

**Burrell, Becky**

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**From:** Allen, Daniel  
**Sent:** 01 December 2025 09:10  
**To:** \_planningadvice  
**Subject:** FW: H03-1042-25: Home Farm

Good Morning,

Please can the below be added as a consultation response?

Code: 2HS – Housing Strategy Comments.

Thanks,  
Dan

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**From:** Hanson, Julie <Julie.Hanson@boston.gov.uk>  
**Sent:** 28 November 2025 16:19  
**To:** Allen, Daniel <Daniel.Allen@sholland.gov.uk>  
**Cc:** Aremu, Priscilla <Priscilla.Aremu@sholland.gov.uk>  
**Subject:** Fw: H03-1042-25: Home Farm

Good afternoon

Thank you for your email. I have noticed on the report from CP Viability Ltd on the viability documents submitted that the transfer values have been accepted as 50% for affordable rented and 70% for Shared ownership. Normally the transfer value for affordable rented would be 60% of open market value. Whilst this would increase the gross development value, it would not be sufficient to make enough difference to the viability of the site. Therefore, we will accept the findings of the review by CP Viability Ltd. A Deed of Variation will be required to remove the Affordable Housing contribution; however paragraph 2.7 of Schedule 3 should be retained in case the viability of the scheme has improved when the development completes.

Many thanks

Regards

**Julie Hanson**  
**Housing Strategy and Enabling Officer**

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