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Dear Sam,

HARTLEY GARDENS – TENDRING DISTRICT COUNCIL LOCAL PLAN

We have been instructed by Greenwich Hospital Trust to provide site specific viability advice in relation to land known as Hartley Gardens ('the Site') (Proposed allocation: SAMU2) located to the north of Clacton for the purposes of Tendring District Council's Local Plan Examination.

This proposed allocation includes a significant area of land owned by Greenwich Hospital Trust and comprises 1,700 dwellings, 7 ha of employment land, new primary school, and public open space; and is required to be accompanied by provision of a new link road between the A133 and B1027 along the north western boundary of the site. The proposed policy also requires financial contributions towards a range of services which are identified in the 'Tendring Infrastructure Delivery Plan Review' ('IDP') dated June 2019 prepared by Navigus Planning.

The purpose of this instruction is to determine whether the proposed allocation is financially viable having regards to the likely required planning obligations set out in the Council's IDP.

We have initially had regard to the Council's 'Addendum to 2017 Economic Viability Study' dated June 2019 prepared by Three Dragons and Troy Planning + Design. This study appraises the site and concludes that it is viable. We have undertaken our own assessment of the viability of the site and as part of this work we have considered:

- Gross Development Value (Market Housing and Affordable Housing Revenue)
- Construction costs and Contingency;
- Planning Obligations set out in the Council's IDP;
- Professional Fees;
- Project Programme and Sales Rates;
- Sales, Marketing and Legal Fees;
- Finance Rate;
- Profit;
- The benchmark site value.

Our conclusions are that when the residual land value of our appraisal is compared against the benchmark land value the site generates a modest surplus.

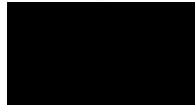


Consequently, we can confirm that the site is viable and that the Council's 'Economic Viability Study' conclusions regarding the viability of the proposed allocation are valid.

Additional information can be provided as required on a commercially confidential basis.

I trust that this meets your requirements.

Yours faithfully



Jamie Purvis
Senior Associate Director