

Tom Edmunds

From: Mark Krassowski
Sent: 03 February 2020 17:42
To: Chris Gomm
Cc: Tom Edmunds
Subject: Hartwell Site, Newbridge Road, Bath (Ref:19/01854/OUT)
Attachments: Letter to Chris Gomm 03.02.2020.pdf

Dear Chris,

Further to my email of 27 January, please see attached letter from Guy Mansfield at CBRE, the applicants Viability Consultant.

This letter responds to the Cushman & Wakefield Viability report dated 17 January, and seeks to summarise the differences between CBRE and Cushman, which principally focus down to rental levels. The letter highlights the fact that despite a meeting and various emails from CBRE to Cushman's in December 2019, the Council's advisors have completely ignored CBRE's arguments on rental levels; indeed no comment at all has been made of the December discussions in the Cushman report.

We believe this is a serious omission and at the very least Cushman's should be instructed by the Council to respond in detail on the rental issue, particularly if you are not prepared to recommend anything other than what Cushman's are advising is viable in terms of affordable housing (both % provision and level of discount to open market rent). While CBRE's letter does not repeat in detail their rental evidence that was issued in emails dated 16 and 19 December, they have included within the letter the headlines which demonstrate unequivocally why we consider that Cushman's are being unrealistic in their approach.

In view of the fact that the application has already missed one committee, please can you urgently seek Cushman's technical response on this matter so that we can proceed to the March Planning meeting.

Kind Regards

Mark

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