



Mark Hunnybun
Strategic Projects and Development Manager
Wiltshire Council
By Email Only

22nd March 2018

Subject to Contract

Dear Mark

I am pleased to confirm GreenSquare Group's offer for the 1.45 acre portion of the Middlefields School site, Chippenham is **£x,xxx,xxx**.

This offer is subject to the following conditions:

- Contract.
- The grant of an acceptable planning permission for not less than 26 residential units.
- Grant funding being approved by Homes England.

GreenSquare's Proposals:

The offer is based on GreenSquare Group delivering a 100% affordable housing development of at least 26 residential units. We anticipate 6 of these homes will be affordable rent and 20 shared ownership. We will work closely with Wiltshire's Housing team and other stakeholders to ensure an appropriate mix of house types is delivered.

GreenSquare will submit a grant funding bid to Homes England within one month of Wiltshire accepting our offer. We have already discussed the site with Homes England and they have confirmed their support for this proposal.

GreenSquare will submit a planning pre-application within 1 month of offer acceptance. We will then submit a full planning application within 2 months of receiving pre-application feedback. We would expect to begin construction within 2 months of receiving a full planning permission.

GreenSquare will work closely with Wiltshire's Planning team and other key stakeholders to ensure we deliver a high quality, sustainable development that both meets Wiltshire's housing needs and maximises land value. We have carried out feasibility studies and are confident this site can accommodate 26 homes.

Affordable Housing:

The Government is encouraging local authorities to deliver affordable housing on their own land. In Wiltshire, affordable housing delivery has consistently fallen short of targets set out in the adopted Core Strategy. At the moment there are 282 people on the Wiltshire Council Housing register in need of housing in the Chippenham area. The delivery of affordable housing on this site over and above the Local Plan requirements will reduce pressure, and costs, on other services provided by Wiltshire Council, including the provision of temporary accommodation.

Average house prices in Chippenham are over 10 times the average income in the town, putting home ownership out of reach for most local households. Our shared ownership homes, which enable people to purchase between 25% and 75% of the property will enable local people, particularly working families to get onto the housing ladder.

The site of Middlefields School was identified in Wiltshire's 2011 SHLAA as a site capable of delivering 89 homes. Under Wiltshire's adopted policy this would have created a requirement for 36 (40%) affordable homes. Our proposal ensures the majority of these affordable homes will still be delivered, despite most of the site being subject to the LIDL planning application.

GreenSquare Group and Funding:

GreenSquare Group is a major provider of affordable housing operating in Wiltshire, Oxfordshire and Gloucestershire with a track record of high quality development. GreenSquare Group's head office is based in Chippenham where we employ many of our 600 staff. GreenSquare is well funded and has delivered over 100 affordable homes in Wiltshire in the last 12 months, with over 120 already in the pipeline in Wiltshire for the next 12 months.

Our proposal will be funded from GreenSquare's cash reserves and private finance facilities, as well as grant funding from Homes England.

The funding for this scheme is included within GreenSquare's business plan. Board approval is required but this proposal is in line with GreenSquare's social purposes, has already been discussed with senior executives, and we therefore expect full support. The Board approval process takes approximately 4 weeks.

Prior to exchanging contracts we will require access to carry out full site investigations, and we will need to obtain a RICS valuation of the site assuming the grant of an acceptable planning permission.

Benefits of our offer:

- 100% affordable housing will enable local people, particularly young families, to stay in Chippenham, who would otherwise be priced out of the town.
- The high levels of shared ownership on the site will support local employers who need suitable housing for lower paid employees, including those working in local schools and health services.
- The new affordable homes will help meet Wiltshire's own affordable housing targets which it is currently falling far short of.
- Our proposal represents an investment of approximately £6 million in Chippenham, and will provide employment and training opportunities for construction staff.
- The new homes bonus and council tax income generated by the new homes will bring benefits to the local authority.
- The proposal will bring a long term vacant site into productive use.

- GreenSquare can deliver these homes quickly, with the first completions within 12 months of receiving a full planning permission.
- GreenSquare will work with Wiltshire to ensure an appropriate and sustainable development is delivered on the site.

Assumptions within the offer:

In preparing this offer we have made the following assumptions:

- As the proposed development will be 100% affordable housing it will be exempt from CIL contributions.
- No allowance has been made for S106 contributions.
- We have assumed drainage abnormal costs of £xx
- We have assumed foundation abnormal costs of £xx.
- No further technical or design abnormal costs have been assumed.
- Cornfields will be a viable access for adoptable roads and construction traffic.

I trust the above is all in order. If you would like to discuss any of the above please do not hesitate to get in touch.

Yours Sincerely



John Owen

Land Manager on behalf of GreenSquare Group Ltd.