
From: Housing Strategy <Housing.Strategy@boston.gov.uk>
Sent: 30 July 2026 15:15
To: _planningadvice
Subject: Re: Consultation - H09-0656-26: Former Nursery, Foxes Low Road, Holbeach

Good afternoon

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

The Application form states that the Affordable Housing is 7x 1bed units whereas the July 2026 Planning Statement indicates that the affordable housing to be provided is stated as 5 units (plots 16 to 20 which appear to be 2 bed houses). Notwithstanding this discrepancy, on developments of 10 or more properties, to meet the policy requirements of the Local Plan, the affordable housing contribution of 25% is required with a tenure split of 70% rented and 30% intermediate housing.

For this site of 23 units, this equates to 6 affordable housing, with a tenure split of 4 rented and 2 intermediate homes. In order to meet the identified need within Holbeach from the current Housing waiting list, the affordable properties should therefore be provided as follows:

2x 1 bed/2 person and 2x 2 bed/4 person affordable rent and 2x 2 bed units for Shared Ownership which would meet the identified need in terms of number of bedrooms and tenure. It is noted that the Planning Statement details that the Strategic Housing Market Assessment identified that 80% of new homes should be 2 or 3 bedroom, however this relates to market housing. For affordable housing, it identified about 30% would need to be provided as 1 bedroom; however, on current information from the housing waiting list this is closer to 70% for Holbeach.

Registered Providers (RPs) require the affordable rented properties to meet a minimum of 85% of National Design Space Standards (NDSS), although some are now seeking 100% of NDSS. Single bedrooms should also be suitable for an adult to occupy and should therefore have a floor area of at least 6.51m² and double bedrooms should be a minimum of 10.22m².

Also, it is preferable that the rented affordable units should be accessible from adopted roads rather than unadopted private drives / shared surfaces and as far as possible, Registered Providers prefer to have the same tenures in the same block rather than an affordable property attached to a market dwelling.

The Council has developed an Affordable Housing Specification for S106 Planning Contributions to assist developers with the delivery of affordable homes. This can be found on the Housing section of the Council's website on this link: [Affordable Housing Specification for S106 Planning Contribution](#). We advise that the affordable homes are developed in line with this specification.

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 Housing Strategy Team can provide a list of RPs with stock in the local area should the applicant require this.

To summarise, the Local Housing Authority supports this application subject to the affordable housing details being set out in a S106 agreement with the standard affordable housing requirements relating to letting, sales and perpetuity.

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

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South & East Lincolnshire Councils Partnership

Please note my working week is Tuesday to Friday.

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 17 July 2026 15:13
To: Housing Strategy <Housing.Strategy@boston.gov.uk>
Subject: Consultation - H09-0656-26: Former Nursery

PLANNING CONSULTATION

Reference Number: H09-0656-26

Type: FULL

Proposal: Demolition of existing barn & erection of twenty-three dwellings, with access from Foxes Low Road & a secondary access formed to the north, together with associated landscaping & open space

Location: Former Nursery Foxes Low Road

Applicant: Purewal Developments Ltd

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 **7th August 2026** 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 **Jess Hill** who is dealing with this application.

Note:

In the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of the written representation procedure, any representations made during this application will be sent to the Secretary of State and there may not be any further opportunity for you to comment at appeal stage.