

APPLICATION NO: 15/2010M

LOCATION: Land South West of Moss Lane, Macclesfield

PROPOSAL: Demolition of existing buildings and erection of 150 dwellings

KEY ISSUES

Affordable Housing

Comments have been received from Housing colleagues who state that if a reduced affordable provision is accepted on viability grounds then the amount of discount on each affordable unit should still meet current policy. The IPS states that *“in order to achieve an affordable price, the level of discount will normally be required to be a minimum of 30% and up to 50% of the market price”*, and therefore the proposed discount for sale units at 20% discount would not meet this. A minimum 30% discount should be applied to them all.

The applicant has responded by outlining that the reduced level of discount to 20% reflects the viability limitations of the development, allows more units to be offered and takes into account the costs of the suggested education contribution and highway improvements. In order to remain viable, a discount of 30% would require the level of affordable provision to be reduced to 7%.

Open Space

Comments have not been received from ANSA. The open space aspect of the proposal is as outlined in the original report.

CONCLUSIONS

As in the original report, a recommendation of approval is made.