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By email

20 December 2019

[REDACTED]
let.012.SW.BB.20140018

Dear Bethany

**APPLICATION REF: 98031/OUT/19
LAND AT WARBURTON LANE, TRAFFORD (OUTLINE)**

We write on behalf of Redrow Homes Limited in respect of the current planning application pertaining to land east and west of Warburton Lane, Trafford (reference above).

Further to recent correspondence, please find enclosed a revised Financial Viability Assessment (FVA) produced by Cushman and Wakefield.

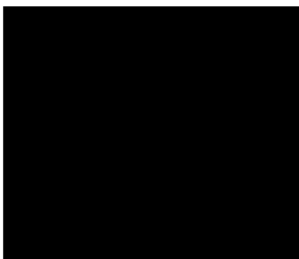
This revised FVA has been updated to reflect the Council's latest feedback (via Trebbi) (dated 7 November 2019), and the revised parameters plan issued to the Council in November (in terms of development site areas).

The revised assessment also includes an allowance for S106 contributions, in particular, in line with recent feedback in respect of off-site open space improvements. Additionally, the FVA also includes a contribution associated with the construction of two footbridges over Red Brook (one pertaining to each of Sites 1 and 2), along with the cost of making improvements to footpaths on the northern bank. The implementation of such bridges has been previously discussed in the context of further improving the connectivity of the sites.

At this stage, these costings can only be indicative as firm proposals for the footbridges are yet to be submitted to the Council for formal consideration. However, it is proposed that planning applications pertaining to these footbridges will follow early in the new year and once these have been properly considered, we can look to agree the associated costs of implementation.

We trust that this is in order and would be grateful if you could confirm receipt of revised FVA.

Yours sincerely



Sarah Wozencroft

Enc: Updated Financial Viability Appraisal (December 2019)
cc: Redrow Homes Limited