



# Authority Monitoring Report as at 31st March 2023



# 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 2022 to 31<sup>st</sup> March 2023) the Council received 478 applications, determined 431 applications and had notification of 8 appeals. The table below gives the overall details.

TABLE 1 – PLANNING APPLICATION AND APPEALS

Boston Borough 2022/2023			General comments
Planning Applications	Received	478	The year 2021/2022 = 519
	Approved	410	The year 2021/2022 = 438
	Refused	21	The year 2021/2022 = 42
Planning Appeals	Received	8	The year 2021/2022 = 11
	Dismissed	5	The year 2021/2022 = 8
	Upheld	3	The year 2021/2022 = 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
B/21/0102		This is an appeal against the refusal of a certificate of lawful use or development. As such it is determined on the basis of case law rather than planning merits judged against planning policies.
B/21/0291	2, 3, 30	The issues to be considered are character, appearance, the effect on neighbour's living conditions and whether the proposed dwelling provides appropriate living conditions for the occupants. The inspector concluded that the design would not harm character and appearance of the area and its relationship with adjoining property did not harm the living conditions of those occupiers or the living conditions of the future occupiers of the appealed dwelling. As such the proposal did not conflict with policies 2, 3 and 30.
B/19/0444/CD1		This appeal relates to a condition requiring approval of boundary treatment required to mark the curtilage. The appellant proposed no boundary treatment and so the issue was whether this would satisfy the condition. The use of surrounding land had since been approved for residential use as part of the dwelling and so the inspector concluded no boundary treatment was required. No policy was quoted.

1.9. One appeal decision hinged on the interpretation of the policies against the detail of the scheme and the material planning issues. The policies are appropriate and not undermined by this decision. The two other decisions did not use local plan policies in arriving at the decision.

### 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 has increased and allocated land continues to be developed. This is positive and counters the negative news of the state of the country. Retail floor space is unchanged. However, the vacancy rate of retail premises has risen since last year and is above the level in 2011 when the plan period began. The Government changes to the use classes

order have been in force for a while but it is unknown if vacancy would be worse had the changes not occurred.

1.14. Although business appears confident retailing appears to be less so and this must be kept in mind as a weak town centre undermines civic confidence and tourism.

Issue	Policy/ies	Comments		
<b>EMPLOYMENT</b>				
Total amount of additional (net and gross) completed employment floor space by type	7 & 8	B8 3875 sqm gross. 3191 net		
Available allocated employment land with and without planning permission			Area Allocated in Local Plan (Ha)	Allocated area remaining (Ha)
		BO001	4.3	3.59
		BO006	18.0	17.00
		BO008	2.5	2.50
		KI001	15.4	14.21
		SU001	2.6	2.60
		SU003	0.2	0.20
		Total	43.0	40.10
Loss of employment land by type to other uses		0.12 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	16% (13% last year and 10% in 2011)		
Amount of new 'out of centre' retail floorspace created	24, 25 & 26	0 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.
- To provide equal opportunities for everyone who lives, visits, works and invests in South East Lincolnshire by helping to create more sustainable communities, reduce locational disadvantage and upgrade a range of community facilities recognising that these all contribute to the fulfilment, health and well-being of residents and visitors alike.

1.16. Historic environment assets have not changed over this year. No development has affected protected natural environment sites and therefore there is no need for consequent mitigation.

1.17. The Bargate Bridge Air Quality Management area was designated in 2005 for exceeding Nitrogen Dioxide levels. However, these levels have reduced and have been below the threshold for five years and as a consequence the order was revoked on 1 February 2023.

- 1.18. The number of renewable energy installations was 4 and is the same as last year. 0.64h of new open space has been created. Together they contribute to a healthier lifestyle and contribute to the creation of more sustainable communities.
- 1.19. The allocation of residential land carefully considered flood risk and chose the sequentially preferable sites. However, as a consequence of the Borough having significant flood hazard and depth issues a lot of development will be in higher categories than will be seen in other places. Over the year only 31 dwellings were built on land with no or low flood hazard and about 49% were on land whose flood hazard was Danger to Most and 25% on land whose flood hazard was Danger to All. Employment activity was also on these two hazard categories, providing 0.53h for B8 use.
- 1.20. The percentage of employment and housing development on previously developed land was 70% and 32% respectively.

Issue	Policy/ies	Comments							
<b>ENVIRONMENT HISTORIC</b>									
Number of Listed buildings lost or gained	29	None							
Number of Conservation areas lost or gained	29	None							
<b>ENVIRONMENT NATURAL</b>									
Ha of mitigation agreed where pp impacts on protected sites	28	No applications impact on protected sites.							
No of protected sites lost to pp	28	None							
Number of new and existing AQMAs in Boston	30	We had two existing sites but one was revoked during the year. No new ones have been designated.							
Number of planning permissions for renewable and low carbon energy	31	2 solar, 2 Heat Pump							
New Open space provision (ha)	32	0.64							
<b>Flood Hazard</b>									
Residential development in flood hazard zones		No Risk							19
		Low Risk							12
		Danger for Some (D4S)							47
		Danger for Most (D4M)							177
		Danger for All (D4A)							90
Employment development in flood hazard zones			B2	B8	E	F1	F2	Mixed	Total
		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	0.00	0.00	0.00
		D4M	0.00	0.20	0.00	0.00	0.00	0.00	0.20
		D4A	0.00	0.33	0.00	0.00	0.00	0.00	0.33
		Total	0.00	0.53	0.00	0.00	0.00	0.00	0.53
<b>LAND</b>									
Residential on previously developed land		Greenfield							233
		Brownfield							112
Employment floor space on previously developed land		B2	B8	E	F1	F2	Mixed	Total	
		0	2714	0	0	0	0	2714	
		0%	70%	0%	0%	0%	00	70%	

## Housing

1.21. 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.

1.22. The number of houses delivered this year met the annual requirement in the local plan. The council has a five year land supply. The houses delivered met the SHMA targets for 3 and 4+ bedroomed market houses plus 2 and 3 bedroomed affordable houses. The 1 bedroomed market is close to the requirement.

1.23. The overall affordable housing target of 20% was achieved (45%). There is a change this year owing to the delivery of 27 First Homes. The Government target for First Homes is 25% of all affordable housing delivery. We achieved 19%. The Government Guidance indicates the rented percentage (75%) contained in the affordable housing policy should remain. We achieved 58%. As a consequence of the First Homes requirement no intermediate housing is required as the 25% required by the policy is taken by the First Homes requirement. However, 23% of the delivered affordable housing was within this category. Overall 7 of the 14 individual targets for meeting the housing needs of the district were met. However, First Homes and Intermediate Homes, as products to provide for affordable home ownership, together provided 42% of the total affordable homes, which is an achievement.

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>				
		Boston 268    Bicker 1    Fosdyke 1				
		Frampton 3    Kirton 50    Holland Fen 6				
		Old Leake 4    Sutterton 4    Swineshead 23				
		Wrangle 1				
		Total = 361 – 16 demolitions = 345 (Need = 310)				
		<b>Rural Exceptions</b>				
0						
Assessment of Five Year Housing Land Supply		5.5 years 31 March 2023				
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	47	101	63
		% of Total	4%	21%	46%	29%
		SHMA (2015)%	5%	35%	45%	15%
		<b>Affordable</b>				
		Number	18	75	46	2
		% of Total	13%	53%	33%	1%
SHMA (2015) %	30%	40%	25%	5%		
Percentage of affordable homes from total need. (141/310*100)	18	Target	Figure			
		20%	45%			
Percentage of affordable homes as affordable rent and intermediate for sale	18	Target	Figure			
		Affordable Rent	58%			
		Intermediate	23%			

Issue	Policy /ies	Comments		
		for sale		
Number of Affordable and Market homes permitted on Rural Exception sites	19	First Homes	25%	19%
Net additional residential pitches for gypsies and travelers	20	None		
Net additional transit pitches	20	None		
Net additional residential plots for travelling showpeople	20	None		
Number of HMOs and flat conversions permitted	21	50		
Number of replacement dwellings completed in the countryside	22	1		
Number of new dwellings completed by converting redundant rural buildings to residential use	23	5		

## Sustainable Development

1.24. 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.

1.25. 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.

1.26. 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 Boston Distributor Road and owing to the Habitats Regulations mitigate impact on the Wash by providing suitable alternative recreation sites.

## Transport

1.27. 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.

1.28. 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.

1.29. This section will report funding for other pieces of infrastructure such as the Boston Distributer Road, which is not required for a further two years and medical or school provisions

Issue	Policy/ies	Comments
<b>INFRASTRUCTURE FUNDING</b>		
Number of Section 106 Agreements signed this year	5 & 6	7 S106’s, 3 Deeds of variation and 1 unilateral undertaking.
Level of developer contributions funding contained in this year’s agreements		£619,190 and 48 affordable homes (including 37 First Homes)
Length (kilometres) of the Boston Distributer Road delivered within each five year period (by phase)	13 &14	2024 first report date