

_planningadvice

From: [REDACTED]
Sent: 12 May 2020 09:34
To: _planningadvice
Cc: [REDACTED]
Subject: FW: H04-0508-19 Land off: Towndam Lane Donington

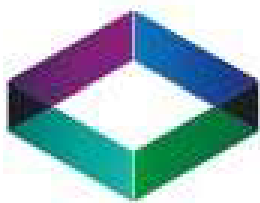
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Good morning

I understand Polly Gorf-Harris is away on annual leave. Therefore, please see below our response to the additional Viability comments made by David Newham of CPV Independent Viability Experts.

Kind regards,

Victoria McIlroy BSc (Hons), MRICS, FAAV
Associate
For and on behalf of Maxey Grounds & Co LLP



**MAXEY
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From: [REDACTED]
Sent: 12 May 2020 09:29
To: [REDACTED]
Cc: [REDACTED]

Subject: H04-0508-19 Land off: Towndam Lane Donington

Dear Polly,

Thank you for sending through the additional comments from David Newham of CPV in relation to the above site.

Having reviewed the response, there are 3 areas which need further clarification:

- Land Value: CPV are sticking by the premium being a multiplier of the EUV rather than a specific figure, whereas we have taken the (usual) approach of saying the premium is a specific sum to be added on top of the EUV, i.e. the EUV+ approach. They have made no justification why the method they have adopted leads to an adjustment of twice the cost of site clearance when it is made because the site needs clearing. They are thus knocking off £300,000 in land value due to abnormal costs equating £150,000 which isn't logical. There is a disconnect between the methods of calculating land value and we require further explanation on this matter.
- CPV say they have allowed for the cost of driveways, however we cannot identify in their figures where the driveway cost is included given the externals is £213,000 lower than ours. This £213,000 is made up of £163,200 for driveways and £50,000 for POS. Even if they acknowledge POS will be part of the S106 contribution (in kind) then we still cannot identify where the £163,200 is within their plot external figures. Our figure of £272,000 plot externals (which is £2,000 per unit to cover patio, turfing, fencing etc) does not include plot parking spaces and plot parking is certainly not an abnormal cost. This requires further explanation.
- CPV seem to say that the POS cost can be included in the S106 provision. The practicalities of whether this means they want POS and £268,000 cash or he means something else needs further discussion. We require further clarification on this point.

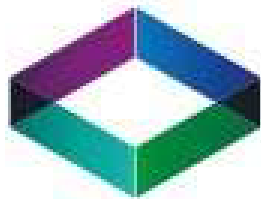
We need further explanation of these 3 key areas, therefore we wish to have a brief video call (perhaps via Microsoft Teams) to engage on these limited points for clarification.

I look forward to hearing from you.

Kind regards,

Victoria McIlroy BSc (Hons), MRICS, FAAV
Associate

For and on behalf of Maxey Grounds & Co LLP



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