



Statement in relation to application no **H09-0188-21**

Loosegate developments have provided a viability assessment for the site by Maxey Grounds. This document if submitted for the original scheme would in all likelihood reduce the amount of affordable dwellings to 8 no maximum and also seek to remove all NHS and education contributions.

The viability study has been submitted as support for the application to justify the offer below which we believe maintains the provision of the already agreed affordable housing plus the education and NHS contributions. It adds 4 more affordable properties to the shared equity market and also offers some more amenity land should anyone seek to form a community woodland trust company. The developer will provide a foot pathed hectare of land for future planting.

To clarify the proposal for the additional properties. The application seeks

- to maintain the affordable dwelling provision of the original application 19 units, currently contracted to be sold to south holland district council.
- Maintain the education allowance based on the 77 unit scheme
- Maintain the NHS contribution based on the 77 unit scheme.
- Provide four additional 2 bedroom bungalows for sale shared equity.
- Provide **no** contribution for education across the extra 27 units proposed in this application.
- Provide **no** NHS provision across the extra 27 units proposed in this application.
- Provide the option for the land outlined as community woodland to be transferred to a community woodland company if one can be organized to take the project forward.
- Note: the land will need to be owned by a community woodland trust in order for it to be able to draw down funding and support from the woodland trust.
- 1 hectare of land is available at the southern end of the developments open space.
- The developer will provide the land complete with designated parking (**grasscrete surface**) and footpaths (**hoggin surface**).
- The developer can provide temporary fencing (heras type) to prevent tree damage from wildlife if a planting scheme can be agreed with the woodland trust.
- If the land is gifted to a community woodland trust a caveat will need to ensure any future change of use to the land such as bypass would require any compensation to be paid to Holbeach united football club for the provision of sport in the town.

