

Stephen

Have had a look at this report from Adams Integra and in this case must agree with their conclusions, the development appears to be unviable although not quite so unviable as the applicants originally stated.

The only thing that may be up for debate is the predicted sales values as both the values used for the 1 beds and the 2 beds converted back to a sqm figure equate to less than that reported for July 2013 by BNP Parisbas in the Havant Borough Local Plan Viability Assessment.

If we were to assume the BNP Parisbas figure approx £200K extra sales value could be generated taking this assessment from deficit to surplus. In addition sales values have risen since July 2013.

This is a case where I believe that an overage clause or review process should be adopted.

Hope this is helpful

Regards

Julie

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