

# South Holland District Council Authority Monitoring Report (as at 31<sup>st</sup> March 2024)



# POLICY PERFORMANCE

## INTRODUCTION

- 1.1. In accordance with Par 9.1.1 of the South East Lincolnshire Local Plan 2011-2036 (the Plan), the Authority Monitoring Report (AMR), which replaced the requirement for an Annual Monitoring Report as referred to in the Plan, does monitor the effectiveness of the policies of the Local Plan annually.
- 1.2. Having considered all of the indicators proposed within the Local Plan, and how useful and informative they would be, a review of the intended monitoring system has taken place. This has given rise to this approach, which is intended to give a more streamlined reporting mechanism that will provide information on the use of the Local Plan in a more succinct, efficient, easily understandable and meaningful format.
- 1.3. In due course, when other substantial parts of the Plan are in need of amendment following a review of the Plan, the monitoring chapter will be updated to reflect the following changes to the monitoring approach.
- 1.4. A fundamental change is the recognition that the Authority Monitoring report is important to the individual Councils of Boston and South Holland. Therefore, as part of the move towards slimming the document down and making it more relevant to the reader, each Council have produced their own AMR.
- 1.5. The AMR will have two aspects. The first is a general policy review based on their success during the appeal process. The second is specific policy monitoring that will indicate annual activity and performance against any targets.

## GENERAL POLICY REVIEW

- 1.6. An important test for any policy, is how well it is supported, or not, through the appeal process. It is only at this time that policies are really challenged and put to an independent test. Therefore, as a general overview of our review of Policy effectiveness we will focus on what policies have been set aside at Appeal, and consider whether those outcomes give rise to reasons to review policies which appear to be failing their intended effect on development throughout the District.
- 1.7. Over the last year (1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024) the Council received 871 applications, determined 863 applications and had notification of 11 appeals. The table below gives the overall details.

TABLE 1 – PLANNING APPLICATION AND APPEALS

South Holland 2023/2024			General comments
Planning Applications	Received	822	The year 2022/2023 = 871
	Approved	684	The year 2022/2023 = 777
	Refused	104	The year 2022/2023 = 86
Planning Appeals	Received	25	The year 2022/2023 = 11
	Dismissed	2	The year 2022/2023 = 4
	Upheld	3	The year 2022/2023 = 3

*NB. In many cases applications and appeals determined within the year given, will not have been submitted within the same annual period. The applications received excludes Condition Discharge, Non Material Amendments and a few consultation submissions.*

- 1.8. Table 2 below looks at the number of appeals that were upheld (and planning permission granted), by the relevant policy issue, with some commentary on the circumstances.

**TABLE 2 - APPEALS UPHELD CONTRARY TO COUNCIL DECISION**

Appeal/ Planning Reference	Relevant Policy	Comment
H16-0949-22	2, 3	The issue was the impact of the development on adjacent property. The inspector concluded that living conditions would not be harmed in relation to outlook and therefore was compliant with the local plan policies.
H16-0727-23	2, 3	The proposal involved a carport and an extension. The carport was dismissed and the extension allowed. The council's report had not raised a concern about the extension and it was not part of the reason for refusal. The Inspector agreed the extension complied with local plan policies. The inspector concluded the car port would harm local distinctiveness, character and appearance. It would also be detrimental to the living conditions of the neighbour through loss of light. This is an unusual appeal as it is being reported because part of the case was allowed. However, the council did not object to that element and so in effect the council's opinion was supported by the inspector
H23-0356-23	2, 3	The proposal was for a large portal frame building, clad in olive green steel panels for hobby purposes (steam engine restoration). Although this was larger than the dwelling on the site , owing to the distance between the buildings and existing mature trees, the Inspector considered the proposal was satisfactory and complied with the local plan policies.

1.9. These appeal decisions hinge on the interpretation of the policies against the details of the schemes and the material planning issues. The policies are appropriate and not undermined by the decisions.

**SPECIFIC POLICY MONITORING**

1.10. Another determinant of the success or failure of a policy is how it helps to deliver against the aims of the policy and the plan as a whole. This is in relation to key aspirations relating to growth and in particular the areas of Employment, Housing, and Infrastructure.

1.11. The following tables provide more detailed policy monitoring and they are set out in alphabetical order using the local plan's five Strategic Priorities: Economy, Environment, Housing, Sustainable Development, and Transport.

**Economy**

1.12. Economy has two sub-priorities:

- To provide the right conditions and sufficient land in appropriate locations to help diversify and strengthen the economic base of South East Lincolnshire to meet the needs of existing businesses, to attract new businesses and sources of employment, and to maximise the potential historic and environmental assets can have for sustainable tourism.
- To protect a mutually-supportive hierarchy of vibrant self-contained town centres and secure their enhancement by promoting an appropriate mix and scale of retail, leisure and other town centre uses and by maximising opportunities for regeneration.

1.13. The business floor space continues to increase and the allocated sites continue to come forward, 0.3Ha this year. Retail floorspace has grown and the vacancy rate remains stable. The previous two AMRs have reported vacancy rates of over 12%, but upon checking the calculation, from 2021/22 to the current reporting year the figure rounds to 11% when using the normal rounding conventions. In 2019/20 it was 9%. There was no survey in 2020/21 owing to Covid 19 restrictions. Therefore, despite the issues Covid 19 introduced to the economy, the figures show resilience.

1.14. Given the economic circumstances, we have endured over the last year, this business and retail performance is good.

Issue	Policy/ies	Comments																																				
<b>EMPLOYMENT</b>																																						
Total amount of additional (net and gross) completed employment floor space by type	7 & 8	B8 0 sqm net E 0 sqm net Mixed 1199 sqm net Sui Generis 0 net																																				
Available allocated employment land with and without planning permission		<table border="1"> <thead> <tr> <th></th> <th>Area Allocated in Local Plan (Ha)</th> <th>Allocated area remaining (Ha)</th> </tr> </thead> <tbody> <tr> <td>CR001</td> <td>1.90</td> <td>1.72</td> </tr> <tr> <td>CR007</td> <td>1.70</td> <td>1.70</td> </tr> <tr> <td>HO002</td> <td>16.00</td> <td>14.17</td> </tr> <tr> <td>LO002</td> <td>0.40</td> <td>0.00</td> </tr> <tr> <td>LO009</td> <td>4.80</td> <td>4.80</td> </tr> <tr> <td>SP001</td> <td>34.60</td> <td>27.81</td> </tr> <tr> <td>SP002</td> <td>16.20</td> <td>16.20</td> </tr> <tr> <td>SP012</td> <td>18.30</td> <td>18.30</td> </tr> <tr> <td>SB002</td> <td>2.30</td> <td>0.30</td> </tr> <tr> <td>SB005</td> <td>0.20</td> <td>0.20</td> </tr> <tr> <td>Total</td> <td>96.40</td> <td>85.20</td> </tr> </tbody> </table>		Area Allocated in Local Plan (Ha)	Allocated area remaining (Ha)	CR001	1.90	1.72	CR007	1.70	1.70	HO002	16.00	14.17	LO002	0.40	0.00	LO009	4.80	4.80	SP001	34.60	27.81	SP002	16.20	16.20	SP012	18.30	18.30	SB002	2.30	0.30	SB005	0.20	0.20	Total	96.40	85.20
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Total	96.40	85.20																																				
Loss of employment land by type to other uses		0.00 Ha																																				
<b>RETAIL</b>																																						
Amount of NEW floor space for retail uses within existing centres	24, 25 & 26	0 sq m																																				
Vacancy rates for retail use within existing centres	24, 25 & 26	10.71%																																				
Amount of new 'out of centre' retail floorspace created	24, 25 & 26	177 sq m																																				

## Environment

1.15. Environment has four sub-priorities:

- To conserve and enhance South East Lincolnshire's natural and historic environment and to promote greater access and understanding of assets through new development.
- To minimise the impact of and adapt to climate change by making more sustainable use of land and resources, reducing exposure to flood risk, promoting sustainable development and reducing human exposure to environmental risks.
- To promote the more efficient use of land, prioritise the re-use of previously developed land and to minimise the loss of South East Lincolnshire's high-quality agricultural land by developing in sustainable locations, at appropriate densities.



Issue	Policy/ies	Comments							
		No Risk	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Low Risk	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		D4S	0.00	0.00	0.00	0.00	0.30	0.00	0.30
		D4M	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		D4A	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Total	0.00	0.00	0.00	0.00	0.30	0.00	0.30
<b>LAND</b>									
Residential on previously developed land		Greenfield					609		
		Brownfield					39		
Employment floor space on previously developed land							Sui Generis		
		B2	B8	E	F1/2	Mixed		Total	
		0.00	0.00	0.00	0.00	0.00	0.00		0.00
		0.00	0.00	0.00	0.00	0.00	0.00		0.00

## Housing

1.20. Housing has one sub-priority:

- To provide enough choice of land for housing to ensure that the housing stock better meets local housing needs and aspirations, including for older people, first time buyers and those in need of affordable and starter housing.

1.21. The number of houses delivered this year exceeded the annual requirement in the local plan by over 168. This is an achievement. The council has a five year land supply. The houses delivered met the SHMA targets for 3 and 4+ bedroomed market houses plus 2 bedroomed affordable houses. 1 and 4 bedroomed affordable housing were close to the requirement.

1.22. The overall affordable housing target of 25% was achieved (31%). The intermediate housing requirement was met but the affordable rent requirement was not met. However, overall meeting the housing needs of the district was reasonably successful because 7 of the 14 targets were met.

Issue	Policy /ies	Comments		
<b>HOUSING</b>				
Number of housing completions per annum for LPA, Parish and Rural exception sites	10, 11 & 12	<b>Completions</b>		
		Cowbit 3	Crowland 49	Deeping St Nicholas 25
		Donington 24	Fleet 60	Gedney 2
		Gedney Hill 10	Gosberton 13	Holbeach 128
		Little Sutton 0	Long Sutton 5	Lutton 1
		Moulton 16	Pinchbeck 66	Quadring 6
		Spalding 87	Surfleet 36	Sutton Bridge 4
		Sutton St Edmund 1	Sutton St James 7	Tydd St Mary 2
		Weston 86	Whaplode 17	
		Total = 648 – 13 demolitions = 635 (Need = 467)		
<b>Rural Exceptions</b>				

Issue	Policy /ies	Comments				
		0				
Assessment of Five Year Housing Land Supply		6.4 years 31 March 2024				
Number of homes completed <u>by size</u> to meet market and affordable housing needs per annum	17	<b>Market</b>				
		Size	1 bed	2 bed	3 bed	4+ bed
		Number	9	87	251	106
		% of Total	2%	19%	55%	24%
		SHMA(2014)%	4%	31%	47%	18%
		<b>Affordable</b>				
		Number	41	98	54	2
		% of Total	21%	50%	28%	1%
Percentage of affordable homes from total need. (195/467*100)	18	Target	Figure			
		25%	31%			
Percentage of affordable homes as affordable rent and intermediate for sale	18	Target	Figure			
		Affordable Rent	70%	66%		
		Intermediate for sale	5%	34%		
		First Homes	25%	0%		
Number of Affordable and Market homes permitted on Rural Exception sites	19	0				
Net additional residential pitches for gypsies and travelers	20	0				
Net additional transit pitches	20	0				
Net additional residential plots for travelling showpeople	20	0				
Number of HMOs and flat conversions permitted	21	128 units 33 applications				
Number of replacement dwellings completed in the countryside	22	3				
Number of new dwellings completed by converting redundant rural buildings to residential use	23	3				

## Sustainable Development

1.23. Sustainable Development has three sub-priorities:

- To deliver sustainable development in South East Lincolnshire that seeks to meet the social and economic needs of the area, whilst protecting and enhancing its environment for the enjoyment of future generations.
- To ensure that the scale, distribution and type of new development is sustainably located to take account of flood risk across South East Lincolnshire.
- To ensure that development contributes to the provision of necessary physical, social and green infrastructure to deliver planned levels of growth at the right time and to mitigate its impacts on existing communities and the environment.

- 1.24. This category joins the other categories together and does not have its own monitoring criteria. Development sites were allocated in response to their flood risk and sized owing to the services available in the settlement to support the amount of development proposed, especially in relation to housing. Owing to the scale of development required to meet the need more greenfield land will be developed than brownfield as a result of a lot of brownfield land already being recycled prior to the plan being adopted and monitored in earlier reports. Not much brownfield land was allocated and its development will thereby be mostly windfall development.
- 1.25. Policies require various types of infrastructure to be provided. Large amounts of highway and green infrastructure will only be secured as the sustainable urban extensions are developed. This is because they are required to provide sections of the Spalding Western Relief Road and owing to the Habitats Regulations mitigate impact on the Wash by providing suitable alternative recreation sites.

## Transport

1.26. Transport has two sub-priorities:

- To improve accessibility for all to jobs, services and facilities by sustainable and public transport, to make travel as easy and affordable as possible, both within the area and along key links to and from South East Lincolnshire.
- To improve South East Lincolnshire's highway infrastructure, to tackle congestion, improve road safety and make journeys as easy as possible particularly for those living in rural areas and to enhance efficiencies for business.

1.27. The table below outlines the infrastructure funding. Affordable housing is a form of infrastructure the developer contributions contained in S106 agreements signed this year contribute money or more dwellings for provision in future years.

1.28. This section will report funding for other pieces of infrastructure such as the Spalding Western Relief Road, which is not required until next year and medical or school provisions

Issue	Policy/ies	Comments
<b>INFRASTRUCTURE FUNDING</b>		
Number of Section 106 Agreements signed this year	5 & 6	5
Level of developer contributions funding contained in this year's agreements		£5,180,213 and 177 affordable homes.
Length (kilometres) of the Spalding Western Relief Road delivered within each five year period (by phase)	13 & 14	The new five arm roundabout on Pinchbeck Road is complete and the bridge over the railway is under construction with the road from the roundabout also under construction.