

As previously discussed I have no objections in principle to a financial contribution in lieu of an extra 3 units of affordable housing on this site.

My understanding is that the original consent re App/13/00752 dated 2/10/2013 was for 100 units. This new application for 35 is for amendments to a part of the site that contained 26 of the original 100. None of the previously agreed affordable housing units (35%, ie 35 units) were located in this part of the site and are elsewhere within the development; I have a schedule from the Registered Provider First Wessex detailing the plot numbers.

This new application includes an additional 9 units and has changed the housing mix from:

2 no 3 bed houses
16 no 4 bed houses
8 no 5 bed houses

to:

6 no 2 bed houses
23 no 3 bed houses
6 no 4 bed houses.

It is the additional 9 units that we would be looking at to secure 30-40% affordable housing on ie 3 units.

Taking into account that we have already agreed a good percentage of affordable housing across both Manor Farm and the rest of Copseys, and that the developer is not seeking to amend this original provision, I am agreeable to the principle of a financial contribution, to be used to construct a community facility, in lieu of the additional 3 units on-site.

The developer has submitted a viability appraisal along with the application based on all 35 units in the new application being Open Market, which appears to show a sum of £207,592 available for all s106 obligations but at this stage I am unsure what other obligations apart from affordable housing would be expected.

Attached is an HBC financial contribution calculation using the formula stated in the HBC Housing SPD. I have initially calculated the figure on all 35 of the units in this application. 35 units at 30% would be 10.5 units or £871,670. If we then divide the £871,670 by 10.5 and then multiply by 3 it gives us £249,051, a little more than their total figure of £207,592.

There are some inputs to the viability appraisal that I would comment on:

- Para 4.2 gives a projected sales value for the different size properties, however all the 3 beds are valued the same despite being in some cases significantly different in size, would different size properties not command different sales values? Also the value stated in t para. 4.2 differs from that used in the actual worksheet so I have used the worksheet value in my calculations which is more than the report figure.

- Para 4.10, Developers profit- input as 20% whereas the District Valuer recently has stated that 17% is more appropriate. This adjustment alone would unlock a further £276,735.
- Para 5.5- there is an additional cost for production of a show home etc, is this a real cost as they already have a show home which would have been accounted for in the original plans.

regards

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