

Asher, Marie

From: Allen, Daniel
Sent: 18 December 2025 09:36
To: _planningadvice
Subject: Consultation - H03-1042-25: Home Farm

Hi,

Please can this be added to the DIP?

Code: 2EDU – Lincolnshire County Council Education Comments.

Thanks,
Dan

From: LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>

Sent: 10 December 2025 16:16

To: Allen, Daniel <Daniel.Allen@sholland.gov.uk>

Cc: LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>

Subject: FW: Consultation - H03-1042-25: Home Farm

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Good Afternoon

Lincolnshire Integrated Care Board (LICB) is disappointed with the outcome of the viability assessment and the decision not to award Section 106 funding for healthcare provision. Details of the NHS requirements are set out within the Countywide Supplementary Planning Document, which is available to applicants prior to the submission of any planning application.

Given the additional population growth associated with the development, and the resulting increased demand for healthcare services, the ICB maintains that the original request met the criteria set out in the Town and Country Planning Act 1990, specifically that the contribution must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

In relation to each of these criteria, the LICB's position is outlined below:

- The ICB considers that the absence of funding for this scheme will fail to support the additional capacity required at Munro Medical Centre and/or Beechfield Medical Centre.
- The requested contribution is directly related to the anticipated increase in population arising from the development.
- The request is proportionate to the scale and nature of the proposed development.

In summary, the removal of this funding, which is intended to mitigate the impact of the development, will place additional pressure on NHS budgets.

We would be happy to discuss this matter further if required.

Kind Regards
Emily

Emily Turk
S106 Support Officer
NHS Lincolnshire Integrated Care Board
Tel: 07581 012664
licb.lincs-section106@nhs.net

My working hours are:
Monday – 9.15 to 2.45pm
Tuesday – 9.30 to 4.30pm
Wednesday – 9.15 to 12.30pm
Thursday – 9.15 to 5.00pm
Friday – 9.15 to 2.45pm

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From: Allen, Daniel <Daniel.Allen@sholland.gov.uk>

Sent: 27 November 2025 14:09

To: LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>

Subject: FW: Consultation - H03-1042-25: Home Farm

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Good Afternoon Emily,

I hope you are well.

I just wanted to write further to our earlier correspondence on the above application, and further to the conclusion of the viability appraisal that has been undertaken by an independent viability appraiser (CP Viability Ltd).

The Viability Appraisal will be available to view online shortly.

In short, this concludes that:

"In summary, in keeping with the applicant's conclusions, and despite various adjustments in our appraisal, our model also demonstrates that the scheme is unable to viably support any affordable housing / S106 contributions (although our model does still retain the construction of the Community Centre)".

I would be happy to receive any comments you may have.

Kind Regards,

Daniel Allen | Principal Planning Officer | **South Holland District Council**

T: 01775 764827

E: daniel.allen@sholland.gov.uk

www.sholland.gov.uk | www.boston.gov.uk

www.e-lindsey.gov.uk | www.selcp.co.uk



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From: Allen, Daniel

Sent: 13 November 2025 13:19

To: LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>

Subject: RE: Consultation - H03-1042-25: Home Farm

Good Afternoon Emily,

Thank you for your email and for getting in touch.

The application still remains under consideration, with the viability appraisal currently being assessed by an independent viability appraiser. Once I have received the formal report, I will send a further update.

Happy to keep you updated throughout. If you have any questions, please just let me know.

Kind Regards,

Daniel Allen | Principal Planning Officer | **South Holland District Council**

T: 01775 764827

E: daniel.allen@sholland.gov.uk

www.sholland.gov.uk | www.boston.gov.uk

www.e-lindsey.gov.uk | www.selcp.co.uk



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From: LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>

Sent: 13 November 2025 12:22

To: Allen, Daniel <Daniel.Allen@sholland.gov.uk>

Cc: LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>

Subject: FW: Consultation - H03-1042-25: Home Farm

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Hi Dan

Hope you are well.

I have been passed your details from the S106 team.

Before we respond to the below consultation, please can you advise if the council has conducted a review on the viability challenge? It would be useful to understand the council's position on the request to aid our response.

I am happy to have a chat if that helps. My contact details are below.

Kind Regards
Emily

Emily Turk
S106 Support Officer
NHS Lincolnshire Integrated Care Board
Tel: 07581 012664
licb.lincs-section106@nhs.net

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From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 28 October 2025 11:13
To: LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>
Subject: Consultation - H03-1042-25: Home Farm

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PLANNING CONSULTATION

Reference Number: **H03-1042-25**

Type: **MODIFIED AGREEMENT**

Proposal: Modification of 106 Agreement relating to affordable housing and infrastructure contributions (planning approval H03-0161-17)

Location: Home Farm Littleworth Drove

Applicant: Emerald Homes Group 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 **18th November 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.

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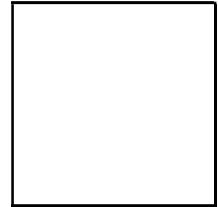
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