

Gedney, Oliver

From: Polly Harris-Gorf
Sent: 05 August 2020 11:43
To: _planningadvice
Subject: FW: H09-0276-19 Fen Road, Holbeach

6SUP (Email re viability on behalf of applicant)

From: Maxey Grounds
Sent: 05 August 2020 10:07
To: Polly Harris-Gorf
Cc:
Subject: RE: H09-0276-19 Fen Road, Holbeach

This message originated from outside your organization

Dear Polly

Our clients have viewed Mr Newham's response to our viability assessment, in the light of our viability report and further advice. They have taken a view as to whether to challenge the viability decision further, but have made a commercial decision that if the S106 requirements are for 7 affordable units and S106 payment of £521,783, they would be prepared to deliver the site with this S106 requirement, in order to enable the site to be progressed and not delayed further. This is despite our calculations; due to differences in the costs utilised between ourselves and Mr Newham, showing this level still leaves a significant viability deficit, which will erode the developers return below the normal requirements.

The alternative scenarios Mr Newham put forward, which he states to be equivalent in viability terms, we and our client believe further adversely impact the viability position. We thus reserve the right to challenge further on viability grounds if the offer submitted as above is not acceptable to the Council.

It is for the Council to determine how the cash element of the above offer is used and allocated, and our clients are happy to leave that to the Council to decide.

However, our clients position is that they have offered to agree a S106 as set out above and not one of the other scenarios you have listed, for the reasons above. They thus ask you to report to Council on that basis.

Kind regards,

Victoria McIlroy BSc (Hons), MRICS, FAAV

Associate

For and on behalf of Maxey Grounds & Co LLP



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From: Polly Harris-Gorf
Sent: 03 August 2020 15:21
To: Barrie Gibson
Cc:
Subject: H09-0276-19 Fen Road, Holbeach

Good afternoon Barrie

Notwithstanding the officer made on Ashwood Homes behalf by Maxey Grounds, in the light of the in principle decision of the Members of the planning committee on the Donington scheme (H04-0508-19), I would be grateful for your views on the following scenarios:

1. 7 affordable (8.4% comprising 4 rent & 3 shared ownership) with the full contributions provided on all other obligations
2. 18 affordable (21.7% comprising 12 rent & 6 shared ownership) with no other contributions
3. 12 affordable (14.5% comprising 8 rent and 4 shared ownership) with half contributions provided on all other obligations.

Can I have your views, so that I can prepare my committee report.

Kind regards

Polly

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