Hill, Jess

From: George Brown <George@emeraldhomes.group>
Sent: 24 April 2026 11:30
To: Oliver Tookman; Hill, Jess; Matthew Turner
Cc: Ricky Newton
Subject: RE: H08-0023-26: Boston Road Gosberton
Attachments: We sent you safe versions of your files; Brick choice - 4 Bungalows Gosberton.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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This message needs your attention

- Someone new is on this email. george@emeraldhomes.group recipient(s) added.
- This is their first email to your company.

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Hi Jess,

Further details on the brick choices below.

Plots 1 & 3 – Vandersanden Flemish Antique
Plot 2 – TBS Knebworth Red multi
Plot 4 – TBS Hengrave

I've attached a PDF of the sample panels.

Kind regards

EMERALD HOMES

George Brown
Senior Quantity Surveyor
m: 07496 052284 | t: 01775 712027
e: George@emeraldhomes.group | w: https://emeraldhomes.group/
a: Enterprise Way, Pinchbeck, Spalding, PE11 3YR

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From: Oliver Tookman <Oliver@emeraldhomes.group>
Sent: 24 April 2026 11:17
To: Hill, Jess <Jess.Hill@sholland.gov.uk>; Matthew Turner <matthew@lincsdesignconsultancy.co.uk>
Cc: Ricky Newton <ricky@lincsdesignconsultancy.co.uk>
Subject: RE: H08-0023-26: Boston Road Gosberton

Hi Jess,

I hope you are well.

Will come back to you on materials ASAP.

Thank you for your recent comments regarding BNG. I wanted to clarify that works to the previous Plot 19 (this part of the site) commenced in July 2022, including site clearance and foundations. I have photos and Building Control records to evidence this, which I can provide if helpful. As these works took place before 25th August 2023, I would suggest the anti-avoidance provisions would not apply, and that the baseline should reflect the already cleared and implemented condition of the plot.

In addition, the original permission has been lawfully implemented and could still be completed, meaning the fallback position is development of an already disturbed plot. On that basis, the current proposal appears to involve no meaningful loss of existing habitat.

With this in mind, I would be grateful if you could confirm whether a full BNG assessment is necessary in this instance, or whether the impact could reasonably be considered to have a negligible biodiversity impact, such that a BNG condition may not be required and a full BNG assessment may not be necessary.

Kind regards,

Oliver.

EMERALD HOMES

Oliver Tookman
Managing Director
t: 01775 712027
e: Oliver@emeraldhomes.group | w: https://emeraldhomes.group/
a: Enterprise Way, Pinchbeck, Spalding, PE11 3YR

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From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: 22 April 2026 15:48
To: Oliver Tookman <Oliver@emeraldhomes.group>; Matthew Turner <matthew@lincsdesignconsultancy.co.uk>
Cc: Ricky Newton <ricky@lincsdesignconsultancy.co.uk>
Subject: RE: H08-0023-26: Boston Road Gosberton

Hi Oliver,

Thank you for confirming. As discussed just now, Lisa (our planning lawyer) is away until tomorrow but I will check with her after she returns about whether the healthcare contributions can be included in the separate DoV application (H08-0037-26) rather than under the current application.

Matthew has sent over the attached materials plan which we could potentially include with the application. I would appreciate if you could send over more details of the brickwork though as I don't know what the titles refer to.

Lastly, as discussed just now, the principal officer in our team has set out that the proposal would not be exempt from BNG as we are required to take the pre-development biodiversity value of the site if activity has been undertaken after 25 August 2023 (which has occurred in this instance). The below text is from the gov.uk website on this:

- "If activities to implement or in connection with a planning permission are carried out after 25 August 2023 that lower the biodiversity value of the onsite habitat, the pre-development biodiversity value of the onsite habitat is taken to be the biodiversity value immediately before the carrying out of the activities. The relevant date should therefore be set as a date immediately before these activities."

So unfortunately, we will need a BNG metric and we will likely need at least a standard BNG condition (which is pre-commencement). Please let me know if you are willing to provide this information.

Thank you
Jess

Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
T: 01775 764781
E: jess.hill@sholland.gov.uk
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www.e-lindsey.gov.uk | www.selcp.co.uk



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From: Oliver Tookman <Oliver@emeraldhomes.group>
Sent: 21 April 2026 13:20
To: Hill, Jess <Jess.Hill@sholland.gov.uk>; Matthew Turner <matthew@lincsdesignconsultancy.co.uk>
Cc: Ricky Newton <ricky@lincsdesignconsultancy.co.uk>
Subject: Re: H08-0023-26: Boston Road Gosberton

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Hi Jess,

Sorry for slow reply, confirming the EOT is agreed, but can you please give me a quick call on 07736678888?

Oliver.

Oliver Tookman
Managing Director
t: 01775 712027
e: Oliver@emeraldhomes.group | w: https://emeraldhomes.group/
a: Enterprise Way, Pinchbeck, Spalding, PE11 3YR

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From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: Thursday, April 16, 2026 4:04:58 PM
To: Oliver Tookman <Oliver@emeraldhomes.group>; Matthew Turner <matthew@lincsdesignconsultancy.co.uk>
Cc: Ricky Newton <ricky@lincsdesignconsultancy.co.uk>
Subject: RE: H08-0023-26: Boston Road Gosberton

Hi Oliver,

I have asked but our planning lawyer is currently away so cannot get confirmation yet but I expect it will need to be via a separate agreement.

Can someone please confirm re the EoT ?

Regards
Jess
Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
T: 01775 764781
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From: Oliver Tookman <Oliver@emeraldhomes.group>
Sent: 14 April 2026 18:45
To: Hill, Jess <Jess.Hill@sholland.gov.uk>; Matthew Turner <matthew@lincsdesignconsultancy.co.uk>
Cc: Ricky Newton <ricky@lincsdesignconsultancy.co.uk>
Subject: Re: H08-0023-26: Boston Road Gosberton

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Hi Jess,

Thanks for your email and sorry to interject!

For your info, we have a pending Deed of Variation for the s106 on this scheme waiting with legals in relation to another matter, on the basis that should this application be permitted then we can vary the s106 for both applications at once.

Can this application be decided with the s106 variation as a pre-occupation condition please? This will allow us to crack on on site in the meantime, which is super helpful as trades are already there.

Thanks for circulating draft conditions in the meantime - keen to avoid any pre-commencement conditions for the same reason as discussed previously.

Many thanks once again,

Oliver.

EMERALD HOMES

Oliver Tookman
Managing Director
t: 01775 712027
e: Oliver@emeraldhomes.group | w: https://emeraldhomes.group/
a: Enterprise Way, Pinchbeck, Spalding, PE11 3YR

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From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: Tuesday, April 14, 2026 5:54 pm
To: Matthew Turner <matthew@lincsdesignconsultancy.co.uk>
Cc: Ricky Newton <ricky@lincsdesignconsultancy.co.uk>; Oliver Tookman <Oliver@emeraldhomes.group>
Subject: RE: H08-0023-26: Boston Road Gosberton

Hi Matthew,

Thank you for confirming. I think we will need a s106 agreement to secure this but presume you had assumed this would be the case but I just wanted to let you know. I've sent the report and draft conditions through for review in the meantime. I've asked for confirmation that the s106 process can be started. As this is likely to take a few weeks, could we please agree an EoT until 22 May ? I will circulate a list of draft conditions once they have been reviewed.

Regards
Jess

Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
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www.e-lindsey.gov.uk | www.selcp.co.uk



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From: Matthew Turner <matthew@lincsdesignconsultancy.co.uk>
Sent: 14 April 2026 08:45
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Cc: Ricky Newton <ricky@lincsdesignconsultancy.co.uk>; Oliver Tookman <oliver@emeraldhomes.group>
Subject: RE: H08-0023-26: Boston Road Gosberton

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Hi Jess,

Thank-you for your email.

To that end, we can confirm that the contributions are acceptable in principle.

Many thanks,

Kind regards,

Matthew Turner BSc (Hons) MCIAT
Associate

T : 01507 611155
M : 07375 627975
www.lincsdesignconsultancy.co.uk

From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: 13 April 2026 16:47
To: Matthew Turner <matthew@lincsdesignconsultancy.co.uk>
Cc: Ricky Newton <ricky@lincsdesignconsultancy.co.uk>; Oliver Tookman <oliver@emeraldhomes.group>
Subject: H08-0023-26: Boston Road Gosberton
Importance: High

Hi Matt,

The additional consultation period ended last Thursday. LCC's education team have not requested any further contributions based on the additional dwellings. The NHS have set out that further contribution would be required of £914.76 per dwelling. Therefore, I think that a contribution of £2744.28 would be required (based on 3 extra dwellings). Can you please confirm if you accept this in principle ? I think the other information you have provided is sufficient to overcome the other concerns I previously raised (e.g. flood risk / sequential test and design). I need to get the report reviewed to confirm this but I need to confirm the contribution point with you first

Thank you
Jess

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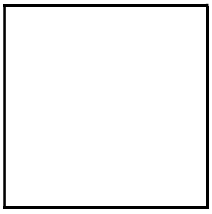
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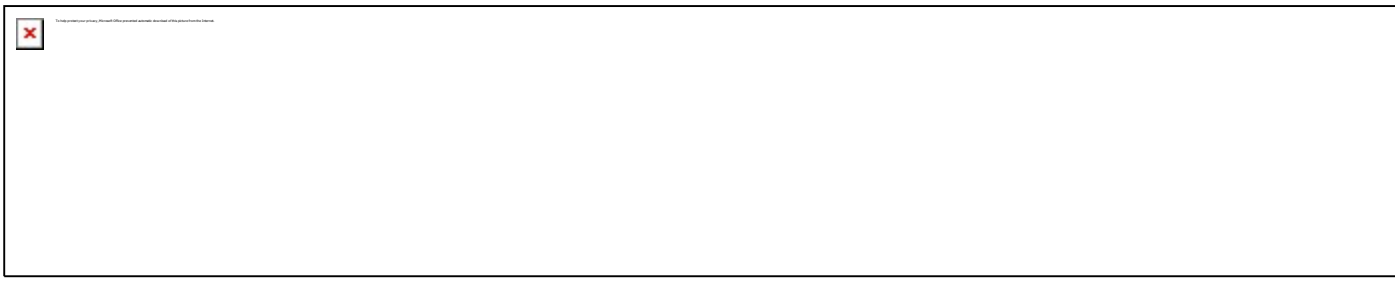


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