From: Howell, Sandra
Sent:20 Jul 2026 15:22:16 +0100
To: Development
Cc: Cox, Alfia
Subject:RE: Planning Consultation - AVA/2026/0400

Good afternoon Alfia

In this instance we fully support the request for the variation of the S106 agreement relating to AVA/2023/0800 for the affordable housing obligation.

Harron Homes have approached numerous registered providers for expressions of interest in acquiring the 27 designated affordable rent and shared ownership properties on this development. Approaches were declined and discussions between the developer and the registered providers were unable to progress.

AVBC is a registered provider with a portfolio of affordable properties which it has ambitions to expand. Harron Homes approached the Council in its capacity as registered provider and discussion has taken place. There has been consultation with colleagues from accountancy and management teams, a financial appraisal has been carried out and a proposal put forward and agreed.

AVBC intend to acquire 10 properties which will be delivered as affordable rent. The remaining 17 properties which were outlined for affordable homes will then be delivered as discounted market sale homes by the developer.

Included below are the typical requirements for discounted market sale homes.

Discounted market sale homes, to be sold at 80% of market value. This discount will be secured for perpetuity.

Criteria for eligibility for the discounted market sale homes will be set and will typically include.

A purchaser (or if a joint purchase, all the purchasers) should be at least 18 years old

A purchaser (or if a joint purchase, all the purchasers) should have a combined income not exceeding £80,000

The property must be the purchaser□s sole residence

A purchaser must have a deposit for a mortgage and qualify for a mortgage

A purchaser must not be in mortgage arrears or rent arrears or in breach of any existing tenancy agreement.

Kind regards

Sandra

From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 23 June 2026 18:30
To: Howell, Sandra <sandra.howell@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0400

Dear Sir/Madam

Consultee Type: Sandra Kenny - Housing Comments
Our Ref: AVA/2026/0400

Proposal:
Variation of S106 agreement for AVA/2023/0800 in relation to affordable housing

Development Type:
modification of S106

Location:
Land To The South Of B600 Lower Somercotes Somercotes Alfreton Derbyshire

Applicant:
Mrs Charlotte Nwali

Harron Homes Floors 1 And 2, 2 Midland Way Barlborough Chesterfield S43 4XA

Case Officer Details:
Name: Alfia Cox
Telephone: 01773 84
E Mail: alfia.cox@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2026-0400

Please let the case officer know if you cannot reply by then.

Sarah Brooks
Planning Manager