

# THE CRANBROOK PLAN

Examination  
Matter 15: Viability

January 2020

JBB8750  
The Cranbrook Plan

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## Matter 15 Viability

### Issue 21: Are the assumptions made regarding land values fully justified in respect of the Viability/Infrastructure Delivery Plan?

This Matter Statement is provided on behalf of Persimmon Homes South West (PHSW) who has a controlling land interest at the Cobdens Expansion Area.

#### 1.1 **Q169. How is the Section 106 allowance of £16,828 per plot arrived at? Does it reflect the actual cost of contributions?**

1.1.1 PHSW as part of ENDCp made representations at Regulation 19 with regards to the overall cost of contributions. We understand that Hallam Land and Taylor Wimpey are making further submissions on this matter. PHSW consider it sensible not to duplicate their efforts and so have focused on more site-specific matters.

1.1.2 However, PHSW note on the basis of the costs identified in Cran030 the cost per plot is £27,145, as shown on page 18 at the bottom of the table. For clarity PHSW do not endorse the infrastructure costings and have, as noted in the responses to Matter 6, specific concerns in relation to the costs that have been identified with regards to the proposed undergrounding of the pylons.

#### 1.2 **AQ21. Are any Main Modifications proposed in relation to Issue 21?**

1.2.1 Not at this time.