

Porter, Karen

From: Aremu, Priscilla
Sent: 11 February 2026 10:08
To: _planningadvice
Subject: RE: Consultation - H08-0037-26: Site Adjacent to Silverdene

Thank you for consulting the Local Housing Authority in respect of the proposed modification to the existing Section 106 Agreement, specifically the request to convert the rented affordable housing units to First Homes.

The Local Housing Authority can confirm that this proposed amendment has been agreed in principle by both the Authority and the applicant. This agreement follows extensive efforts to secure Registered Provider (RP) involvement to deliver the rented affordable housing units, all of which have unfortunately been unsuccessful. As a result, it has been agreed that the affordable housing provision will instead be delivered entirely as First Homes, with the applicant paying the appropriate commuted sum arising from this change in tenure.

Consequently, the development will now provide 5 First Homes in place of the previously agreed affordable housing units.

In light of the above, the Local Housing Authority raises no objection to the proposed modification, subject to the completion of an appropriate Deed of Variation to formally secure the agreed changes to the existing Section 106 Agreement and payment of the commuted sum . It is also required that the First Homes are delivered in full accordance with Homes England guidance, including all relevant eligibility criteria.

Kind regards

PRISCILLA AREMU

Housing Strategy and Enabling Officer
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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: 22 January 2026 10:03
To: Aremu, Priscilla <Priscilla.Aremu@sholland.gov.uk>
Subject: Consultation - H08-0037-26: Site Adjacent to Silverdene

PLANNING CONSULTATION

Reference Number: H08-0037-26

Type: MODIFIED AGREEMENT

Proposal: Modification of 106 Agreement relating to affordable contribution is to be changed to be 100% First Homes - Approved under H08-0870-22

Location: Site Adjacent to Silverdene Boston Road

Applicant: Emerald 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 **12th February 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 **Jess Hill** 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.