

## **SOUTHERN PLANNING COMMITTEE – 26<sup>th</sup> October 2016**

**APPLICATION NO:** 16/0866C

**PROPOSAL:** Construction of apartments and associated landscaping

**ADDRESS:** The Hollies, Wesley Avenue, Sandbach, Cheshire, CW11 1DQ

**APPLICANT:** Revelation Properties Ltd

### **Officer Comment**

An Independent Viability Appraisal has now been undertaken and this has assessed the likely costs and revenues associated with the proposed development.

The Independent Viability Appraisal found that the applicant's costs were slightly higher (but within the reasonable level of tolerance) and that the developers profit is low having regard to the potential risks associated with this scheme.

The Independent Viability Appraisal finds that even before taking into account the required affordable housing provision on this site and off-site contributions that the development would not be viable. In response to this the applicant's agent has stated that he is confident that the development would be financially viable.

On this basis it is accepted that the applicant is unable provide affordable housing provision and open space contributions as part of this development.

### **RECOMMENDATION:**

**No change to the recommendation**