



AFFORDABLE HOUSING STATEMENT
APPLICATION REF: H09-0721-25
LAND SOUTH OF WIGNAL'S GATE HOLBEACH,
SPALDING

D BROWN BUILDING CONTRACTORS

APRIL 2026

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1 INTRODUCTION

- 1.1 rg+p has been instructed by D Brown Building Contractors to prepare an Affordable Housing Statement. D Brown Building Contractors have submitted a planning application for:
- “Development of 57 Affordable Dwellings with associated access, open space and drainage.”**
- 1.2 This planning application was submitted in July 2025 and is currently under active determination by the Local Planning Authority.
- 1.3 This statement has been prepared in support of the above planning application to set out the position on affordable housing need in Holbeach, Spalding.
- 1.4 The statement draws upon previously submitted information, alongside information provided by the Local Planning Authority in recent correspondence. It examines the case history and consultation responses, the district wide need for affordable housing and also identified housing needs within Holbeach specifically.

2 CASE HISTORY AND CONSULTATION RESPONSES

2.1 The application has been subject to detailed consideration through the planning process, including engagement with officers and statutory consultees.

2.2 The Local Housing Authority's consultation response dated 16 October 2025 provides an unambiguous steer on the proposal, noting (with our emphasis underlined):

"There is a high need for affordable housing in Holbeach and this scheme would help meet some of that need"

And;

"To summarise, the Local Housing Authority is happy to support this proposed development to help meet the need for affordable housing"

2.3 These comments are significant in confirming both the existence of need and the suitability of the proposal in contributing toward addressing it.

2.4 A copy of the consultation response dated 16 October 2025 is included as **Appendix 1** of this statement.

3 THE DISTRICT WIDE NEED FOR AFFORDABLE HOUSING

- 3.1 The position in relation to the district wide need for affordable housing is a primary material consideration in the determination of this application. It flows from the delivery of affordable housing in South Holland and the lack of demonstrable supply of new affordable homes to meet acknowledged needs.
- 3.2 The submitted planning statement (at paragraph 7.28) sets out that **“very significant weight must be attributed to the delivery of affordable housing in the overall planning balance”**. This remains our firm professional assessment.
- 3.3 It is also acknowledged by the Local Planning Authority through the Local Plan, where paragraph 2.4.12 of the Local Plan confirms that at a strategic level **“The shortage of affordable housing is a significant issue for the area”**.
- 3.4 The pre-application advice provided by the Local Planning Authority in regard to this proposal also confirms that **“the provision of the affordable housing would be given significant weight within the planning balance”**.
- 3.5 To further evidence the significance of the weight to be applied, our assessment of the degree of shortfall in affordable housing on a district wide basis is set out within the submitted planning statement. In particular paragraphs 7.24 to 7.28 of this statement sets out clear evidence based solely on published information contained within annual monitoring reports, housing land supply position statements and data provided by officers. This confirms that (with our emphasis underlined):
- “Based on the Council’s failure to deliver on their own affordable housing requirement in 13 of their 14 monitoring periods of the current Local Plan has left a residual shortfall of 2,451 affordable homes”**
- 3.6 This shortfall is severe by any reasonable measure.

4 THE NEED FOR AFFORDABLE HOUSING WITHIN HOLBEACH

4.1 The position in relation to affordable housing demand in Holbeach is also of relevance here. To assist consideration of this aspect, information has been provided in March 2026 by the Council's housing team which confirms the current level of demand from for affordable households with a preferred location in Holbeach. This is set out in the table below:

Preferred Area: Holbeach	Demand	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6+ Bed	Total
		717	156	80	49	24	13	1,039

4.2 By any measure, there is a significant demand for affordable housing in Holbeach, as evidenced by the information provided by the Council's housing team.

4.3 By comparison, the submitted scheme includes for the following mix of development:

- 1 Bedroom Dwellings – 8 No
- 2 Bedroom Dwellings – 28 No
- 3 Bedroom Dwellings – 19 No
- 4 Bedroom Dwellings – 2 No

4.4 On this basis, the table above and account of affordable housing provided by the development, it is clear that:

“There is a high need for affordable housing in Holbeach and this scheme would help meet some of that need”

5 CONCLUSION AND SUMMARY

- 5.1 rg+p has been instructed by D Brown Building Contractors to prepare an Affordable Housing Statement. D Brown Building Contractors have submitted a planning application for:
- “Development of 57 Affordable Dwellings with associated access, open space and drainage.”**
- 5.2 This planning application was submitted in July 2025 and is currently under active determination by the Local Planning Authority.
- 5.3 This statement has been prepared in support of the above planning application to set out the position on affordable housing need in Holbeach, Spalding.
- 5.4 To date the planning application has been subject to detailed consideration through the planning process, including engagement with officers and statutory consultees.
- 5.5 This includes consultation with the Local Housing Authority who have confirmed clear need in Holbeach. Additional information provided by the Local Housing Authority confirms that this need may be as high as 1,039 dwellings. Taken against a severe undersupply of affordable housing across the District, there is a resultant requirement to apply significant positive weight to the benefit of affordable housing delivery as part of this planning application.
- 5.6 Should any further matters require clarification, please contact rg+p.

APPENDICES (BOUND SEPARATELY)