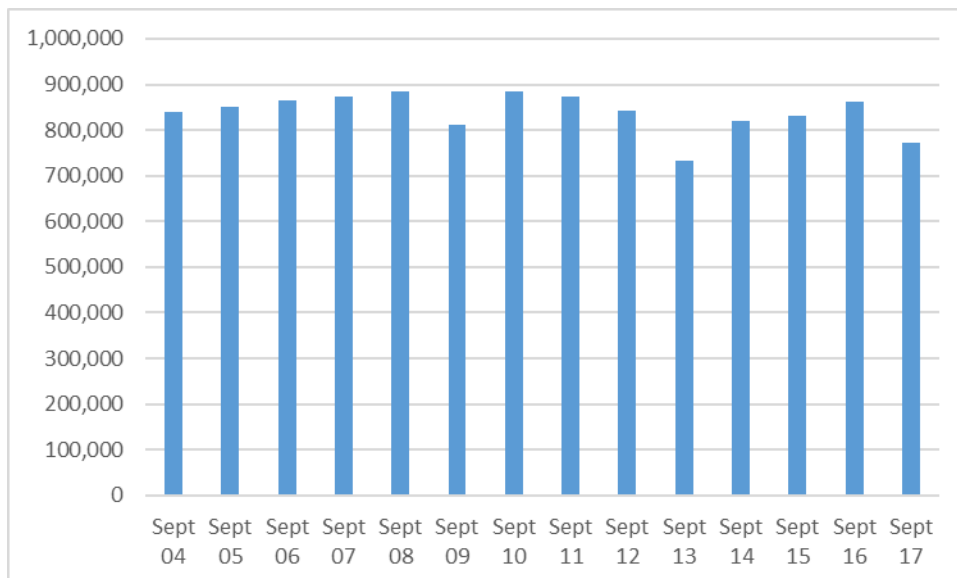
Source: Boston Borough Council and South Holland District Council

¹ Floorspace with permission at Kirton Distribution Park

Port of Boston: The Port of Boston is one of the Borough’s major employers. The graph below shows the tonnage of grain, timber, steel, paper and other products being handled. The period September 2012-13 saw a reduction in the tonnage handled due to a poor grain harvest resulting in reduced exports. We have not received tonnage data this year and so last year’s graph is shown. The Port of Boston continues to benefit from ample available space and storage areas including grain silos, 18,000 square metres of buildings and a container park. The rail line to the port is allowing larger quantities of materials to be transported by the rail networks.



Total tonnage of grain, timber, steel, paper and other products handled by the Port of Boston (2004 – 2018)



Source: Boston Borough Council

Town centre uses: In 2017/18, town centre floor space shrank in Boston Borough.

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

		A1	A2	B1(a)	D2	Total
Boston Borough	Gross	0	0	0	0	0
	Net	-352	-350	0	0	-702
South Holland District	Gross	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A

Source: Boston Borough Council and South Holland District Council