

Burrell, Becky

From: Aremu, Priscilla
Sent: 23 February 2026 10:12
To: _planningadvice
Subject: Re: Consultation - H14-0065-26: Land off Farnborough Close

Good morning

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

Within the application, 8 units for affordable housing provision has been proposed which does not meet the requirements detailed within the Council's Local Plan. On developments of 10 or more properties a provision of 25% affordable housing is required, which means based on the 40 units proposed on the site 10 units should be affordable housing.

The tenure split required in the local plan is a mix of about 70% affordable/social rent and 30% intermediate units (Shared Ownerships or First Homes). To meet these requirements the affordable properties will need to be provided as 7 rented units and 3 intermediate units, the proposal shows shared ownerships which we would support.

Unfortunately, the property types that have been identified also do not reflect the demand within Pinchbeck as we have higher needs for one beds more than two and three beds. To help meet this identified need the properties need to be provided as 1 x two bed and 2 x 3 bed units for shared ownerships and four x one bed two person, 2 x two bed four person, 1 x 3 bed five person units for rent.

The affordable housing should be dispersed across the site, ideally in clusters with a mix of tenures in each cluster. 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 6.5m² to comply with section 326 of the Housing Act 1985, For full specifications and detailed guidance, please refer to the link provided.

[Specification for S106 Planning Contribution Affordable Homes - South Holland District Council](#)

When the affordable housing provision has been agreed with the Local Housing Authority 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.

To summarise, the Local Housing Authority is currently unable to support this application until the scheme has been amended to reflect the comments detailed as part of this consultation.

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

Kind regards

PRISCILLA AREMU

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The views expressed in this email by the officer are informal and carry no binding effect on the Council during the evaluation of any formal application.

My working hours are Monday to Thursday 8 am to 4:30 pm and Friday 8 am to 4pm

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>

Sent: Wednesday, February 4, 2026 9:58 am

To: Aremu, Priscilla <Priscilla.Aremu@sholland.gov.uk>

Subject: Consultation - H14-0065-26: Land off Farnborough Close

PLANNING CONSULTATION

Reference Number: **H14-0065-26**

Type: **FULL**

Proposal: Erection of 40 dwellings, garages and associated infrastructure.

Location: Land off Farnborough Close Pinchbeck

Applicant: Keston Fields 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 **25th February 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 **Jennifer Chance** 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.