

**Ref: 19/501845/OUT - 2, Bramblefield Lane, Kemsley**

**Applicants Statement on Proposed Vehicular Access to the Site**

Access through the land to the rear of the proposal was considered early before an application was made but difficulties in further establishment have occurred that have generally ruled the option out.

Covering health and safety and insurance costs alone, that would be required during construction by Persimmon Homes, had too greater effect on viability for this option to be considered. That's without any ransom costs being included. There were also the costs of extended easements and access for the services that required consideration adding significantly to cost.

As well as cost we were also advised that the complexity of an agreement would have been too great for this option to be considered. Some reasons given were: the land was not at that time legally owned by the developer and that there were multiple landowners involved in the submitted planning application.

The land consultants employed to carry out a viability study explained that the valuation for access would be under the RICS valuation terms and their resulting valuation for access was financially too high making the development of our site unviable.

The significant financial contribution figures for our development from the planning process coupled with the financial costs mentioned above goes further to confirm that the site would not be viable if rear access were to be used.