

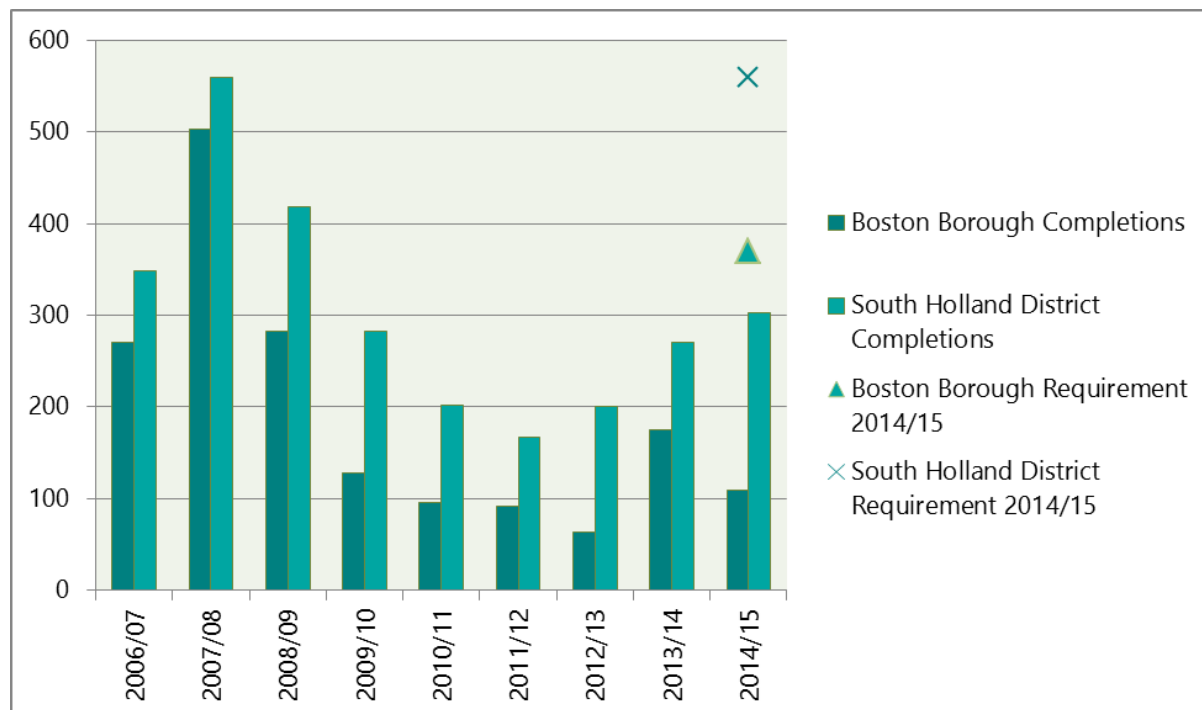


## Introduction

- Both Boston Borough Council and South Holland District Council have responsibilities to ensure that sufficient housing is available to meet the local community's needs.
- Assessments of housing need have identified a requirement for around 370 homes in Boston Borough and 560 homes in South Holland every year until 2036.
- This fact sheet examines the progress of housing developments in both Boston Borough and South Holland District over the period 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015.

## What has been achieved?

**House Build Rates:** There was a year on year reduction in house build rates from 2007/08 to 2011/12 in South Holland District – this trend extends to 2012/13 in Boston Borough. The number of homes built in Boston Borough increased in 2013/14 before falling again last year. However, since 2011/12 house build rates have increased in South Holland District each year. In 2014/15, 120 homes were built in Boston Borough while 302 were completed in South Holland District. Both areas therefore fell short of the identified housing need set out above.



### Housing Build Rates: Net Completions

Source: Boston Borough Council and South Holland District Council

**Five-Year Housing Land Supply:** The National Planning Policy Framework (NPPF) 2012 sets out a requirement for local authorities to provide a five-year supply of deliverable housing land.



Due to the trend of persistent under delivery of housing across the Plan Area, an additional buffer of 20% has been applied in both Boston Borough and South Holland District. This is in line with the NPPF and creates a realistic prospect of achieving the planned supply whilst ensuring choice and competition in the market for land. As of 31<sup>st</sup> March 2015, South Holland District had 2.3 years<sup>1</sup> and Boston Borough had 3.2 years worth of deliverable sites. In the event that a Council cannot demonstrate a five-year supply of deliverable housing sites, it is required to consider favourably planning applications for housing, having regard to the policies in the National Planning Policy Framework.

**Affordable Housing:** There are several challenges that a Local Plan has to meet and one of the most fundamental is to meet the housing needs of all the community. The provision of new affordable housing is a basic need for low income families and individuals that may be reliant on private rented accommodation that is inadequate or costly, or have little choice but to share overcrowded accommodation.

The affordable housing build rate in South East Lincolnshire has fluctuated throughout the last nine years. Build rates reached a peak in 2010/11, before falling again gradually, followed by an increase last year. The Coastal Lincolnshire Strategic Housing Market Assessment (November 2012) identified a need for 161<sup>2</sup> affordable homes a year in Boston Borough to 2033 whilst the Peterborough Sub-Regional Strategic Housing Market Assessment (SHMA) (July 2014) identified a need for 300 affordable homes a year in South Holland to 2036. If the trend of past completions continues, the area will fall well below this requirement.

### Housing Completions

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
<b>Net additional dwellings completed</b>	619	1,063	700	410	298	258	263	445	411
<b>Affordable housing completions</b>	144	196	119	116	188	145	87	129	161
<b>Affordable completions as % of total net completions</b>	23%	18%	17%	28%	63%	56%	33%	29%	39%

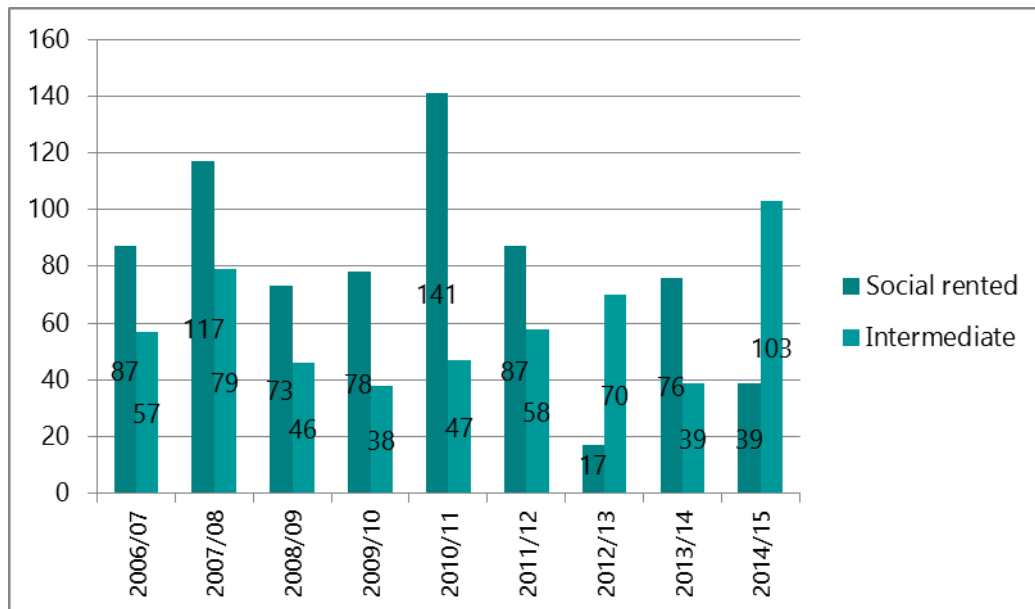
*Source: Boston Borough Council and South Holland District Council*

<sup>1</sup> NPPF 6 year Housing land Supply Assessment for South Holland District Council as at 31 March 2015

<sup>2</sup> 2010-2033 Unconstrained 2008 based Household Projections

Since 2006/07, social rent housing completions have generally exceeded those for intermediate tenure.

### Net affordable housing completions in South East Lincolnshire: social rented and intermediate tenure



Source: Boston Borough Council and South Holland District Council

**Housing completions on previously developed land (PDL):** In order to promote regeneration and minimise greenfield land take for development, it is important to maximise the re-use of previously developed land (often known as 'brownfield' land).

### Net completions on Greenfield and Brownfield sites (2006/07 – 2014/15)



Source: Boston Borough Council and South Holland District Council

Boston Borough has a consistent record of delivering more dwellings on brownfield sites than South Holland District over the period 2006/07 to 2014/15. In 2014/15, 58% of Boston Borough's development was on brownfield land, compared to 20% in South Holland District. Overall since April 2006, of the 1,719 dwellings built in Boston Borough, 1,208 (70%) have been built on previously developed land. However, over the same period in South Holland, of the 2,749 homes built in South Holland District, 1,056 (38%) were on brownfield land.

**Urban vs Rural Completions:** Generally, the majority of new dwellings completed since 2006/07 have been located in the urban areas of Boston Borough and South Holland District. In 2014/15, 89% of the total gross completions in Boston Borough were in the urban area whilst 80% of those in South Holland District were in its urban areas.

### Urban and Rural Gross Housing Completions in South East Lincolnshire

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	
<b>BB Urban</b>	179	364	212	106	120	88	31	117	107	<b>Total urban 2014/15 = 358 (82%)</b>
<b>SH Crowland</b>	15	28	5	3	3	11	1	32	4	
<b>SH Holbeach</b>	29	34	24	11	48	6	4	15	35	
<b>SH Long Sutton</b>	28	19	5	20	5	3	40	1	40	
<b>SH Sutton Bridge</b>	42	18	3	12	18	4	0	3	12	
<b>SH Spalding</b>	145	336	287	158	78	71	125	175	160	
<b>SH Rural</b>	89	105	94	78	50	72	29	44	51	<b>Total rural 2014/15 = 64 (18%)</b>
<b>BB Rural</b>	102	139	76	33	66	10	33	58	13	

Source: Boston Borough Council and South Holland District Council

**Providing a Mix of Housing:** Providing a mix of property types is not only important in meeting housing needs but is also important in delivering sustainable development for the community. The NPPF sets out that authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. An appropriate mix of property types should be delivered for both market and affordable housing. Both councils continue to work with house builders to ensure the housing mix on new sites is appropriate. Dwelling size is continually monitored to ensure the housing stock meets needs and aspirations. Out of the 411 dwellings completed in 2014/15, the majority were 2 and 3 bedrooms (36.5% and 37% of completions respectively).

### Dwelling size by bedrooms: SHMA requirement and actual delivery

	Boston Borough		South Holland District	
	SHMA Requirement %	2007-2015 % Completions	SHMA Requirement %	2007-2015 % Completions
<b>1 bed</b>	26.5	11	12	8
<b>2 bed</b>	45	38	31	35
<b>3 bed</b>	26.5	33	40	41
<b>4+ bed</b>	2	17	17	16

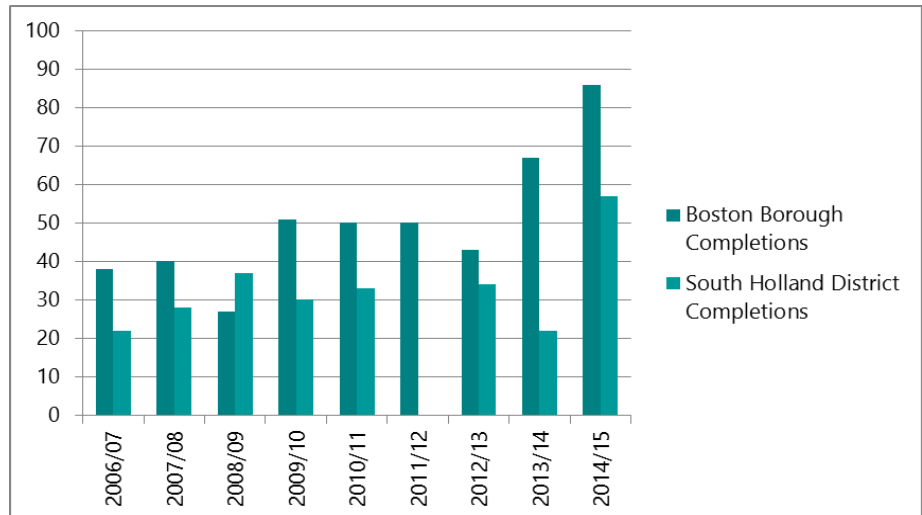
Source: Boston Borough Council and South Holland District Council

As can be seen from the table above, both Boston Borough and South Holland District fall below their respective SHMA requirements for 1 bedroom homes although South Holland fares better in respect of 2 bedroom properties. In relation to 3 and 4+ bed homes, both areas are around par or exceed the requirement.

**Housing Density:** Higher residential densities help to achieve more sustainable forms of development, by reducing the use of 'greenfield' land and making the best use of the limited amount of land available for development.

**Average density of housing on large schemes completed in Boston Borough and South Holland**

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



The graph above sets out the densities (dwellings per hectare) of sites of 10 or more dwellings completed in South East Lincolnshire during 2014/15. Since 2006/07, Boston Borough has consistently delivered sites of higher densities than South Holland District resulting in a net density of 50 dph in comparison to 29 dph.

**Accommodating Gypsy's and Travellers:** The South East Lincolnshire Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (GTAA) (2012) identifies an immediate need for the provision of additional permanent residential pitches for gypsies and travellers as well as transit or stopping place pitches. In the year 2014/15, permission was granted for 10 permanent pitches in South Holland whilst in Boston Borough there were none. Site allocations for additional pitches will be identified in the South East Lincolnshire Local Plan.

**Dwellings with Planning Permission Outstanding:** Outstanding permissions are composed of a) dwellings not yet completed on sites currently under construction (a dwelling could either be under construction or simply not started) and b) dwellings on sites where no development activity has occurred.

As at 31<sup>st</sup> March 2015, there were 1,725 dwellings with outstanding planning permission in Boston Borough and 3,732 dwellings in South Holland District. Of these, 59 were on allocated sites in Boston Borough, however 2,702 were on allocated sites in South Holland District.

Outstanding permissions give some indication of where future development may occur; though it should be remembered that not all permissions will be implemented.