
From: Aremu, Priscilla
Sent: 15 May 2026 14:23
To: _planningadvice
Subject: RE: Consultation - H16-0278-26: Land off Meadow Way

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 plan previously sent was for a total of 230 dwellings on the site including the 8 alms houses. In relation to affordable housing provision the last DOV relating to the phase states -

“Affordable Housing Scheme” means a scheme to be submitted and approved by the Council for the provision of the Affordable Housing in Phase 3 such that the Affordable Housing Scheme to provide for no less than 25% of the Affordable Housing for Phase 3 alone plus the shortfall of Affordable Housing for Phases 1 and 2 so that the overall quantum of Affordable Housing on the Development shall be no less than 25% and shall include details of:

The 25% affordable housing contribution requirement for this phase therefore equates to 58 affordable properties. 38 affordable homes have previously been delivered on earlier phases of Holland Park (26 Affordable Rented, 2 Shared Ownership and 10 First Homes), however, if we go down the “so that the overall quantum of Affordable Housing on the Development shall be no less than 25% and shall ...” approach, it means that 58 affordable homes on the site is a minimum acceptable affordable housing contribution.

As previously discussed, alms houses do not meet the definition of affordable housing within the NPPF, although subject to the 58 affordable homes being delivered on this phase, including the 8 alms houses, we are prepared to use our discretion on this occasion to support their delivery. However, if the number of affordable homes is reduced due to scheme viability, then we will need to revisit our position.

In relation to the size and tenure of the remaining 50 affordable housing units the following units have been identified: 30 units of affordable rent (we are requesting rent be capped at LHA rates to ensure affordability for the local people, and 20 shared ownership units.

12 x 1 bed 2 person, 9 x 2 bed 4 person, 6 x 3 bed 5 person and 3 x 4 bed 6 to 7 person for affordable rent and 8 x 2 bed and 5 x 3 bed and 2 x 4 bed units for shared ownership which would meet the identified need in terms of number of bedrooms and tenure.

For information with regards to Registered providers specifications [Specification for S106 Planning Contribution Affordable Homes - South Holland District Council](#) . 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.

If planning permission is granted the applicant should also seek to secure a Registered Provider for the affordable dwellings 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 details of the affordable housing provision being secured within a Section 106 agreement.

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: 23 April 2026 12:49

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

Subject: Consultation - H16-0278-26: Land off Meadow Way

PLANNING CONSULTATION

Reference Number: H16-0278-26

Type: FULL

Proposal: Demolish existing factory/warehouse to facilitate proposed residential development consisting of 230 dwellings including associated infrastructure and public open spaces.

Location: Land off Meadow Way Spalding

Applicant: Broadgate Homes 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 **15th May 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 **Mark Niland** 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.