

**Amendment Sheet**  
**27 April 2022**

**Item 1: - 46 & 47 Coronation Road & Castlemead House St Johns Road,  
 Southville Bristol BS3 1AR**

Page no.	Amendment/additional information
<p>8 and 19 (recommended 106)</p>	<p>Since the publication of the Committee Papers, the applicant has made an offer to provide 3 affordable properties as part of the development. These would comprise “First Homes” which would be sold at no more than 70% of Open Market Value. The Housing Enabling Manager has confirmed that this type of affordable housing would be appropriate and is happy to accept the applicants offer. The offer is on a “without prejudice” basis, and the applicant has also requested that the profit share obligation in respect of the sale value is removed, as they consider that this will make it more difficult to obtain funding to develop the site.</p> <p>On balance, officers recommend that the applicants offer of 3 affordable properties, and their request for the removal of the land sale profit share obligations should be agreed to. This is for the following reasons:</p> <ol style="list-style-type: none"> <li>1. In financial terms the affordable housing offer is valued at in the region of £215,000</li> <li>2. There is no guarantee that the site will be sold. If it is not then the land sale profit share obligation will not be triggered.</li> <li>3. If the site is sold, there is no guarantee that it will be sold for more than the Benchmark Land Value (BLV) of £1,590,000. If the sale is for less than the BLV then the land sale profit share obligation will not be triggered</li> <li>4. If the site is sold for more than the BLV, then unless the sale price is at least £430,000 more than the BLV, the Council would receive less benefit from the profit share than by accepting the offer of 3 affordable properties.</li> </ol> <p>Given the above, officers consider that the provision of 3 affordable properties is likely to be of greater benefit than the profit share obligation.</p> <p>Consequently it is recommended that the following obligation is deleted:</p> <p>If the land is sold at any time prior to completion of the development, evidence of the sale price is to be provided to the Council within 1 month of the sale completing. If the sale price is in excess of the Benchmark Land Value (£1,590,000) an affordable housing contribution will be payable based on a 50:50 profit share on any landowner profit generated over and above the agreed Benchmark Land Value.</p> <p>It is to be replaced by a new obligation, as follows:</p> <p>The provision of 3 First Homes comprising Ground Floor Properties 11, 12 and 13 as shown on Alec French Architects Drawing titled “Level 00 Proposed GA Plan” and numbered “SJG-AFA-XX-00-DR-A-1200 Rev P4”</p>
<p>15</p>	<p>Revised Drawings submitted to illustrate obscure glazed windows, removal of balcony and insertion of windows on side elevations to off set privacy issues.</p>