From: Hanson, Julie <Julie.Hanson@boston.gov.uk>
Sent: 26 August 2025 11:40
To: _planningadvice
Subject: Re: Consultation - H09-0721-25: Land South of Wignals Gate

Good morning

Thank you for consulting the Local Housing Authority on this full planning application.

I understand that in the pre-application discussions, the Local Planning Authority indicated that the site did not meet the criteria for approval due to policy constraints applicable to the site.

However, if the planning issues were to be resolved and the site was deemed suitable for this development, unfortunately the property types that have been proposed do not reflect the current affordable housing need within Holbeach.

This application proposes that all of the 57 units are to be delivered as affordable housing providing 8x 1 bed/2 person maisonettes, 2x 2 bed/ 3 person bungalows, 26x 2 bed/3 person houses, 19x 3 bed/ 5 person houses and 2x 4 bed/6 person houses. There is no indication within the application regarding the tenure split of these properties, but on an all affordable site we would generally expect the split to be 70% rented and 30% intermediate housing.

To help meet the identified need within Holbeach a suggested mix for each tenure would be 12x 1bed/2 person, 15x2 bed/4 person (including the proposed bungalows if deemed suitable), 10x 3bed/5 person and 3x 4 bed / 6 person units for affordable rent and 8x 2bed/3 person and 9x 3 bed/5 person units for Shared Ownership.

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 6.51m^2 and double bedrooms should be a minimum of 10.22m$^{2.}$

If planning permission were to be granted the applicant should seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity, if this is not already in progress. The Local Housing Authority can provide a list of RPs with stock in the local area should the applicant require this.

To summarise, if the Local Planning Authority find the development were to be appropriate for this site, the Local Housing Authority would only support the application once the number, size and mix of affordable housing are discussed and agreed with ourselves and the details are then 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

Mobile: 07885 649284
E: Julie.hanson@boston.gov.uk
www.sholland.gov.uk | www.boston.gov.uk
www.e-lindsey.gov.uk | www.selcp.co.uk

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 08 August 2025 11:13
To: Hanson, Julie <Julie.Hanson@boston.gov.uk>
Subject: Consultation - H09-0721-25: Land South of Wignals Gate

PLANNING CONSULTATION

Reference Number: **H09-0721-25**

Type: **FULL**

Proposal: Development of 57 Affordable Dwellings with associated access, open space and drainage.

Location: Land South of Wignals Gate Holbeach

Applicant: D Brown (Building Contractors)

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 **30th August 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 **Dan Allen** 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.