

# 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 economic growth should be supported through the planning system and that local planning authorities should plan proactively to meet the development needs of businesses and support an economy fit for the 21<sup>st</sup> century.
- This fact sheet reviews the provision and take-up of land for employment uses during the year 2015/16. 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:** The majority of net additional employment floor space completed in South East Lincolnshire in 2015/16 was located in Boston Borough. This was despite the loss of some B1(c) and B2 use employment land. The following table sets out the amount and type of employment floor space completed during 2015/16 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>	234	0	1683	4741	812	0	<b>7470</b>
<b>Boston Losses</b>	0	0	220	325	0	0	<b>545</b>
<b>Boston Net</b>	234	0	1463	4416	812	0	<b>6925</b>
<b>South Holland Gross</b>	0	0	633	375	0	0	<b>1008</b>
<b>South Holland Net</b>	0	0	633	375	0	0	<b>1008</b>

*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>	234	0	1683	4741	812	0	<b>7470</b>
<b>Boston %</b>	100	0	100	100	100	0	<b>100</b>
<b>South Holland Gross</b>	0	0	633	375	0	0	<b>1008</b>
<b>South Holland %</b>	0	0	100	100	0	0	<b>100</b>

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

In 2015/16, the entirety of new employment floor space completed in South East Lincolnshire 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 2015/16. 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>	0.14	0.16	0.14	4.14	0	66.50	<b>71.08</b>
<b>South Holland District Hectares</b>	0.02	0	0.34	1.32	26.03	167.58	<b>195.29</b>
<b>Total</b>	<b>0.16</b>	<b>0.16</b>	<b>0.48</b>	<b>5.46</b>	<b>26.03</b>	<b>234.08</b>	<b>266.37</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 majority of this allocated employment land is located within Boston Borough, Enterprise Park (Spalding) and Wingland (Sutton Bridge) as can be seen from below.

### Allocated employment land with no planning permission

Allocated Site	Area Available (Ha)
Boston Borough	52.09
Enterprise Park, Spalding	37.96
Crowland	5.68
Donington	10.6
Holbeach	10.1
Long Sutton	11.31
Wingland	50.4
Port Sutton Bridge	13
<b>Total:</b>	<b>191.14</b>

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 2015/16 on allocated and non-allocated sites. This includes extensions and redeveloped sites. As at 31<sup>st</sup> March 2016, there was a very similar amount of floorspace with planning permission in Boston Borough and South Holland District. The majority of B Class growth in Boston Borough is likely to occur in Freiston on allocated land. However, in South Holland District it is more likely that growth will take place on a mix of non-allocated employment sites.

### 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 2015/16
	Not Started	Under Construction	
Boston	2099	1737	761
Freiston	51403	2277	-
Kirton*	634	-	-
Sutterton	10380	-	363
Swineshead	177	-	-
Non-allocated Sites	18946	17041	7470

### 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 2015/16
	Not Started	Under Construction	
Enterprise Park	68	-	-
Crowland	-	-	-
Donington	-	-	-
Holbeach	-	-	-
Long Sutton	-	-	-
Wingland	-	-	-
Port Sutton Bridge	-	-	-
Non-allocated Sites	80547	25554	1008

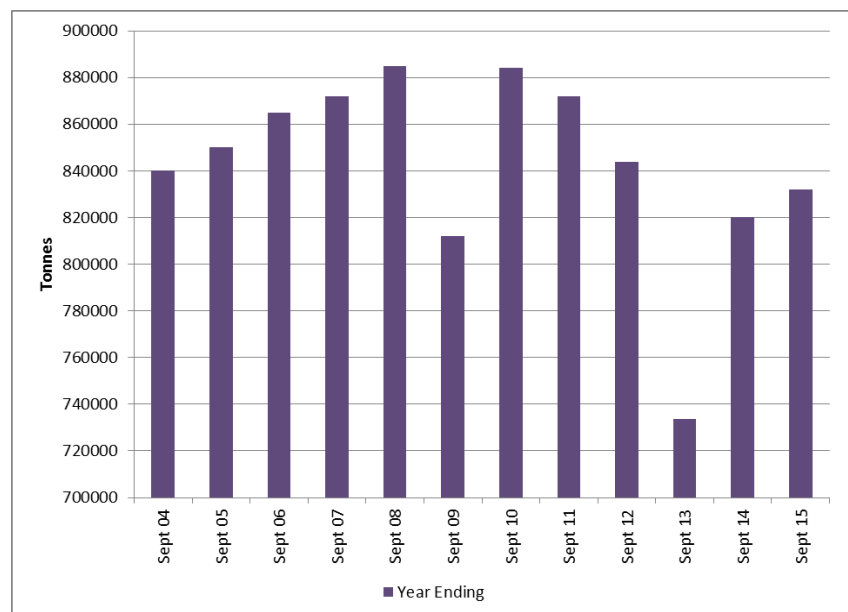
Source: Boston Borough Council and South Holland District Council

**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. Generally however, the port continues to do well and the tonnage handled increased again between September 2014-15. 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 – 2015)**

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



**Town centre uses:** In 2015/16, the only floor space for town centres uses completed was in Boston Borough. No losses were incurred which meant a total net additional 50m<sup>2</sup> of 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	50	0	0	0	<b>50</b>
	Net	50	0	0	0	<b>50</b>
<b>South Holland District</b>	Gross	0	0	0	0	<b>0</b>
	Net	0	0	0	0	<b>0</b>

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