



27 October 2016

Our Ref: DGP/DAC

R. Schroeder Esq.
Rowan House
Gravelly Bottom Road
Kingswood
Maidstone
Kent
ME17 3NU

By email: rschroeder@btinternet.com

David Parry
E: dparry@savills.com
DL: +44 (0) 1732 879063

23 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4UA
T: +44 (0) 1732 879050
savills.com

Dear Mr Schroeder

BROOMFIELD PARK – PROPOSED DEVELOPMENT – OVERVIEW – FINANCIAL APPRAISAL

Further to your instructions, you have asked us to consider whether the proposed development at Broomfield Park would be sufficiently enabling to allow for the construction of the Leeds/Langley Bypass and a new spur road leading to the development.

We are aware of, or have been directly involved in, a number of land transactions in the past 12 months within the Maidstone Borough Council area, such schemes mainly supporting 40% affordable housing with S106 contributions ranging from around £5,000-£10,000. The indicative land value per blended unit varies between £63,000-£86,000 per plot so it would be reasonable to assume a mean plot value of £75,000 which would include an average S106 contribution apart from the exceptional road costs. Altogether you have asked us to assume 900 dwellings which would therefore be the equivalent of a land value of £67.5m.

In respect of the B1/B8 work units BCIS indicates a cost for constructing over 2,000 sq m at £870psm; we would add 15% for infrastructure, marketing, fees and 20% profit return on costs; the value for a 50 sq m unit would be rental £5,000pa and yield of 8.5% - say around £60K per unit, giving rise to plot values of around £10K each; a convenience store and nursery building would also add to the plot values and offset the cost of a village hall facility.

You have provided a cost plan dated 20 October 2016, for the provision of 3.326kms of road being Leeds/Langley Relief Road costed at £17.502m plus abnormal costs of £800,000, say a total of £18.3m.

We understand that the link road proposed for Broomfield Park extends to 2.5kms and we would allow approximately £2,500 per linear metre – say a total of £6.25m (this is a similar length to the road to Peters Village, Wouldham, recently constructed from Burham direction). In addition I would recommend an allowance of, say, £1m for the land acquisition and fees at 10%, giving rise to a total of approximately £28m. This is a substantial financial contribution but the scheme will support the cost, over time. Ideally payments should be made in line with the development progress; with an affordable housing allowance per developer (say a maximum of two developers), around 180 dwellings per annum may be feasible to construct.



You will appreciate that this assessment is made for the purposes of the Inspector's Inquiry and values are indicative only.

Yours sincerely

A handwritten signature in blue ink, appearing to read "D. Parry", written in a cursive style.

David Parry FRICS
Consultant

cc: Richard Turney, Landmark Chambers – by email