

To: Berkeley Group

Examiner's Question EQ 2.

I have now completed an initial study of the Local Plan and Community Infrastructure Levy Viability Review by BNP Paribas Real Estate, dated December 2019, other submitted documentation and the representations made during the consultation period.

In respect of your submissions, I wish to provide the opportunity to update your document. Your document was submitted in March 2020, but it is accompanied by, and largely relies on, the submission made in respect of the Preliminary Draft Charging Schedule. That submission is undated, but I imagine that it was written in December 2018. It is now more than two years old, and refers to the earlier version of the Local Plan and Community Infrastructure Levy Viability Review. It would be helpful if specific evidence could be provided where possible, and examples of what you refer to, in the final bullet point on page 5 (Benchmark land Values), where you say "the appraisals in Tables 6.36.1 onwards are confusing and it is not clear how these values relate to those shown in Table 4.40.1. Some of the assumptions in the tables are not consistent with that table and do not appear to be evidenced". In doing so, please refer to the December 2019 version of the Viability Review.