

## Allotments, Uppingham Road, Houghton on the Hill - Potential Development

Dear Stephen,

Thank you for your warm welcome when Stephen Mair and I attended your Parish Council Meeting on the 11<sup>th</sup> December. It was good to meet the Committee and interesting to hear the different views of those who attended. There were a number of key points discussed and I shall now confirm some of the most important.

The allotments comprise 1.45 acres or thereabouts with road frontage to Uppingham Road. The site could be developed in isolation, although due to the need to relocate the allotments, it would seem logical to include the adjoining landowner. Should the adjoining landowner not wish to sell, we would need to find an alternative site within the village for the relocation of the allotments. We do not consider this to be an unsurmountable problem, although, the cost of relocation would be borne by the Parish, which may otherwise be avoided.

As a guide, our Market Appraisal indicates a land price with the benefit of Full Planning of around £665,000. This assumes standard foundations and no abnormal costs. We have taken a conservative view on density and resale prices, which if exceeded would increase land price achieved.

Landowners have three methods of taking land with no planning permission through the planning system and eventual sale, as follows:

- a) Landowners fund the planning application and market the site with the benefit of outline planning permission. The planning cost is likely to be in the region of £30,000, unless the application goes to appeal. However, the Parish would maximise their net sale price.
- b) Allow a Promotion company to promote the site through the planning system as set out above. For their risk and time I would expect them to charge you between 20-25% of the sale price, achieved for the allotments in isolation, or between 15-20% if the application includes the adjoining land holding, plus the reimbursement of the promotion costs.
- c) Grant an option to a house builder to promote the land and upon receipt of full planning permission, agree the purchase price taking account of the planning permission and all relevant reports. If we cannot agree the price with the house builder, the valuation shall be determined by an Independent Expert. The house builder is likely to seek a 10-15% discount on the Market Value for his risk and time, plus the reimbursement of the promotion costs.

Andrew Granger & Co. has contacted Houghton Parish Council because in our opinion, the allotments would comply with current planning policy. In addition, we see some advantage to promoting land which benefits the local community to the point where there is local support in favour. As the Parish Council are well aware, Houghton on the Hill will be required to accept planning permission for around 50 houses during the next plan period. Therefore, expansion cannot be avoided. However, the Parish can engage in this process, which if successful will raise a very substantial sum of money for local amenities, without the loss of the allotments.

To be clear, we are seeking to act on behalf of Houghton Parish Council, if there is majority support for the their eventual sale and we do not represent Hazelton Homes or indeed any other house builder in relation to the Allotments. We do have experience of working with allotment holders and our approach is to maximise their control in the process, select the most appropriate house builder for the site, maximise the net land value and manage the whole process in a timely fashion.

Should you receive sufficient support for our proposal to warrant another meeting we would of course be very pleased to attend another meeting. In the meantime, we wish you and your Committee a very good Christmas and thank you once again for your kind invitation to speak.

Best wishes