

LDC Ref: LDC4539  
Date: 16<sup>th</sup> January 2026

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**RE: Section 106A Application to Modify a Section 106 Planning Application in relation to Outline Planning Approval H08-0870-22 for 20 dwellings at Site adjacent Silverdene, Boston Road, Gosberton, Spalding.**

Dear Sir/Madam,

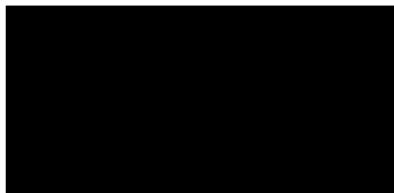
Please find enclosed a S106A Deed of Variation application in relation to the above-mentioned Outline Planning Approval.

The S106 agreement required 5no affordable units to be provided. The affordable units agreed as part of the S106 would provide 4no Affordable Rental units and 1no First Home dwelling. Due to the lack of interest from Registered Providers the developer wishes to amend the S106 so the affordable contribution is changed to be 100% First Homes for the following reasons.

The developer has approached a large number of Registered Providers to place the affordable units including Cross keys Homes, Platform Housing Group and SHDC. Unfortunately, the Registered Providers have all turned down the units for varying reasons. The S106 states no more than 40% of the market dwellings can be occupied until the construction of the affordable units has commenced, and that no more than 60% of the market dwellings until all of the affordable units have been complete. Given that a Registered Provider cannot be found, the development cannot meet the obligations of the S106 and as such the development will soon have to cease onsite. It is therefore proposed to change the Affordable Units to be specifically First Homes so that the development can continue while still providing affordable housing.

The NPPF defines First Homes as being a specific kind of discounted market sales and it makes it clear that First Homes should be considered to meet the definition of 'Affordable Housing' for planning purposes. Specifically, First Homes are discounted market sales units which must be discounted by a minimum of 20% against market value, are sold to a person meeting the First Homes eligibility, on first sale, will have a restriction registered on the title. The proposed replacement of the agreed 4no Affordable Rental units with First Homes would still meet the definition of Affordable Units as set out in the NPPF and NPPG. Please note that the affordable contribution as part of the S106 already agreed one of the five units to be a First Home, therefore the proposals will see a net gain of 4no First Home units.

If you have any further questions or queries then please don't hesitate to contact me.



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Associate