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LDC Ref: LDC4539
Your Ref: H08-0870-22
Date: 02nd December 2024

Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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,

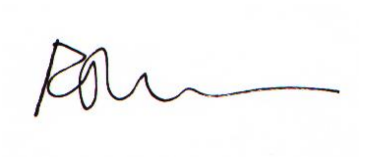
Please find enclosed a S106A Deed of Variation application in relation to the above-mentioned Outline Planning Approval. A S106 agreement was stipulated as part of the approval which required 5no affordable units and circa £117,712.00 cash contributions.

A Viability Assessment has been prepared to accompany this application, please find enclosed. The assessment concludes that with the current levels of affordable housing and cash contributions the approved scheme is not viable. As such, to make the scheme viable, this application seeks to Modify the S106 agreement to remove the affordable housing and cash contributions.

As part of the S106A process the local authority will instruct an independent viability consultant, at the cost to the applicant, to assess the submitted viability assessment. It is requested that the local authority obtain at least two quotations from differing independent consultants to provide fairness for the process.

If you have any further questions or queries, then please don't hesitate to contact me and I would be happy to assist.

Yours sincerely



Ricky Newton MA (Hons)

Director