

Address	Land off Wood Lane, Higham on the Hill
Original Application Details	21/01147/OUT – Residential development for up to 61 dwellings, including a shop, open space, new access and associated works (Outline – access only) 23/00712/REM – Approval of reserved matters (appearance, landscaping, layout and scale) of outline permission 21/01147/OUT 24/00651/DOV – Deed of variation to the S106 for application 21/01147/OUT
Provisions of Agreement	Original provision was for affordable housing at 40% with a split of 75% as social/affordable rented and 25% as intermediate tenure (shared ownership). This amounts to 19 affordable rent units, and 6 shared ownership units.
Proposed Changes to Agreement	HBBC previously agreed a Deed of Variation to secure 4 x 1bed 2 person maisonettes for sum of £1 plus a commuted sum payment of £210,074.78 in lieu of the original Affordable Housing provision. Owl Homes have now agreed to provide the 19 affordable rent units as originally proposed. As a result of this, the commuted sum is proposed to be reduced from £210,074.78 to £109,960.58 to account for the revenue change as a result of providing affordable housing over and above the agreement of the previous Deed of Variation.
Officer Comments	This is a very beneficial proposal to HBBC who have now secured 4 maisonettes and will see a further 19 dwellings for affordable rent delivered as part of this scheme. HBBC will also receive a significant commuted sum of £109,960.58.

	HBBCs Affordable Housing Officer is supportive of the proposal.
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