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**From:** Hanson, Julie <Julie.Hanson@boston.gov.uk>  
**Sent:** 18 July 2025 16:29  
**To:** \_planningadvice  
**Subject:** Re: Consultation - H09-0442-25: Land off Battlefields Lane South

Good afternoon

Thank you for consulting the Local Housing Authority on this hybrid planning application. Please see the comments below in relation to the affordable housing provision.

I note from the Design and Access Statement that a Viability Appraisal has been submitted which states that the site cannot provide a 25% affordable housing contribution in line with the Local Plan. Before this can be accepted, the submitted viability appraisal will need to be reviewed by an independent and suitably qualified person.

Notwithstanding the viability of the site, on developments of 10 or more properties a provision of 25% affordable housing is required. This hybrid scheme of a total of 158 dwellings would therefore have a requirement for 40 affordable units across the whole site. The tenure split of the affordable housing should be as follows: 28 for affordable rented units and 12 shared ownership units.

In phase 1, which is subject to the full planning permission for 62 units, this would equate to 16 affordable units. Unfortunately, the property types that have been identified as Affordable within the Design and Access Statement do not reflect the current demand within Holbeach. To help meet the identified demand the affordable properties need to be provided as 4x 1bed/2 person, 3x 2bed/ 4 person, 3x 3bed/5 person and 1x 4bed/6 person for affordable rent and for shared ownership, 2x 2bed/4 person and 3x 3bed /5 person units.

At present there is no provision of 1-bedroom properties on phase 1 of the site for which there is a significant demand in Holbeach. We would be grateful if the proposed layout is amended to reflect this.

For information, Registered Providers require the properties to meet a minimum of 85% of National Design Space Standards. Single bedrooms should also be suitable for an adult to occupy and should therefore have a floor area of at least 6.5m<sup>2</sup> and double bedrooms should be a minimum of 9.8m<sup>2</sup> to comply with section 326 of the Housing Act 1985.

In addition, parking provision for the affordable units should be accessible from adopted roads rather than unadopted private drives.

The remaining provision of 24 affordable units would be required in the later phase, which is subject to the outline planning permission, with the mix and tenure agreed at Reserved Matters stage. Please engage with the Local Housing Authority prior to the submission of the Reserved Matters so that we may assist with the Affordable housing provision required to meet the identified need.

For clarity, due to the reasons stated above the Local Housing Authority is currently unable to support this application.

When the affordable housing provision has been agreed with the Local Housing Authority and the details secured within a S106 agreement the applicant should seek to secure a Registered Provider

for the affordable rented properties at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the applicant require this.

We are always happy to discuss the requirements for affordable homes to assist developers and their agents with their applications.

Regards

**Julie Hanson**

**Housing Strategy and Enabling Officer**

E: [Julie.hanson@boston.gov.uk](mailto:Julie.hanson@boston.gov.uk)

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**From:** [planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk) <[planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)>

**Sent:** 10 July 2025 15:13

**To:** Hanson, Julie <[Julie.Hanson@boston.gov.uk](mailto:Julie.Hanson@boston.gov.uk)>

**Subject:** Consultation - H09-0442-25: Land off Battlefields Lane South

## PLANNING CONSULTATION

**Reference Number:** H09-0442-25

**Type:** FULL

**Proposal:** Hybrid Application for 158 Dwellings Comprising:- Full Application for the Erection of 62 Dwellings, Associated Landscaping and Infrastructure and Outline Application for the Erection of Approximately 96 Dwellings (Some Matters Reserved)

**Location:** Land off Battlefields Lane South Holbeach

**Applicant:** Stirling Mortimer No 8 Fund UK Land Ltd & Circero Estates

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **31st July 2025** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Gillian Pinna-Morell** who is dealing with this application.

**Note:**

If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.