

Burrell, Becky

From: Hanson, Julie <Julie.Hanson@boston.gov.uk>
Sent: 14 July 2025 08:51
To: _planningadvice
Subject: Re: Consultation - H16-0584-25: Land off Monks House Lane

Good morning

Thank you for consulting the Housing Strategy Team on this hybrid planning application. Please see the comments below in relation to the affordable housing provision.

I note from the Design and Access Statement that a Financial Viability Assessment has been submitted which states that the site cannot provide a 25% affordable housing contribution in line with the Local Plan. Before this can be accepted, the submitted viability assessment will need to be reviewed by an independent and suitably qualified person.

Notwithstanding the viability of the site, on developments of 10 or more properties a provision of 25% affordable housing is required. This hybrid scheme of a total of 434 dwellings would therefore have a requirement for 109 affordable units across the whole site. The tenure split of the affordable housing should be as follows: 76 for affordable rented units and 33 shared ownership units.

In phases 1 and 2, which are subject to the full planning permission, this would equate to 40 affordable units with the following mix of type and tenure: 8x 1bed/2 person, 10x 2bed/ 4 person, 8x 3bed/5 person and 2x 4bed/6 person for affordable rent and for shared ownership, 6x 2bed/4 person and 6x 3bed /5 person units which would meet the identified need.

It is noted from the Site Layout for phases 1 and 2 that there are sufficient properties of each size to accommodate these affordable units; however, 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.

In addition, parking provision for the affordable units should be accessible from adopted roads rather than unadopted parking courts or private drives.

The remaining provision of 69 affordable units would be required in the later phase, which is subject to the outline planning permission, with the mix and tenure agreed at Reserved Matters stage.

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

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

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

Sent: 01 July 2025 17:13

To: Hanson, Julie <Julie.Hanson@boston.gov.uk>

Subject: Consultation - H16-0584-25: Land off Monks House Lane

PLANNING CONSULTATION

Reference Number: H16-0584-25

Type: FULL

Proposal: Hybrid application: Full planning application for the erection of 160 dwellings and associated infrastructure, demolition of existing buildings and outline planning application for the erection of up to 274 dwellings.

Location: Land off Monks House Lane Spalding

Applicant: Seagate Homes

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 **22nd July 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 **Mark Niland** 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.

