

30 July 2025

High Peak Borough Council & Staffordshire Moorlands District Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

Dear Sirs

Viability Report - Land at Hogshaw Farm, Buxton, SK17 7HN

Application Number: HPK/2023/0192

We refer to our Viability Report dated 30 January 2025 in respect of the above Property together with our subsequent addendum reports. The contents of this addendum should be read in conjunction with our original report.

We have been provided with a copy of Roger Hannah & Co's letter of 29 July 2025 which confirms that their application had an error within it and the gross site area is 5.6 hectares (13.84 acres) and not 10.39 acres. We have been advised that the net developable area remains 7.21 acres. Notwithstanding the variation in site areas, Roger Hannah & Co have advised that they are willing to accept the conclusions reached in our (Fisher German's) Report concerning the number of affordable housing provided.

In the interests of completeness, we have revisited our calculations reflecting the amended site area.

Within our original report we calculated the BLV on the following basis;

Existing Use	Gross	10.39 acres	£8,500	per acre	£88,315
BLV "Minimum Premium"	Net Developable	7.21 Acres	£175,000	per acre	£1,261,750
	Open Space	3.18 Acres	£25,000	per acre	£79,500
					£1,429,565
		SAY			£1,430,000

Reflecting the revised site areas, we would consider that a rate of £25,000 per acre is too high for the open space/amenity land reflecting quantum and the portion of amenity/open space to the overall development, and the potential future maintenance liability that this would bring. On this basis we have reduced the rate applied to the Open Space by 30% (i.e. from £25,000 to £17,500 per acre). This has alters the BLV as follows;

Existing Use	Gross	13.84 acres	£8,500	per acre	£117,640
BLV "Minimum Premium"	Net Developable	7.21 Acres	£175,000	per acre	£1,261,750
	Open Space	6.63 Acres	£17,500	per acre	£116,025
					£1,495,415
		SAY			£1,495,000

The changes within the site therefore increase the target BLV which theoretically would have an impact upon the appraisal. However, given the difference within the values (£1,430,000 and £1,495,000), the difference in the context of the overall development of 99 houses, and that the Applicant has accepted our conclusions, we do not consider that the findings of our Report need to be revisited.

Yours sincerely

Phil Winckles MRICS

Partner

For and on behalf of Fisher German LLP