

Sibley, Sally

From: Niland, Mark
Sent: 17 September 2026 16:03
To: _planningadvice
Subject: FW: H14-0083-26 - viability report Kendall Grove, Pinchbeck

Hi,

H14-0083-26 - Kendall Grove

Please can Strategic Housings response be put into the DIP 2HS

Thanks

Mark

From: Munton, Jemma <Jemma.Munton@sholland.gov.uk>
Sent: 17 September 2026 14:16
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Cc: Horton, Stuart (BBC) <Stuart.Horton@boston.gov.uk>
Subject: RE: H14-0083-26 - viability report Kendall Grove, Pinchbeck

Hi Mark

We have reviewed this and are happy with these proposals.

Thanks

Jemma

Jemma Munton
Housing Strategy and Enabling Officer

Email: Jemma.Munton@sholland.gov.uk
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www.e-lindsey.gov.uk | www.selcp.co.uk



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South & East Lincolnshire Councils Partnership

From: Horton, Stuart <Stuart.Horton@boston.gov.uk>
Sent: 16 September 2026 17:00
To: Hanson, Julie (BBC) <Julie.Hanson@boston.gov.uk>; Munton, Jemma <Jemma.Munton@sholland.gov.uk>
Subject: FW: H14-0083-26 - viability report Kendall Grove, Pinchbeck

Hi please see thread below.

Could you review please to see if this is now in line with what we sought below. Grateful if you could put together a response to Mark. Happy to review this but also happy for you to send directly especially if I am on leave.

Many thanks
Kind regards
Stuart

Stuart Horton
Strategic Housing Manager for the South & East Lincolnshire Councils Partnership (SELCP)
Housing Strategy and Enabling

T: 01205 314518 | Mobile: 07766 992439
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From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 16 September 2026 16:11
To: Horton, Stuart <Stuart.Horton@boston.gov.uk>
Cc: _planningadvice (SHDC) <planningadvice@sholland.gov.uk>; Hanson, Julie <Julie.Hanson@boston.gov.uk>
Subject: RE: H14-0083-26 - viability report Kendall Grove, Pinchbeck

Hi Stuart,

H14-0083-26 - Kendall Grove

This one has had a slight hiatus, but we have the tenure plans now attached. Is it possible to get you thoughts on these plans/proposals before we take this application further.

Thanks
Mark

From: Horton, Stuart <Stuart.Horton@boston.gov.uk>
Sent: 30 July 2026 15:36
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Cc: Allen, Daniel <Daniel.Allen@sholland.gov.uk>; _planningadvice <planningadvice@sholland.gov.uk>; Hanson, Julie (BBC) <Julie.Hanson@boston.gov.uk>
Subject: RE: H14-0083-26 - viability report Kendall Grove, Pinchbeck

Hi Mark

Thank you for reviewing the tenure mix to provide a more deliverable package for RP's

The 10 affordable housing should be provided as -
Rented: 3x 1bed, 1x 2bed, 2x 3bed, 1x4bed
SO: 2x 2bed, 1x 3bed

To enable us to support the application an affordable housing plan showing the location of the affordable properties would be beneficial. The properties should also meet the requirements below which the plan will help us confirm to an extent.

Registered Providers require the affordable rented properties to meet a minimum of 85% of National Design Space Standards (NDSS), although some are now seeking 100% of NDSS. Single bedrooms should be suitable for an adult to occupy and should therefore have a floor area of at least 6.51m². Double bedrooms should be a minimum of 10.22m².

The rented affordable units should be accessible from adopted roads rather than unadopted private drives / shared surfaces. Registered Providers also prefer to have the same tenures in the same block rather than an affordable property attached to a market dwelling.

The Council has developed an Affordable Housing Specification for S106 Planning Contributions to assist developers with the delivery of affordable homes. This can be found on the Housing section of the Council's website on this link: [Affordable Housing Specification for S106 Planning Contribution](#). We advise that the affordable homes are developed in line with this specification.

Many thanks
Kind regards
Stuart

Stuart Horton
Strategic Housing Manager for the South & East Lincolnshire Councils Partnership (SELCP)
Housing Strategy and Enabling

T: 01205 314518 | Mobile: 07766 992439
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From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 28 July 2026 15:19
To: Horton, Stuart <Stuart.Horton@boston.gov.uk>; Aremu, Priscilla <Priscilla.Aremu@sholland.gov.uk>
Cc: Allen, Daniel (SHDC) <Daniel.Allen@sholland.gov.uk>; _planningadvice (SHDC) <planningadvice@sholland.gov.uk>
Subject: RE: H14-0083-26 - viability report Kendall Grove, Pinchbeck

Hi Stuart,

I hope you're well.

Sorry this has taken a while.

Following the further viability discussions, the applicant has now agreed to provide 10 affordable dwellings, comprising 7 Affordable Rent and 3 Shared Ownership units.

As you may recall, your earlier comments requested a revised tenure split to better reflect South Holland's 70:30 Affordable Rent/Intermediate split and to provide a more deliverable package for a Registered Provider. That revised tenure mix has now been agreed in principle.
Would you be able to confirm the preferred property type and size mix for the 7 Affordable Rent and 3 Shared Ownership dwellings so we can include this within the Deed of Variation and officer report?

Many thanks,

Mark

From: Horton, Stuart <Stuart.Horton@boston.gov.uk>

Sent: 23 June 2026 17:05

To: Niland, Mark <Mark.Niland@sholland.gov.uk>; Aremu, Priscilla <Priscilla.Aremu@sholland.gov.uk>

Cc: Allen, Daniel <Daniel.Allen@sholland.gov.uk>; _planningadvice <planningadvice@sholland.gov.uk>

Subject: RE: H14-0083-26 - viability report Kendall Grove, Pinchbeck

Hi Mark

Been having a look at this and notice David (CPV) has included 8 affordable rent and 1 Intermediate within the appraisal and has also used the following values for the affordables.

“4.11. As for the affordable housing, Ashwood Homes’s allowances equate to the following:

- Affordable Rented 47.25% of market value
- Intermediate / Shared ownership 67.35% of market value”

This isn’t in line with the tenure split for South Holland 70% rented and 30% Intermediate, and may cause difficulties for RP’s acquiring as they wouldn’t want just one Shared ownership property.

For the values we use 50% for rented and 70% for Intermediate which is likely to improve viability. Developers are happy to accept these values normally for commuted sums and other purposes and we know that RP’s are often able to offer slightly more.

With both of these being different than the standard would it be possible for David to re-run the affordable calculations – it may give us 10 affordable homes 7 rented and 3 Intermediate. Which would make it better going forward.

I’ll then be able to come back with the type and tenure required to meet need.

Happy to discuss

Many thanks

Kind regards

Stuart

Stuart Horton

Strategic Housing Manager for the South & East Lincolnshire Councils Partnership (SELCP)

Housing Strategy and Enabling

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From: Niland, Mark <Mark.Niland@sholland.gov.uk>

Sent: 18 June 2026 15:36

To: Aremu, Priscilla (SHDC) <Priscilla.Aremu@sholland.gov.uk>; Horton, Stuart <Stuart.Horton@boston.gov.uk>
Cc: Allen, Daniel (SHDC) <Daniel.Allen@sholland.gov.uk>; _planningadvice (SHDC) <planningadvice@sholland.gov.uk>
Subject: FW: H14-0083-26 - viability report Kendall Grove, Pinchbeck

Hi Priscilla & Stuart,

H14-0083-26 - Kendall Grove

I hope you are both keeping well?

We are currently assessing a reserved matters application for 218 dwellings pursuant to outline permission **H14-1218-21**.

As part of the application process, the applicant submitted a viability assessment seeking a reduction in the affordable housing provision secured under the existing Section 106 Agreement. The assessment has been independently reviewed on behalf of the Council and it has been concluded that the scheme cannot viably support the full policy-compliant affordable housing requirement. The accepted position is that the development can viably **provide 9 onsite affordable housing units (4.13%), with no commuted sum contribution**.

As this represents a change to the affordable housing obligations secured under the existing Section 106 Agreement, a Deed of Variation will be required.

To enable us to progress matters, we would be grateful for your advice regarding the preferred mix for the 9 affordable units, including:

- The tenure split (e.g. Affordable Rent, Shared Ownership and/or First Homes);
- Preferred dwelling sizes and bedroom numbers; and
- Any other requirements that should be reflected in the affordable housing provision.

Once we have received your comments, we will request an updated tenure plan and any necessary amendments to the layout from the applicant to reflect the agreed affordable housing mix.

We look forward to hearing from you.

Kind regards,

Mark

From: David Newham <davidnewham@cpviability.co.uk>
Sent: 12 June 2026 13:57
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H14-0083-26 - viability report Kendall Grove, Pinchbeck

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Hi Mark

No problem – see attached the final version

Thanks



David Newham
MRICS
Director
CP Viability Ltd
M: 07947 120 953

Independent Viability Experts

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Registered number 10377118

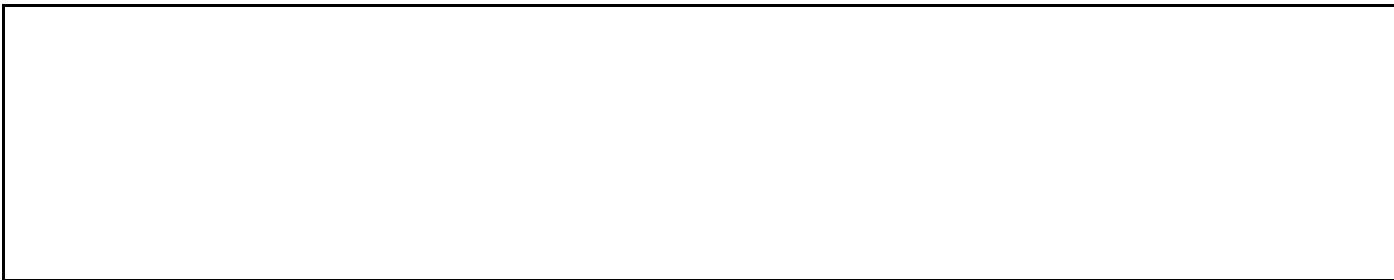
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