

# 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 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2019. 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 2018/19 Boston Borough saw a large turn around from last year when approximately 25,000m<sup>2</sup> was lost. The following table sets out the amount and type of employment floor space completed during 2018/19 in the area.

### Gross and net employment floor space (m<sup>2</sup>) completed

	B1 (a)	B1 (b)	B1 (c)	B2	B8	Mixed	Total
<b>Boston Gross</b>	2,041	0	7,748	1,243	13,013	0	<b>24,045</b>
<b>Boston Losses</b>	0	0	0	0	200	0	<b>200</b>
<b>Boston Net</b>	2,041	0	7,748	1,243	12,813	0	<b>23,845</b>
<b>South Holland Gross</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>South Holland Net</b>	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 (m<sup>2</sup>) completed on previously developed land**

	B1 (a)	B1 (b)	B1 (c)	B2	B8	Mixed	Total
<b>Boston Gross</b>	2,401	0	6,069	1,243	13,013	0	<b>22,366</b>
<b>Boston %</b>	100%	-	74%	100%	100%	-	<b>91%</b>
<b>South Holland Gross</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>South Holland %</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Source: Boston Borough Council and South Holland District Council*

In 2018/19, the majority of new employment floor space completed in Boston Borough was on previously developed land.

**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 2018/19. This means land that is either allocated for employment development or for which planning permission is outstanding and construction has not yet started.



*Donington Allocation*

**Total amount of new employment land**

	B1 (a)	B1 (b)	B1 (c)	B2	B8	Mixed	Total
<b>Boston Borough Hectares</b>	0	0	0.49	0	0.33	39.97	<b>40.79</b>
<b>South Holland District Hectares</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total</b>	0	0	0.49	0	0.33	39.97	<b>40.79</b>

*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	39.25
Enterprise Park, Spalding	N/A
Crowland	N/A
Donington	N/A
Holbeach	N/A
Long Sutton	N/A
Sutton Bridge	N/A
<b>Total:</b>	39.25

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 2018/19 on allocated and non-allocated sites. This includes extensions and redeveloped sites. Significantly more was completed in Boston Borough than last year, approximately 22,000m<sup>2</sup> and a similar amount is under construction.

### Floor space on allocated and non-allocated employment land with planning permission (m<sup>2</sup>) in Boston Borough

Site	With Planning Permission		Completed during 2018/19
	Not Started	Under Construction	
Boston	4349	1290	6423
Kirton <sup>1</sup>	0	1511	3239
Sutterton	10017	0	0
Swineshead	124	0	0
Non-allocated Sites	2322	18352	14798

### Floor space on allocated and non-allocated employment land with planning permission (m<sup>2</sup>) in South Holland District

Site	With Planning Permission		Completed during 2018/19
	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

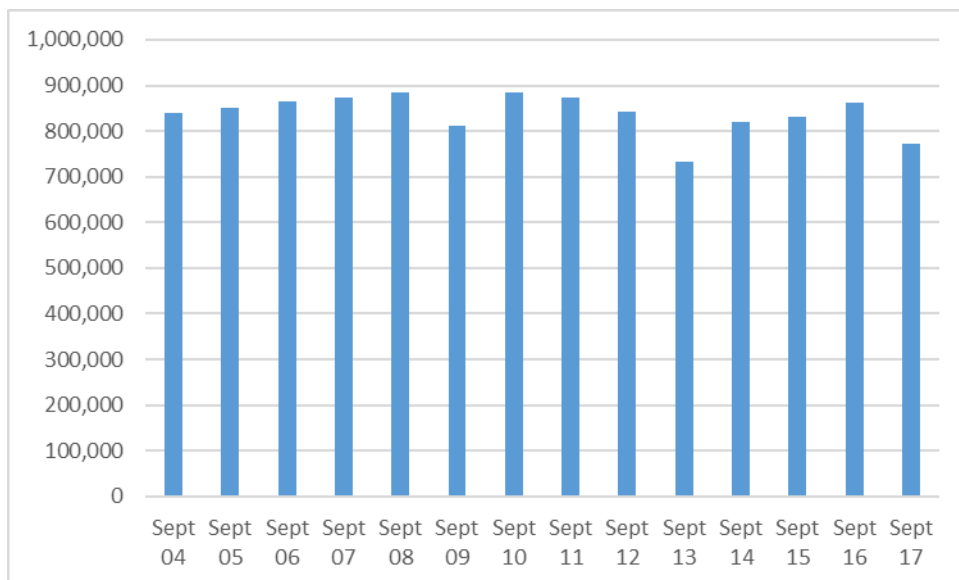
Source: Boston Borough Council and South Holland District Council

<sup>1</sup> 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 for the last two years and so the 2017 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 – 2019)**



Source: Boston Borough Council and South Holland District Council

**Town centre uses:** In 2018/19, Boston Borough, saw a further net decline of A1 and A2 floor space.

**Total amount of completed floor space (m<sup>2</sup>) for town centre uses**

		A1	A2	B1(a)	D2	Total
<b>Boston Borough</b>	Gross	294	135	0	0	<b>429</b>
	Net	-248	135	0	0	<b>-113</b>
<b>South Holland District</b>	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