

Waddeton Park Ltd - Attn Mr G Keay  
C/o PCL Planning Ltd  
13A -15A Old Park Avenue  
Exeter  
EX1 3WD

23<sup>rd</sup> October 2024

Dear Mr Keay

**Re Land at Hartnoll Farm, planning proposal for 150 dwellings and 3.9ha of employment land.**

In March 2023 I was asked to provide a high level comment on the viability of delivering the employment element of the mixed use proposal at Hartnoll Farm, Tiverton and I did so in my letter dated 27<sup>th</sup> March 2023.

I have now been asked to update that comment to today's date based on the same proposed development and to that end I have been provided with updated feasibility and cost estimate reports dated October 2024 prepared by Carbon Plan Energy. Comparing the updated report with the earlier 2023 report I note that the earlier costs of the provision for heat were £2.471 million and for power were £2.924 million which totalled £5.395 million. In this updated report these costs have increased slightly to £2.567 million for heat and £3.041 million for power which now total £5.609 million which is an overall increase of £0.241 million.

In my March 2023 letter I concluded that on an assumption that the employment element of the proposal comprises 3.9 hectares or 9.63 acres and at this outline stage assuming the whole area was developed these revised abnormal costs of CHP provision would exceed £1.44 million per hectare or £582,000 per acre.

The value of the employment land with planning permission has not changed significantly if at all since March 2023 and so the conclusions reached in my earlier letter remain unchanged. Specifically in the absence of substantial grant or subsidy there is no prospect of the employment development being brought forward with CHP.

Also as stated in March 2023 this would be my view even before the consideration of any additional costs from provision of the access road to service the employment land extension, residential development and suitable as a link to the Tiverton EUE.

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In the context of the mixed use proposal the proposed residential use has the potential to generate a return to the landowner that would be sufficient to provide the cross subsidy required to deliver the CHP connections and access road as proposed.

Yours sincerely

A handwritten signature in black ink that reads "Andrew J Kitchener". The signature is written in a cursive style with a large initial 'A'.

Andrew J Kitchener FRICS IRRV (Hons) MCMI  
Managing Director  
Kitchener Land and Planning