



Exhibit E

**Re: Cocina Familiar – Alcohol Licence – Property Values**

Date: 19<sup>th</sup> June 2021

To Whom it May Concern

I have been asked to give a professional viewpoint of the affect on property values within the area surrounding the Cocina Familiar if it were to be granted an alcohol licence.

The district of Wingerworth has for many years enjoyed strong property values due to many factors like good schools, a larger percentage of detached property attracting a more affluent population, nice green spaces, good selection of local clubs and good local amenities, plus many other factors.

On the whole, Wingerworth is no different to any other large village with strong, stable house prices, so the effect of such a situation that I have been asked to offer a viewpoint on is not unusual, therefore I am confident that my viewpoint is 100% accurate.

A small restaurant having a licence to sell alcohol would alone, not affect the property values in the immediate area in a negative way, in fact we have seen the opposite in other similar areas. People want to live in villages because they want an 'away from town feel' but they still require the 'local shop', 'the coffee shop', 'the local pub' and the 'local restaurant and takeaway'. This is a patten that we see all over Chesterfield and the surrounding areas.

Offering an alcohol licence to Cocina Familiar, would, I am sure, not have any detrimental effect to property values. Having the commercial premises occupied and attracting good clientele is far more desirable to anyone looking to move into the area of Wingerworth, rather than having empty commercial premises, the latter is extremely damaging to the local area, which in turn affects the house values negatively, this is a downward spiral that can be very hard to get out of.

It is my viewpoint that offering a small restaurant an alcohol licence in a village like Wingerworth will have a positive effect on the desirability of the area and therefore have no negative effect on the property values.

I hope that this helps you in making your decision.

Yours sincerely

Mr Stacey Davies-Bowler  
Managing Director for  
**Pinewood Property Estates Ltd.**

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