Gedney, Oliver

From: Polly Harris-Gorf
Sent: 11 June 2021 09:14
To: _planningadvice
Subject: FW: Land at Sunnydale Close, Surfleet, Spalding H17-0793-20
Attachments: We sent you safe versions of your files

6SUP (Applicant's justification of viability)

From: Adam Jagger <
Sent: 15 February 2021 12:12
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Cc: Fidler, Richard < Adam Jagger <
Subject: RE: Land at Sunnydale Close, Surfleet, Spalding H17-0793-20

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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Hi Polly,

Thanks for your email below.

Our offer of £197k plus 11no affordable represents a compromise / commercial judgment in order to reach agreement.

I have set out our rationale below:

1. We had offered 6no affordable plus £237k contribution.
2. Your position was 14 units plus £484k but noted that full policy provision would mean 19 units with only £250k viable. This means that each affordable unit has a cash revenue swing of about £47k.
3. Halfway position between our 6 units and your 14 units would be 10 which we would be prepared to offer as a compromise (with £237k cash). However, you have confirmed minimum 11 units required and therefore the cash element should be reduced by £47k.
4. We have actually proposed a lower, £40k decrease, making every effort to reach agreement.

I hope this clarifies our position and look forward to hearing from you.

I have attached a revised site plan which we hope addresses your points on the parking. We have substituted plots without garages to make this work – plots 42 and 43 now have garages, plots 10 and 11 do not. If this meets your approval, we can then draw up some sections to show levels / relationships.

Regards
Adam

Adam Jagger BSc(Hons) MCIOB
Architectural & Technical Manager

1 Goodison Road, Lincs Gateway Business Park,
Spalding, Lincolnshire PE12 6FY

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From: Polly Harris-Gorf >
Sent: 15 February 2021 08:55
To: Adam Jagger < >
Cc: Fidler, Richard < >
Subject: RE: Land at Sunnydale Close, Surfleet, Spalding H17-0793-20

Good morning Adam

We Have looked at the overall contribution offer, and think that we would be able to recommend approval, however please can you provide an appraisal to show how the £197,000 S106 contribution has been calculated – this would show where comprises have been made, as at present
we can't tell how they have arrived at the £197k, which I'm sure Members will be keen to understand.

Please can you arrange for this to be sent as soon as possible, as I would like to finally resolve this application once the layout issues are resolved.

Kind regards

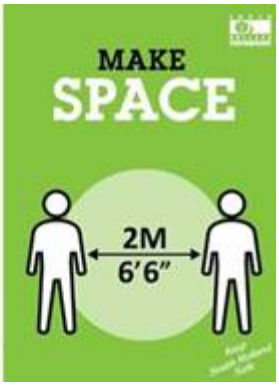
Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE

www.sholland.gov.uk

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