

## Technical Note

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### City of York Local Plan Viability Update Addendum

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<b>Quality Statement:</b>	In preparing this Addendum, the authors have acted with objectivity, impartially, without interference and with reference to all appropriate available sources of information. No performance-related or contingent fees have been agreed, and there is no known conflict of interest in advising the client group about the viability of the proposed CYC Local Plan.
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### Errata

1. This document updates Local Plan Examination Matter 6 Document HS/P2/M6/IR/1b App 2 City of York Council (29 Mar. 2022), to allow for following corrections:
  - Table A7 fourth column (Total cost) presents the wrong sums, which has been corrected in Table A7 fourth column (Total cost) in this document. The error was solely a reporting error and the correction does not affect the viability results or conclusion as reported in Local Plan Examination Matter 6 Document HS/P2/M6/IR/1b App 2 City of York Council (29 Mar. 2022).
  - Inclusion of the **Appendix A.3**, which provides the development appraisal sheets for the tested strategic sites meeting the full cumulative Local Plan policies.
  - Inclusion of the **Appendix A.4**, which provides the development appraisal sensitivity sheet for site SS13 (ST15) meeting the full cumulative Local Plan policies under lower build cost assumptions.

### Introduction

2. This note provides an addendum to the previous Local Plan viability testing undertaken by Porter Planning Economics Ltd (PPE) that is published in the Examination Library as document CD018 - City of York Local Plan Viability Assessment Update Study (April 2018). It has been prepared in response to the Schedule of Matters, Issues and Questions for the Examination (Revised 11 February 2022) Phase 2 Hearings.
3. As such, this addendum note illustrates the viability implications of the Local Plan under changes that have occurred since CD018 was published to reflect the:
  - Changes to the housing trajectory of the tested strategic sites;
  - Changes in market conditions, particularly resulting from the Covid 19 pandemic, which have significantly affected current sales values and build costs, and will potentially impact the future delivery of sites in York;

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- Testing of the infrastructure development requirements and costs to deliver the Local Plan based on the IDP [2018] as amended by subsequent updates including the [Key Infrastructure Requirements Updated Gantt \[EX/CYC/70\]](#);
  - Policies CC1 to CC3 being revised for meeting the Climate Emergency agenda and ensuring sustainable design and construction standards can be achieved;
  - Policy GI2 Biodiversity and Access to Nature will need to reflect the Government’s Environmental Act mandatory changes for a 10% net gain in biodiversity; and
  - Policy GI2a Strensall Common Special Area of Conservation is a new policy that may impact the development costs for specific sites, and is therefore tested in this Addendum.
4. The main purpose of this supplementary plan viability assessment is to address the requirements of the National Planning Policy Framework (NPPF) 2012. That is that the policy requirements in the proposed Local Plan should not undermine the deliverability of the plan. In re-testing the Local Plan in this note, the approach, methodology and assumptions used in the viability appraisals are the same as those described and used in viability testing the Local Plan in CD018. Where any assumptions differ, these are highlighted in this Addendum note.

### Updating Viability Assumptions

5. The assumptions used in the viability assessments in this Addendum note are the same as set out in CD018 Chapter 5, except where stated below.

### Site Typologies and Tested Strategic Site Allocations

6. The site typologies mix remains consistent with the site typologies tested in CD018. The same strategic sites are also tested, except for ST35 Queen Elizabeth Barracks, which is deleted in the Proposed Modifications (2021) consultation Local Plan and therefore is removed from this Addendum. Also, for ease of referencing, the revised strategic site policy numbering in the submitted Local Plan has been included, and the number of dwelling and assumed build out time has been updated to reflect the CYC’s future housing trajectory as at March 2022. These changes in the strategic site details are summarised in **Table A1**.

**Table A1 Updated strategic sites list**

	Gross (ha)	Net (ha)	No. of dwgs	Dwgs per ha	Build years
SS4 York Central (ST5)	35.0	17.0	2,500	147	20
SS6 British Sugar (ST1)	46.3	26.1	1,200	46	9
SS7 Former Civil Sports Ground (ST2)	10.4	6.7	266	40	8
SS8 Land Adj Hull Road (ST4)	7.5	5.3	211	40	6
SS9 Land East of Metcalf Lane (ST7)	34.5	24.2	845	35	14
SS10 Land Nth of Monks Cross (ST8)	39.5	27.7	968	35	11
SS11 Land Nth of Haxby (ST9)	35.0	21.0	735	35	12
SS12 Land West of Wigginton Rd (ST14)	55.0	38.5	1,348	35	14
SS13 Land West of Elvington Lane (ST15)	159.0	95.4	3,339	35	17
SS14 Terry's Extension Sites	2.2	2.2	111	50	6
SS15 Nestle South (ST17)	7.1	7.1	704	99	13

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	Gross (ha)	Net (ha)	No. of dwgs	Dwgs per ha	Build years
SS16 Land at Tadcaster Rd (ST21)	8.1	4.5	158	35	5
SS17 Hungate (ST32)	2.2	2.2	375	170	3
SS18 Station Yard, Wheldrake (ST33)	6.0	4.2	147	35	5
SS20 Imphal Barracks (ST36)	18.0	15.4	769	50	8

### Housing Site Mix

7. In line with Local Plan Policy H3 Balancing the Housing Market, the tested site housing mix in CD018 was informed by, and closely fits, the SHMA 2016 housing mix, which is shown in **Table A2**. But since different locations, sizes and densities of schemes will result in variances to the specific mix in the SHMA, this Addendum tests the same mix as previously tested in CD018, which is:
- City centre sites with more than 100 dwellings per hectare are flatted (1/2 bed) schemes, as tested in CD018; and
  - Other site typologies with less than 100 dwellings per hectare reflect a mix of housing and no flats, as summarised in CD018.

**Table A2 Mix of units proposed in the latest SHMA (2016)**

Housing type	1 bed	2 beds	3 beds	4+ beds
Market	5-10%	35-40%	35-40%	15-20%
Affordable	35-40%	30-35%	20-25%	5-10%
All dwellings	15%	35%	35%	15%

Source: City of York SHMA (2016)

### Sales Values

8. The values used in CD018 were derived from a sample of 320 new build properties within York that sold between January 2015 and May 2016 after matching each transaction to the property floorspace size as listed in their Energy Performance Certificate (EPC record).
9. Using the same method of matching Land Registry data with individual EPC data, a similar exercise has been used to provide more up to date sales figures, shown in **Table A3**. These updated sales figures are based on 369 Land Registry transactions sold between January 2018 to July 2021, which are listed in **Appendix A.1**. Each transaction has been updated from the date of its transaction to the latest value (November 2021) using the latest index value available from the Land Registry House Price Index (HPI) for York.

**Table A3 Updated residential sales value tested in this Addendum**

Value	House	Flat
Per square metre	£3,750	£4,925

Source: PPE, based on Land Registry and EPC Data

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### Build Costs

10. CD018 tested residential build costs using average tender prices for new builds in the marketplace over a 15-year period from the Build Cost Information Service (BCIS), which is published by the Royal Institution of Chartered Surveyors (RICS). This data has been updated in this Addendum by rebasing to current values for the City of York area, which is the 2nd Quarter 2021 prices (matching the updated sales period), as shown in **Appendix A.2** of this note. The tested updated build costs are also shown in **Table A4**.
11. As previously noted in CD018 paragraph 5.29, regional and national housebuilders, which tend to develop sites with 50+ units, are able to operate comfortably within the median cost figures because they can achieve significant economies of scale in the purchase of materials and the use of labour. Owing to more information from BCIS becoming available about its sample tender prices data being heavily skewed to small sites, predominantly with fewer than 10 units<sup>1</sup>, the lower quartile build cost rate is now being increasingly used for larger scheme testing, and is now widely used in Local Plan testing for larger schemes.
12. Given the scale of proposed development within the strategic sites, a sensitivity test is applied in this addendum to assess the viability of the Local Plan based on applying a lower quartile build cost to the strategic sites. As shown in **Appendix A.2**, the lower quartile build cost in York at Q4 2021 is £1,130 psm for estate housing and £1,294 psm for 3 to 5 storey flats.

**Table A4 Updated build costs for York at Q4 2021 tender prices tested in this Addendum**

Build cost type	Cost per sqm	BCIS category
Flats / apartments	£1,445	Flats midpoint between 1-2 storey and 3-5 storey (median values)
Houses (small house builder 3 and under)	£1,691	Average of three median build costs; which are 'One-off detached (2-storey)', 'One-off semi-detached' and 'One-off terraced'
Houses (medium house builder 4 to 14 units)	£1,484	Mid-point between Small housebuilder (£1,691) and Large housebuilder (£1,278)
Houses (large house builder 15+ units and above)	£1,278	Estate housing – Generally (median value)

Source: BCIS

<sup>1</sup> This differential reflects the evidence from the BCIS that was commissioned by Three Dragons, and used in other Local Plan/CIL examinations<sup>1</sup>, which identified that small to mid-sized developments tend to better reflect the BCIS tender sample, and therefore the median average build cost for estate housing is tested on these small to mid-sized scheme. BCIS cost data is largely informed by tendered prices for schemes with fewer than 10 units and is heavily weighted towards 1 to 5 units schemes. As such this median cost may not show the benefits of economies of scale when building larger schemes, and therefore is likely to be higher than the true average build cost. But for the purposes of this study, we err on the side of caution.

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### Other Development Cost Assumptions

13. The other tested development cost assumptions in CD018 are listed in **Table A5** along with an explanation, where applicable, as to why any assumptions have changed.

**Table A5 Other development cost assumptions tested in this Addendum**

Type	Tested in CD018	Tested in this update
Externals	10% of build costs	Externals 10% of build costs (which accounts for integrated garages) are considered to remain appropriate, but because this might under cost those plots with external garages, an additional £9,000 per garage (based on 18 sqm and typical outline cost of £500 psm) is applied to the following proportions of dwellings with a garage that the RAC identifies existing homes to have <sup>2</sup> : <ul style="list-style-type: none"> <li>- 1-2 bed flats – 9%;</li> <li>- 2 bed houses – 22%;</li> <li>- 3 bed houses – 49%; and</li> <li>- 4+ bed houses – 86%.</li> </ul>
Professional fees	8% of the base build cost plus externals	Remains appropriate and therefore as tested in CD018.
Abnormals	Abnormal costs are applied based on the following scales of development: <ul style="list-style-type: none"> <li>- Brownfield typologies: £300,000 per net ha</li> <li>- Mixed typologies: £150,000 per net ha</li> <li>- Greenfield typologies: £0 per net ha</li> </ul>	These costs have been updated to reflect build cost price inflation since CD018 was prepared in 2018. The BCIS index at the 3 <sup>rd</sup> Quarter 2015 (the time period used in CD018) was 271 compared to this report where build costs relate to Q4 2021 (an index of 344). This is an increase of 27%.  Therefore, the following costs have been assumed within this reappraisal: <ul style="list-style-type: none"> <li>- Brownfield typologies: £381,000 per net ha</li> <li>- Mixed typologies: £190,500 per net ha</li> <li>- Greenfield typologies: £0 per net ha</li> </ul>
Opening up costs	Greenfield opening up costs applied based on the following scales of development: <ul style="list-style-type: none"> <li>- 49 units and under: £0 per unit</li> <li>- 50-199 units: £5,000 per unit</li> <li>- 200-499 units: £10,000 per unit</li> <li>- 500+ units: £17,000 per unit</li> </ul>	These costs have been updated to reflect build cost price inflation since CD018 was prepared in 2018. The BCIS index at the 3 <sup>rd</sup> Quarter 2015 (the time period used in CD018) was 271 compared to this report where build costs relate to Q4 2021 (an index of 344). This is an increase of 27%.  Therefore, the following costs have been assumed within this reappraisal: <ul style="list-style-type: none"> <li>- 49 units and under: £0 per unit</li> <li>- 50-199 units: £6,350 per unit</li> <li>- 200-499 units: £12,700 per unit</li> <li>- 500+ units: £21,600 per unit</li> </ul>

<sup>2</sup> RAC derived from the England Housing Survey.

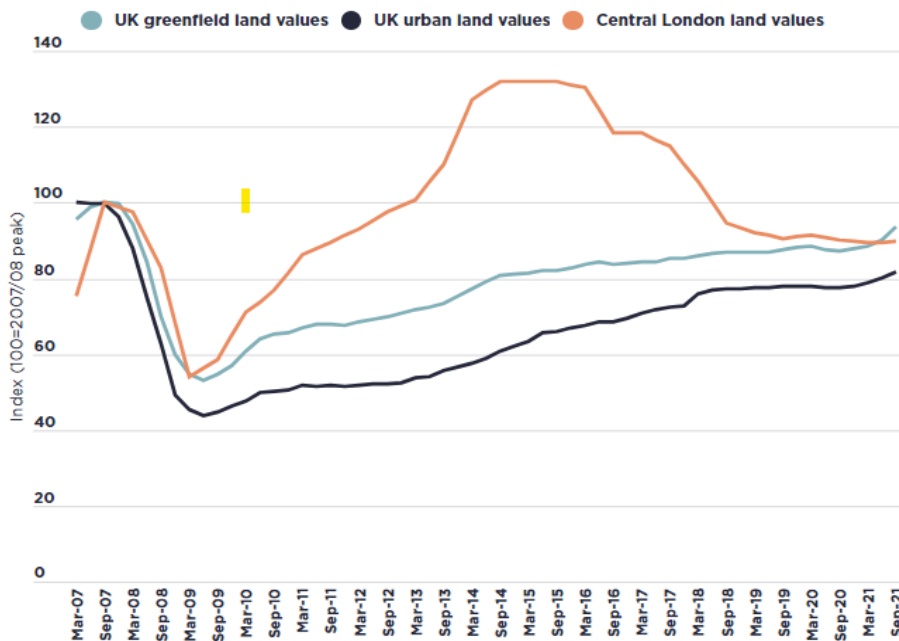
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Type	Tested in CD018	Tested in this update
Contingency	4% of build costs plus externals	Remains appropriate and therefore as tested in CD018.
Finance	6.5% per annum on deficit throughout each appraisal	Remains appropriate and therefore as tested in CD018.
Profit	A separate figure is assumed for open market and affordable units: <ul style="list-style-type: none"> <li>- Open market units: 20% of open market values</li> <li>- Affordable units: 6% of open market values</li> </ul>	Remains appropriate and therefore as tested in CD018.
Land purchase costs	Surveyor's fees: 1% of land value Legal fees: 0.8% of land value Stamp duty: at HMRC rate	Remains appropriate and therefore as tested in CD018.
Marketing	3% of GDV	Remains appropriate and therefore as tested in CD018.

### Benchmark Land Values

14. For this updated assessment, the Savills Residential Land Value Index has been used as a proxy to determine the changes in current benchmark land values (BLVs) since CD018. As taken from indexed changes in brownfield and greenfield land values, which are shown in **Figure A1**, since mid-2016 it is assumed that the growth in land values is about c.12%. After applying these changes to the tested BLV figures in CD018, which are shown in **Table A6**, the updated and tested BLVs are shown in the same table as the rounded figures.

**Figure A3 Residential Land Value Index Overtime**



Source: Savills Research

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**Table A6 Updated Benchmark Land Values tested in this Addendum**

Site location/type	Tested in CD018	Tested in this Addendum
City centre/extension	£1,500,000	£1,700,000
Urban & suburban	£1,000,000	£1,120,000
Village /rural	£800,000	£900,000
Strategic site	£400,000	£450,000

## Updated Policy Costs

### Policy DM1 S106 Contributions

15. CD018 tested an assumption of s106 relating to site mitigation costs at £3,300 per unit, based on the average cost from a sample of s106 receipts collected at the time of the report. This assumption has been updated to reflect build cost price inflation since CD018 was prepared in 2018. The BCIS index at the 3rd Quarter 2015 (the time period used in CD018) was 271 compared to this report where build costs relate to Q4 2021 (an index of 344). This is an increase of 27%, which would require testing the average per dwelling s106 cost at £4,200 per unit.
16. The s106 costs have been increased to include the education costs, although it should be noted that this includes some double counting because the originally tested s106 costs will also have education contributions, where this had been required. The additional education cost for the generic site typologies is based on the primary and secondary education contributions for the listed housing sites, and the education contributions for the strategic sites, reflect the Council's estimated primary and secondary education cost for each strategic site. Since no estimates for any potential Early years and/or Special Educational Needs and Disabilities (SEND) contributions that are related to housing growth are yet available, it has been assumed that these contributions equal 25% of the average cost for primary and secondary education contributions.
17. Lastly, the Key Infrastructure Requirements Updated Gantt [EX/CYC/70] lists some strategic site-specific infrastructure items where contributions in full or in part are expected to come from the development. These costs, along with some high-level estimates by the CYC Highways Team for any highways infrastructure costs that are uncertain are included in the testing of the strategic sites.
18. As set out in the Council's Phase 2 Matter 6 Hearing statement, there are uncertainties in longer term projections for education infrastructure – and the need for provision. The strategic costs identified in the Key Infrastructure Requirements Updated Gantt [EX/CYC/70] for the Garden Village site SS13 Land West of Elvington Lane (ST15) include a cost towards secondary school provision of between £10m to £20m. Therefore, a mid-point cost of £15m has been applied in the testing. Also, there is an additional cost against ST15 for the Grade separated junction with the A64, but the costs for this are uncertain at this stage. However, a high-level analysis in 2019 indicated that this specific key item may costs between £30m and £90m, depending on ground conditions and the specification of the junction itself. It is assumed that this site would pay at least the minimum cost in this range, which after allowing for construction industry inflation (for new build) at 12.3% between Q1 2019 and Q4 2021, gives a total cost of around £35m to be met by the developer. It should also be noted that the transport infrastructure costs for ST15 include an assumed contribution to sustainable transport of £5m (in line with the sustainable transport



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policies for garden villages and, more generally, York's Local Plan policy T1), plus costs for transport infrastructure linking the site to existing networks. These costs may represent some double counting with both the assumed generically tested site opening up cost at £21,600 per unit and S106 contributions, and are therefore tested as conservative assumptions.

19. After combining the contributions relating to each site, the tested DM1/s106 costs against each site are shown in **Table A7**. But these are just a guide for potential development costs in testing the Local Plan. This is because the scheme design and/or infrastructure requirements (and capacity of existing infrastructure) may change, particularly over the longer term of the Local Plan. Also, these do not consider if infrastructure items will be funded or partly funded through other sources, such as infrastructure providers or regeneration agencies. Therefore, these costs are likely to reflect the worst case/most costly scenario.

**Table A7 Policy DM1/s106 costs per unit tested in this Addendum**

	S106	Supplementary Education	Other key Infrastructure	Total cost	Cost per unit
Not Strategic Site specifics	£3,208,800	£3,112,461	£0	£6,321,261	£8,274
SS4 York Central (ST5)	£10,500,000	£3,708,943	£0	£14,208,943	£5,684
SS6 British Sugar (ST1)	£5,040,000	£13,128,614	£900,000	£19,068,614	£15,891
SS7 Former Civil Sports Ground (ST2)	£1,117,200	£2,560,579	£0	£3,677,779	£13,826
SS8 Land Adj Hull Road (ST4)	£886,200	£1,054,611	£1,000,000	£2,940,811	£13,937
SS9 Land East of Metcalf Lane (ST7)	£3,549,000	£9,992,240	£2,500,000	£16,041,240	£18,984
SS10 Land Nth of Monks Cross (ST8)	£4,065,600	£15,274,420	£3,000,000	£22,340,020	£23,079
SS11 Land Nth of Haxby (ST9)	£3,087,000	£12,955,738	£2,000,000	£18,042,738	£24,548
SS12 Land West of Wigginton Rd (ST14)	£5,661,600	£21,568,055	£11,900,000	£39,129,655	£29,028
SS13 Land West of Elvington Lane (ST15)	£14,023,800	£53,750,000	£74,900,000	£142,673,800	£42,729
SS14 Terry's Extension Sites	£466,200	£0	£0	£466,200	£4,200
SS15 Nestle South (ST17)	£2,956,800	£3,134,889	£2,000,000	£8,091,689	£11,494
SS16 Land at Tadcaster Rd (ST21)	£663,600	£1,210,685	£0	£1,874,285	£11,863
SS17 Hungate (ST32)	£1,575,000	£264,013	£0	£1,839,013	£4,904
SS18 Station Yard, Wheldrake (ST33)	£617,400	£1,741,518	£0	£2,358,918	£16,047
SS20 Imphal Barracks (ST36)	£3,229,800	£9,093,293	£0	£12,323,093	£16,025

### *Policy CC1, CC2 & CC3 costs associated with Sustainable Design and Construction*

20. In March 2019, the Council declared a climate emergency in response to global warming and the United Nation's IPCC report of September 2018 on climate change. The Council committed to reducing the city's carbon emissions to net zero by 2030, as set out in the Council Plan 2019-2023 (May 2021 update) and new planning guidance.
21. This policy shift partly reflects the proposed changes in Building Regulations that the Government is seeking to introduce as part of its plan to achieve 'net zero' greenhouse gas emissions by 2050. The Government is proposing to set new energy efficiency standards for new homes and extenders based on its two-part consultation on 'The Future Homes Standard', for



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which the Government published its findings and responses to the consultation in January 2021. The full details of the standard are still to be mapped out<sup>3</sup>.

22. In the Interim, in December 2021 the Government committed to legislate for a 31% reduction in Carbon in construction. This is soon to be enforced through changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations, which are proposed to come into force from June 2022, and the ratification of an Electric Vehicle Charging Points (New Buildings) Bill.
23. A full technical specification for the Future Homes Standard will be out for consultation in 2023, with the necessary legislation introduced in 2024, to ensure new homes built from 2025 will produce 75-80% lower carbon emissions than homes delivered under current regulations.
24. This national standard is likely to impact build costs through processes/adaptability requirements within new homes and the sizes of new homes. Also, local authorities will continue to be allowed to set higher energy efficiency standards for new homes in their area once the Future Homes Standard is published, and therefore it is understood that the Council will be seeking higher standards for achieving net zero carbon by 2030.
25. For now, in looking at the Local Plan's delivery, particularly in the next five years, we have reviewed the Government's proposed timescale for changes in reducing carbon by 75% to 80% from 2025 onwards through Building Regulations and electrical vehicle charging points.

### *Revised Building Regulations Part L (conservation of fuel and power) and Part F (ventilation)*

26. Since CD018, the Government has announced new changes to Building Regulations Parts L, F and O, to achieve greater reductions in CO2 emissions. This appraisal includes a cost of £3,130 per house and £2,260 per flat, which is a national average figure that has been taken from the Government's Impact Assessment<sup>4</sup> to achieve a 30% reduction of carbon in building new homes.
27. In 2025 when meeting the higher standards of 75% to 80% carbon reduction in new homes, these regulations are to move further towards a carbon neutral approach, with the abolition of gas fired central heating, resulting in the additional cost of around £2,000 to £3,000 per plot. These costs may reflect the use of district heat pumps or individual property heat pumps as a replacement for gas boilers.
28. The combination of these two significant costs is expected to deliver a carbon reduction in new housing of around 75% to 80%. No estimated figure is yet available for carbon zero homes by 2030 but also due to the increased energy efficiency for the higher fabric specifications that are included in these costs, the Government's impact assessment states that it will take time in the

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<sup>3</sup> The Government proposed changes to BR Part L and Part F is still ongoing and that nothing has yet been agreed. That is, the October 2019 consultation proposed two potential carbon reduction targets for the interim 2020 date, a cut of 20% or 31% in emissions compared with 2013 Part L. The government's preferred option at the consultation stage was for the 31% reduction. No announcements about the decisions have yet been made but a second stage consultation on building (including new homes) has just started, which ends at the end of April. The finalised version of Part L (requiring the 31% reduction) will be published in December 2021 and is proposed to come into force from June 2022, which gives the industry six months to prepare for the changes.

<sup>4</sup> MHCLG (2021) 'The Future Homes Standard: 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings: Summary of responses received and Government response'

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early stages of implementation for designers to implement the changes, especially to the heating system design to realise these savings because they will need time to adapt from current practices. But is if a reduced heat distribution system is installed early in the process of working towards higher levels of carbon reduction targets, then there will learning rates that can be applied to future costs, which might result in the higher target of zero carbon reduction to be met without any significant additional cost. The Government's Impact Assessment suggests that by 2025 the cost of new carbon reduction practices should be deliverable through changes in design rather than costs.

29. From this analysis, we retest the viability of Policy CC1, CC2 & CC3 costs associated with Sustainable Design and Construction with a provision sum cost of £6,500 per house and £5,000 per flat to reflect the Council's approach in moving towards achieving Net Zero Carbon Emissions by 2030.

### *Electric Vehicle Charging Infrastructure Standards*

30. In November 2021 the Government announced that it will be mandatory for new homes (and other new buildings such as supermarkets and workplaces, and those undergoing large-scale renovation) to have electric vehicle charging points installed from 2022.
31. Based on Government research in their Regulatory Impact Assessment of electric charging point provision, the assumption of the costs of providing these is £976 per unit. These have been applied to all houses (open market and affordable) and 50% of off-site parking spaces associated with flats in each typology/site.

### *Policy GI2 Biodiversity and Access to Nature*

32. The Local Plan is seeking a net gain in biodiversity, and help to improve, biodiversity. This policy will need to reflect the Government's Environmental Act that was given Royal Assent in December 2021. Its purpose is to make provision for targets, plans and policies for improving the natural environment through environmental protection, including a special focus on waste and resource efficiency, air quality, water, nature and biodiversity.
33. One major implication of the new Act is for all new developments (with a few exceptions) to deliver a 10% net increase in biodiversity, which would have to be managed for at least 30 years. This will require developments to be assessed for the type of habitats and their conditions at the application stage, and then identifying how they will be improving biodiversity, such as through the creation of green corridors, planting more trees, forming local nature spaces or through off-site mitigations by paying a levy for habitat creation or improvement elsewhere. The Government estimates that this will impact direct development costs, which we apply in this update addendum on Local Plan testing.
34. The Government's estimates of costs are based on a Government Impact Assessment<sup>5</sup> for Scenario 3, off-site bio-diversity credits (the most expensive of three tested scenarios). This identifies that the central estimate costs for Yorkshire for greenfield and brownfield sites, as set out in the Government Impact Assessment Tables 16 and 17, are:

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<sup>5</sup> DEFRA (2019) 'Biodiversity net gain and local nature recovery strategies: impact assessment' accessed online <https://www.gov.uk/government/consultations/biodiversity-net-gain-updating-planning-requirements>

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- Greenfield: £1,212 per unit; and
- Brownfield: £231 per unit.

35. These rates, plus an estimate of a midpoint for ‘mixed’ typologies (i.e., £721<sup>6</sup>), are tested.

### *Policy GI2a Strensall Common Special Area of Conservation*

36. This is a new policy that is considered to have a small impact on direct development costs, which is tested in this Addendum. This policy states that based on housing development within a ‘zone of influence’ ranging between 400m and 5.5km linear distance from the Special Area of Conservation (SAC) boundary, which include allocated housing sites SS9/ST7, SS10/ST8, SS11/ST9 and SS12/ST14. This new policy requirement seeks provision for open space that includes or secures access to areas of suitable natural greenspace secured by way of mitigation before any occupation of new dwellings and secured in perpetuity.
37. Based on the research about similar SAC contributions in other locations, a provisional sum of £1,000 per house and £500 per flat is applied to reflect a potential additional cost for sites that fall within the SAC ‘zone of influence’. This policy cost is applied in all site typologies and to those strategic sites that fall within this area, but it is important to note that these estimates are just a guide for potential development costs in testing the Local Plan, and therefore the actual cost may be higher or lower than this.

### *Policy H10 Affordable Housing*

38. This is assumed to remain as tested in CD018 albeit the transfer values will change to reflect the increased sales values in the private units that were discussed earlier in this note.
39. Also, Policy H10 sets out an offsite contribution for sites with 2 to 15 units. The proportions remain consistent with the testing in CD018, but there is an update in the off-site contribution values to reflect the latest average house values<sup>7</sup>, which are shown in **Table A8**.

**Table A8 Affordable housing offsite contribution for sites with 2 to 15 units**

No. of units	Location	Land type	AH target	OSFC per unit
11-14	Urban	Brownfield	20%	£45,523
11-14	Urban	Greenfield	20%	£45,523
5-10	Urban	Brownfield	15%	£34,143
5-10	Urban	Greenfield	15%	£34,143
2-4	Urban	Brownfield	6%	£13,657
2-4	Urban	Greenfield	6%	£13,657
5-10	Suburban	Brownfield	10%	£22,762
5-10	Suburban	Greenfield	15%	£34,143
5-10	Village/Rural	Brownfield	11%	£25,038
5-10	Village/Rural	Greenfield	17%	£6,829
2-4	Village/Rural	Brownfield	3%	£38,695
2-4	Village/Rural	Greenfield	8%	£18,209

<sup>6</sup> This figure is not stated within the Government Impact Assessment, but is instead assumed by PPE as a midpoint of the Greenfield value (£1,212) and the Brownfield (£231)

<sup>7</sup> Using the average ‘all property’ for York of £302,617 as recorded by Land Registry for November 2021

## Technical Note

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### *Policy H5 Gypsies and Travellers*

40. In terms of its requirement for new developments, it is understood that the policy for the provision of suitable spaces for Gypsy and Traveller sites remains the same as tested in CD018. Consistent with CD018, a figure of £150,000 per pitch has been assumed since there is no new evidence that this value for providing pitches should be any higher than previously tested. These sums will normally be secured through s106 agreements.

## Viability Testing Results

### *Introduction*

41. This section reviews the viability assessment findings of the updated cumulative burden of the CYC Local Plan to identify and assess the risk of delivery of future housing development within the City. Each typology site has been subjected to a viability appraisal in terms of the achievability of complying with the CYC Local Plan policies, for which there will be a viability impact, based on identifying whether sites are likely to be viable in complying with the cumulation of the following policies in the updated Local Plan:

- Updated likely s106 contributions, including new figures for infrastructure costs;
- Policy CC1, CC2 & CC3 costs associated with Sustainable Design and Construction for achieving net zero carbon, in line with national policies including revised Building Regulations Part L, and all houses having Electric Charging Vehicles;
- Policy GI2 Biodiversity and Access to Nature, including meeting the Government's mandatory requirements for all housing development to achieve a 10% net gain in biodiversity;
- New Policy GI2a Strensall Common Special Area of Conservation;
- Policy H10 Affordable Housing; and
- Policy H5 Gypsies and Travellers.

### *Viability Results*

42. The viability results at full policy requirements are shown in **Table A9**. **Appendix A3** provides the development appraisal sheets for the tested strategic sites under the full cumulative Local Plan policies.

43. The results are summarised by using a RAG 'traffic light' system, as follows:

- Green means that the development is viable with financial headroom that could be used for further planning gain;
- Amber is marginal in that they fall within a 20% range (i.e., 10% above or below) around the benchmark land value; and
- Red means that a viable position may not be reached if required to be policy compliant and all other assumptions such as land value remain unchanged.

44. The viability appraisal results for the site typologies shown in **Table A9** show all sites would be viable and one site (the very small one dwelling rural brownfield site) would be marginally viable.

## Technical Note

These results would suggest policies in the Local Plan remain deliverable among the bulk of sites likely to come forward within the City during the next five years and beyond. Also, the bulk of these tested sites includes a substantial viability headroom in residual values, which provides some buffer which would allow for other unknown s106 costs required to mitigate the impact of the development.

45. The results for strategic sites, which are also shown in **Table A9**, also are mostly viable with large headrooms in residual values, which would also suggest that the City Council should have confidence that the full Local Plan policies are deliverable within the City during the next five years and beyond. However, there is more limited headroom in SS12 Land West of Wigginton Rd (ST14) to support much more than the already identified Policy DM1/s106 of c.£19k per dwelling. SS13 Land West of Elvington Lane (ST15), which is tested as a large greenfield scheme with significant infrastructure costs amounting to approximately £43,000 per dwelling, results in a potential loss of just under £12,000 per dwelling
46. But on these large greenfield strategic sites, developers will likely achieve economies of scale and therefore will incur lower than the tested average build costs for new dwellings. This is considered next in sensitivity testing. In addition, as noted in **paragraph 19** above, the availability of other funding sources (contributions by infrastructure providers, government grants, etc.) has not been factored into the testing.

**Table A9 CYC Local Plan viability tested at full policy, along with headroom per dwelling**

ID	Typology	Full policy
1	Centre/ City Centre Extension - Large - 95 dwellings - Greenfield	£16,268
2	Centre/ City Centre Extension - Medium - 50 dwellings - Greenfield	£17,699
3	Centre/ City Centre Extension - Small - 20 dwellings - Greenfield	£25,153
4	Urban - Large - 45 dwellings - Greenfield	£31,696
5	Urban - Medium - 25 dwellings - Greenfield	£31,740
6	Urban - Small - 10 dwellings - Greenfield	£33,619
7	Suburban - Large - 140 dwellings - Greenfield	£18,767
8	Suburban - Medium - 38 dwellings - Greenfield	£26,547
9	Suburban - Small - 8 dwellings - Greenfield	£28,855
10	Village - Village - 122 dwellings - Greenfield	£20,146
11	Village - Large - 33 dwellings - Greenfield	£28,231
12	Village - Medium - 7 dwellings - Greenfield	£29,636
13	Village - Small - 1 dwellings - Greenfield	£14,501
14	Centre/ City Centre Extension - Large - 95 dwellings - Brownfield	£26,314
15	Centre/ City Centre Extension - Medium - 50 dwellings - Brownfield	£27,826
16	Centre/ City Centre Extension - Small - 20 dwellings - Brownfield	£29,445
17	Urban - Large - 45 dwellings - Brownfield	£32,439
18	Urban - Medium - 25 dwellings - Brownfield	£34,122
19	Urban - Small - 10 dwellings - Brownfield	£28,225

## Technical Note

ID	Typology	Full policy
20	Suburban - Large - 140 dwellings - Brownfield	£25,267
21	Suburban - Medium - 38 dwellings - Brownfield	£27,135
22	Suburban - Small - 8 dwellings - Brownfield	£22,159
23	Village - Village - 122 dwellings - Brownfield	£25,339
24	Village - Large - 33 dwellings - Brownfield	£27,484
25	Village - Medium - 7 dwellings - Brownfield	£22,161
26	Village - Small - 1 dwellings - Brownfield	£4,741
32	SS4 York Central (ST5)	£1,627
33	SS6 British Sugar (ST1)	£32,341
34	SS7 Former Civil Sports Ground (ST2)	£8,578
35	SS8 Land Adj Hull Road (ST4)	£8,573
36	SS9 Land East of Metcalf Lane (ST7)	£9,905
37	SS10 Land Nth of Monks Cross (ST8)	£6,395
38	SS11 Land Nth of Haxby (ST9)	£4,814
39	SS12 Land West of Wigginton Rd (ST14)	£573
40	SS13 Land West of Elvington Lane (ST15)	-£11,630
41	SS14 Terry's Extension Sites	£36,617
42	SS15 Nestle South (ST17)	£1,168
43	SS16 Land at Tadcaster Rd (ST21)	£18,466
44	SS17 Hungate (ST32)	£39,471
45	SS18 Station Yard, Wheldrake (ST33)	£12,648
46	SS20 Imphal Barracks (ST36)	£24,925

### Sensitivity Test at Lower Quartile Build Costs

47. As previously noted, it is typically expected that regional and national volume housebuilders can achieve economies of scale. The BCIS lower quartile average build cost is more appropriate for testing the viability of these sites. After testing this lower quartile build cost rate, the results shown in **Table A10** show that all the strategic sites would be viable and would come forward with a healthy financial headroom in residual values.
48. The exception is that site SS13 Land West of Elvington Lane (ST15), which by this assessment would be marginally viable but could not support significantly increased DM1/s106 requirements above the tested figure of c.£43,000 per dwelling without potentially becoming unviable. However, as noted in **paragraph 18** above, the tested assumptions are conservative with a potential degree of overlap between its high infrastructure costs of c.£45,000 per dwelling and the tested site opening up costs of £21,600 per dwelling.
49. Owing to this change in the viability result for SS13 (ST15), **Appendix A4** provides the full development sensitivity appraisal for site SS13 (ST15) under the full cumulative Local Plan policies with lower quartile build cost that would be typical for volume housebuilders.

## Technical Note

**Table A10 CYC Local Plan viability tested at full policy and lower quartile build costs**

ID	Typology	Full policy
32a	SS4 York Central (ST5)	£9,958
33a	SS6 British Sugar (ST1)	£44,471
34a	SS7 Former Civil Sports Ground (ST2)	£21,779
35a	SS8 Land Adj Hull Road (ST4)	£22,056
36a	SS9 Land East of Metcalf Lane (ST7)	£22,354
37a	SS10 Land Nth of Monks Cross (ST8)	£19,207
38a	SS11 Land Nth of Haxby (ST9)	£17,503
39a	SS12 Land West of Wigginton Rd (ST14)	£13,022
40a	SS13 Land West of Elvington Lane (ST15)	£469
41a	SS14 Terry's Extension Sites	£50,219
42a	SS15 Nestle South (ST17)	£10,179
43a	SS16 Land at Tadcaster Rd (ST21)	£32,099
44a	SS17 Hungate (ST32)	£49,799
45a	SS18 Station Yard, Wheldrake (ST33)	£26,281
46a	SS20 Imphal Barracks (ST36)	£38,155



## Technical Note

### Appendix A.1 Updated Sales Data Records

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI £psm
YO30 1ZB	£385,995	2021-01	131.11	148.77	£437,987	139	£3,151
YO31 0TN	£434,995	2019-01	120.48	148.77	£537,137	168	£3,197
YO31 1AD	£850,000	2020-01	121.94	148.77	£1,037,022	258	£4,019
YO31 1AD	£925,000	2021-01	131.11	148.77	£1,049,594	288	£3,644
YO30 6QL	£304,950	2018-02	113.36	148.77	£400,207	98	£4,084
YO26 5TL	£375,000	2020-02	122.04	148.77	£457,135	99	£4,618
YO30 6QN	£329,950	2019-02	121.01	148.77	£405,641	105	£3,863
YO30 6QN	£379,950	2019-02	121.01	148.77	£467,111	120	£3,893
YO30 6QQ	£379,950	2019-02	121.01	148.77	£467,111	120	£3,893
YO30 6QN	£379,950	2019-02	121.01	148.77	£467,111	120	£3,893
YO24 1HX	£470,250	2020-02	122.04	148.77	£573,247	121	£4,738
YO31 1AD	£625,000	2020-02	122.04	148.77	£761,892	132	£5,772
YO31 0WD	£459,995	2019-02	121.01	148.77	£565,519	168	£3,366
YO19 4AE	£384,999	2020-03	122.59	148.77	£467,218	100	£4,672
YO30 6QN	£329,950	2019-03	121.46	148.77	£404,138	105	£3,849
YO30 6QN	£329,950	2019-03	121.46	148.77	£404,138	105	£3,849
YO30 6QQ	£324,950	2018-03	114.22	148.77	£423,243	105	£4,031
YO30 6QR	£324,950	2018-03	114.22	148.77	£423,243	105	£4,031
YO30 6QN	£367,950	2019-03	121.46	148.77	£450,683	116	£3,885
YO30 6QJ	£404,950	2019-03	121.46	148.77	£496,002	116	£4,276
YO30 6QR	£354,950	2018-03	114.22	148.77	£462,318	116	£3,985
YO31 0WD	£322,995	2019-03	121.46	148.77	£395,620	118	£3,353
YO30 6QN	£415,950	2019-03	121.46	148.77	£509,475	128	£3,980
YO30 6QR	£401,950	2018-03	114.22	148.77	£523,534	128	£4,090
YO24 1HX	£525,000	2020-03	122.59	148.77	£637,118	148	£4,305
YO19 4AE	£559,999	2020-03	122.59	148.77	£679,591	186	£3,654
YO31 0TN	£459,995	2019-03	121.46	148.77	£563,424	189	£2,981
YO19 4AD	£240,000	2020-04	122.86	148.77	£290,614	68	£4,274
YO30 6QN	£403,950	2019-04	121.17	148.77	£495,961	128	£3,875
YO19 4AE	£462,999	2020-04	122.86	148.77	£560,641	139	£4,033
YO24 1HX	£522,500	2020-04	122.86	148.77	£632,690	148	£4,275
YO19 4AE	£529,999	2020-04	122.86	148.77	£641,771	164	£3,913
YO19 4AE	£529,999	2020-04	122.86	148.77	£641,771	164	£3,913
YO24 1HX	£850,000	2020-04	122.86	148.77	£1,029,257	221	£4,657
YO30 6QJ	£339,950	2019-05	119.93	148.77	£421,699	98	£4,303
YO30 6QQ	£329,950	2019-05	119.93	148.77	£409,294	105	£3,898
YO30 6QR	£324,950	2018-05	117.75	148.77	£410,555	105	£3,910
YO30 6QQ	£367,950	2019-05	119.93	148.77	£456,432	116	£3,935

## Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI Epsm
YO30 6QR	£354,950	2018-05	117.75	148.77	£448,458	116	£3,866
YO30 6QQ	£382,950	2019-05	119.93	148.77	£475,039	120	£3,959
YO30 6QR	£373,950	2018-05	117.75	148.77	£472,463	120	£3,937
YO19 4AE	£251,750	2019-06	119.93	148.77	£312,289	67	£4,661
YO31 0WD	£276,995	2018-06	118.57	148.77	£347,546	84	£4,137
YO31 0WE	£277,995	2018-06	118.57	148.77	£348,801	84	£4,152
YO19 4AE	£344,999	2019-06	119.93	148.77	£427,962	88	£4,863
YO31 0WE	£294,995	2018-06	118.57	148.77	£370,131	93	£3,980
YO30 6QQ	£314,950	2018-06	118.57	148.77	£395,168	98	£4,032
YO19 4AE	£379,999	2019-06	119.93	148.77	£471,379	100	£4,714
YO30 6QJ	£339,950	2019-06	119.93	148.77	£421,699	109	£3,869
YO19 4AE	£414,999	2019-06	119.93	148.77	£514,795	112	£4,596
YO30 6QQ	£367,950	2019-06	119.93	148.77	£456,432	116	£3,935
YO30 6QQ	£362,950	2018-06	118.57	148.77	£455,394	116	£3,926
YO30 6QQ	£382,950	2019-06	119.93	148.77	£475,039	120	£3,959
YO30 6QN	£434,950	2019-06	119.93	148.77	£539,544	131	£4,119
YO19 4AE	£467,999	2020-06	123.43	148.77	£564,079	140	£4,029
YO10 4FQ	£795,000	2019-06	119.93	148.77	£986,177	184	£5,360
YO30 6QQ	£316,950	2018-07	119.86	148.77	£393,398	98	£4,014
YO30 6QQ	£403,950	2018-07	119.86	148.77	£501,382	128	£3,917
YO10 4FQ	£825,000	2019-07	119.98	148.77	£1,022,964	194	£5,273
YO30 6QQ	£316,950	2018-08	119.10	148.77	£395,908	98	£4,040
YO19 4AE	£384,999	2019-08	121.76	148.77	£470,403	118	£3,986
YO19 4AE	£429,999	2019-08	121.76	148.77	£525,386	126	£4,170
YO30 6QQ	£403,950	2018-08	119.10	148.77	£504,581	128	£3,942
YO19 4AE	£344,999	2019-09	122.66	148.77	£418,437	88	£4,755
YO30 6QJ	£318,950	2019-09	122.66	148.77	£386,843	98	£3,947
YO30 6QH	£329,950	2019-09	122.66	148.77	£400,185	104	£3,848
YO30 6QH	£339,950	2019-09	122.66	148.77	£412,313	109	£3,783
YO30 6QR	£364,950	2018-09	119.85	148.77	£453,013	116	£3,905
YO30 6QQ	£318,950	2018-10	119.59	148.77	£396,774	98	£4,049
YO30 6QQ	£334,950	2018-10	119.59	148.77	£416,678	109	£3,823
YO30 6QN	£367,950	2018-10	119.59	148.77	£457,730	116	£3,946
YO30 6QQ	£363,950	2018-10	119.59	148.77	£452,754	116	£3,903
YO30 6QR	£373,950	2018-10	119.59	148.77	£465,194	120	£3,877
YO30 6QR	£375,950	2018-10	119.59	148.77	£467,682	120	£3,897
YO19 4AE	£524,999	2019-10	121.75	148.77	£641,512	164	£3,912
YO19 4AE	£559,999	2019-10	121.75	148.77	£684,280	186	£3,679
YO31 0RW	£469,995	2019-10	121.75	148.77	£574,301	189	£3,039
YO30 6QR	£329,950	2018-11	120.31	148.77	£408,002	105	£3,886
YO31 0WE	£274,995	2018-12	119.90	148.77	£341,209	84	£4,062

## Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI Epsm
YO30 6QN	£333,950	2018-12	119.90	148.77	£414,360	105	£3,946
YO30 6QQ	£339,950	2018-12	119.90	148.77	£421,805	109	£3,870
YO30 6QN	£367,950	2018-12	119.90	148.77	£456,546	116	£3,936
YO30 6QN	£367,950	2018-12	119.90	148.77	£456,546	116	£3,936
YO31 0WD	£459,995	2018-12	119.90	148.77	£570,754	168	£3,397
YO31 0TN	£469,995	2018-12	119.90	148.77	£583,162	181	£3,222
YO31 0TN	£485,995	2018-12	119.90	148.77	£603,015	181	£3,332
YO10 4FQ	£940,000	2019-12	120.18	148.77	£1,163,620	248	£4,692
YO1 9AE	£115,000	2018-01	112.73	129.39	£131,995	29	£4,552
YO24 4EY	£115,000	2020-01	115.55	129.39	£128,774	31	£4,154
YO1 9AE	£145,000	2020-01	115.55	129.39	£162,367	31	£5,238
YO1 9AE	£185,000	2020-01	115.55	129.39	£207,158	32	£6,474
YO1 9AE	£120,000	2018-01	112.73	129.39	£137,734	32	£4,304
YO1 9AE	£125,000	2018-01	112.73	129.39	£143,473	32	£4,484
YO1 9AE	£118,000	2018-01	112.73	129.39	£135,439	32	£4,232
YO1 9AE	£125,000	2018-01	112.73	129.39	£143,473	32	£4,484
YO24 4EY	£155,000	2020-01	115.55	129.39	£173,565	35	£4,959
YO24 4EY	£155,000	2020-01	115.55	129.39	£173,565	45	£3,857
YO24 4EY	£149,500	2020-01	115.55	129.39	£167,406	49	£3,416
YO31 7AH	£260,000	2020-01	115.55	129.39	£291,141	54	£5,392
YO1 9AE	£130,000	2019-02	116.88	129.39	£143,914	28	£5,140
YO1 9AE	£115,000	2018-02	112.55	129.39	£132,207	29	£4,559
YO1 9AE	£120,000	2018-02	112.55	129.39	£137,955	31	£4,450
YO24 4EY	£120,000	2020-02	115.45	129.39	£134,489	34	£3,956
YO31 7AH	£193,500	2021-02	120.14	129.39	£208,398	40	£5,210
YO30 6QH	£169,950	2018-02	112.55	129.39	£195,378	54	£3,618
YO30 6QH	£169,950	2018-02	112.55	129.39	£195,378	54	£3,618
YO1 9AE	£225,000	2018-02	112.55	129.39	£258,665	60	£4,311
YO30 6QH	£184,950	2018-02	112.55	129.39	£212,623	64	£3,322
YO30 6QH	£184,950	2018-02	112.55	129.39	£212,623	64	£3,322
YO1 7NP	£335,000	2019-02	116.88	129.39	£370,856	70	£5,298
YO1 7LS	£245,000	2018-02	112.55	129.39	£281,657	88	£3,201
YO1 7NP	£475,000	2019-02	116.88	129.39	£525,841	94	£5,594
YO1 9AE	£130,000	2019-03	116.83	129.39	£143,976	28	£5,142
YO1 9UP	£165,000	2020-03	116.05	129.39	£183,967	30	£6,132
YO1 9AE	£115,000	2018-03	112.83	129.39	£131,878	32	£4,121
YO1 9UP	£225,000	2020-03	116.05	129.39	£250,864	52	£4,824
YO1 9AE	£235,000	2018-03	112.83	129.39	£269,491	62	£4,347
YO31 7ES	£270,000	2018-03	112.83	129.39	£309,628	65	£4,764
YO31 7ES	£250,000	2018-03	112.83	129.39	£286,692	65	£4,411
YO31 7ES	£250,000	2018-03	112.83	129.39	£286,692	73	£3,927

## Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI £psm
YO1 9AE	£125,000	2018-04	113.25	129.39	£142,815	30	£4,760
YO1 9AE	£118,000	2018-04	113.25	129.39	£134,817	31	£4,349
YO1 9AE	£125,000	2018-04	113.25	129.39	£142,815	32	£4,463
YO1 9AE	£150,000	2018-04	113.25	129.39	£171,377	32	£5,356
YO1 9AE	£125,000	2018-04	113.25	129.39	£142,815	33	£4,328
YO1 6AE	£267,500	2021-04	123.21	129.39	£280,917	48	£5,852
YO1 9AE	£189,995	2018-04	113.25	129.39	£217,072	49	£4,430
YO1 9AE	£189,995	2018-04	113.25	129.39	£217,072	51	£4,256
YO1 9AE	£210,000	2018-04	113.25	129.39	£239,928	52	£4,614
YO1 9AE	£180,000	2018-04	113.25	129.39	£205,653	55	£3,739
YO31 7ES	£236,000	2018-04	113.25	129.39	£269,634	62	£4,349
YO31 7ES	£242,000	2018-04	113.25	129.39	£276,489	63	£4,389
YO31 7ES	£255,000	2018-04	113.25	129.39	£291,342	63	£4,624
YO31 7ES	£265,000	2018-04	113.25	129.39	£302,767	64	£4,731
YO31 7ES	£237,500	2018-04	113.25	129.39	£271,348	64	£4,240
YO31 7ES	£235,000	2019-04	116.73	129.39	£260,487	65	£4,007
YO23 1FL	£290,000	2021-04	123.21	129.39	£304,546	73	£4,172
YO1 7NP	£365,000	2019-04	116.73	129.39	£404,586	80	£5,057
YO31 7ES	£380,500	2018-04	113.25	129.39	£434,728	84	£5,175
YO1 9AE	£120,000	2018-05	114.62	129.39	£135,463	27	£5,017
YO1 9AE	£135,000	2018-05	114.62	129.39	£152,396	33	£4,618
YO1 6AE	£175,000	2021-05	125.23	129.39	£180,813	36	£5,023
YO1 6AE	£190,000	2021-05	125.23	129.39	£196,312	37	£5,306
YO1 6AE	£312,500	2021-05	125.23	129.39	£322,881	47	£6,870
YO31 7AH	£240,000	2021-05	125.23	129.39	£247,973	48	£5,166
YO1 6AE	£260,000	2021-05	125.23	129.39	£268,637	48	£5,597
YO1 9AE	£205,000	2018-05	114.62	129.39	£231,416	49	£4,723
YO1 6AE	£352,500	2021-05	125.23	129.39	£364,210	54	£6,745
YO31 7AH	£248,000	2020-05	116.26	129.39	£276,008	55	£5,018
YO1 7NP	£301,500	2018-05	114.62	129.39	£340,351	56	£6,078
YO1 9AE	£240,000	2018-05	114.62	129.39	£270,927	65	£4,168
YO1 7NP	£375,000	2018-05	114.62	129.39	£423,323	70	£6,047
YO1 6AE	£372,000	2021-05	125.23	129.39	£384,357	74	£5,194
YO1 6AE	£355,000	2021-05	125.23	129.39	£366,793	74	£4,957
YO1 7NP	£475,000	2018-05	114.62	129.39	£536,209	80	£6,703
YO31 7AH	£260,000	2021-05	125.23	129.39	£268,637	85	£3,160
YO1 6AE	£692,500	2021-05	125.23	129.39	£715,504	91	£7,863
YO1 7NP	£550,001	2018-05	114.62	129.39	£620,874	96	£6,467
YO31 7AH	£145,000	2020-06	115.51	129.39	£162,424	27	£6,016
YO1 6AE	£285,000	2021-06	125.57	129.39	£293,670	47	£6,248
YO1 6AE	£250,000	2021-06	125.57	129.39	£257,605	48	£5,367

## Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI Epsm
YO1 6AE	£247,500	2021-06	125.57	129.39	£255,029	48	£5,313
YO1 9AE	£240,000	2018-06	115.41	129.39	£269,072	63	£4,271
YO31 7AH	£345,000	2021-06	125.57	129.39	£355,495	78	£4,558
YO31 7AH	£150,000	2020-07	115.26	129.39	£168,389	33	£5,103
YO1 6ES	£264,999	2018-07	116.24	129.39	£294,978	51	£5,784
YO1 6ES	£289,999	2018-07	116.24	129.39	£322,806	53	£6,091
YO31 7AH	£269,950	2021-07	124.37	129.39	£280,846	64	£4,388
YO1 6ES	£349,999	2018-07	116.24	129.39	£389,594	75	£5,195
YO1 6ES	£414,999	2018-07	116.24	129.39	£461,947	77	£5,999
YO1 6ES	£389,999	2018-07	116.24	129.39	£434,119	77	£5,638
YO1 6ES	£419,999	2018-07	116.24	129.39	£467,513	77	£6,072
YO1 6ES	£409,999	2018-07	116.24	129.39	£456,381	79	£5,777
YO1 6ES	£362,499	2018-07	116.24	129.39	£403,508	82	£4,921
YO1 6ES	£412,499	2018-07	116.24	129.39	£459,164	85	£5,402
YO1 6ES	£299,999	2018-08	115.72	129.39	£335,438	51	£6,577
YO1 6ES	£287,499	2018-08	115.72	129.39	£321,461	53	£6,065
YO1 6ES	£424,999	2018-08	115.72	129.39	£475,204	75	£6,336
YO1 6ES	£344,999	2018-08	115.72	129.39	£385,754	75	£5,143
YO1 6ES	£344,999	2018-08	115.72	129.39	£385,754	84	£4,592
YO1 6ES	£424,999	2018-08	115.72	129.39	£475,204	85	£5,591
YO1 6ES	£354,999	2018-08	115.72	129.39	£396,935	87	£4,562
YO1 6ES	£394,999	2018-08	115.72	129.39	£441,660	95	£4,649
YO1 7NP	£420,000	2018-09	115.97	129.39	£468,602	80	£5,858
YO1 7NP	£425,000	2019-09	118.16	129.39	£465,392	94	£4,951
YO1 9AE	£115,000	2018-10	115.83	129.39	£128,463	27	£4,758
YO1 9AE	£130,000	2018-10	115.83	129.39	£145,219	29	£5,008
YO31 7AH	£210,000	2019-10	116.85	129.39	£232,537	37	£6,285
YO31 7AH	£200,000	2019-10	116.85	129.39	£221,463	40	£5,537
YO31 7AH	£220,000	2019-10	116.85	129.39	£243,610	41	£5,942
YO30 4UZ	£150,000	2018-10	115.83	129.39	£167,560	63	£2,660
YO1 7NP	£375,000	2018-10	115.83	129.39	£418,901	70	£5,984
YO24 1AG	£375,000	2020-10	115.58	129.39	£419,807	88	£4,771
YO24 1AG	£450,000	2020-10	115.58	129.39	£503,768	96	£5,248
YO24 1AG	£405,000	2020-10	115.58	129.39	£453,391	98	£4,626
YO24 1AG	£445,000	2020-10	115.58	129.39	£498,171	119	£4,186
YO1 9AE	£140,000	2019-11	115.28	129.39	£157,136	28	£5,612
YO1 9AE	£115,000	2018-11	115.57	129.39	£128,752	28	£4,598
YO1 9AE	£115,000	2018-11	115.57	129.39	£128,752	28	£4,598
YO1 9AE	£130,000	2018-11	115.57	129.39	£145,546	28	£5,198
YO1 9AE	£155,000	2019-11	115.28	129.39	£173,972	32	£5,437
YO1 9AE	£135,000	2018-11	115.57	129.39	£151,143	33	£4,580

## Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI Epsm
YO1 9AE	£157,000	2018-11	115.57	129.39	£175,774	36	£4,883
YO31 7AH	£215,000	2019-11	115.28	129.39	£241,315	41	£5,886
YO1 9AE	£177,000	2019-11	115.28	129.39	£198,664	42	£4,730
YO1 9AE	£189,995	2018-11	115.57	129.39	£212,715	47	£4,526
YO31 0RQ	£92,500	2019-11	115.28	129.39	£103,822	60	£1,730
YO24 1AG	£485,000	2020-11	118.33	129.39	£530,332	127	£4,176
YO1 9AE	£140,000	2019-12	114.15	129.39	£158,691	27	£5,877
YO1 9AE	£140,000	2019-12	114.15	129.39	£158,691	28	£5,668
YO1 9AE	£120,000	2018-12	115.59	129.39	£134,326	28	£4,797
YO1 9AE	£145,000	2018-12	115.59	129.39	£162,311	36	£4,509
YO1 9AE	£193,000	2018-12	115.59	129.39	£216,042	45	£4,801
YO24 1AG	£525,000	2020-12	119.81	129.39	£566,979	125	£4,536
YO30 6PF	£309,950	2019-01	119.85	145.33	£375,845	102	£3,685
YO30 6PF	£309,950	2019-01	119.85	145.33	£375,845	102	£3,685
YO31 0WD	£324,995	2018-01	113.48	145.33	£416,210	132	£3,153
YO32 9AH	£450,000	2021-01	130.33	145.33	£501,792	142	£3,534
YO30 6QR	£225,950	2019-02	120.34	145.33	£272,871	64	£4,264
YO30 6QR	£225,950	2019-02	120.34	145.33	£272,871	64	£4,264
YO30 6QR	£231,950	2019-02	120.34	145.33	£280,117	64	£4,377
YO30 6QR	£248,950	2019-02	120.34	145.33	£300,647	74	£4,063
YO30 6QQ	£277,950	2018-02	112.93	145.33	£357,695	89	£4,019
YO30 6QQ	£277,950	2018-02	112.93	145.33	£357,695	89	£4,019
YO30 6QH	£289,950	2018-02	112.93	145.33	£373,138	102	£3,658
YO30 6QH	£289,950	2018-02	112.93	145.33	£373,138	102	£3,658
YO30 6QR	£258,950	2019-02	120.34	145.33	£312,724	106	£2,950
YO30 6QR	£299,950	2019-02	120.34	145.33	£362,238	120	£3,019
YO31 0WD	£349,995	2018-03	113.67	145.33	£447,478	118	£3,792
YO19 4AE	£350,000	2020-03	122.69	145.33	£414,586	118	£3,513
YO30 6QR	£228,950	2019-05	120.23	145.33	£276,747	64	£4,324
YO31 0WE	£256,995	2018-05	117.55	145.33	£317,729	84	£3,782
YO31 0WE	£256,995	2018-05	117.55	145.33	£317,729	84	£3,782
YO31 0WE	£267,495	2018-05	117.55	145.33	£330,711	93	£3,556
YO31 0WE	£278,995	2018-05	117.55	145.33	£344,928	93	£3,709
YO30 6QR	£264,950	2019-05	120.23	145.33	£320,263	106	£3,021
YO30 6QR	£329,950	2019-05	120.23	145.33	£398,833	123	£3,243
YO31 0WE	£279,995	2018-06	118.60	145.33	£343,100	84	£4,085
YO31 0WE	£259,995	2018-06	118.60	145.33	£318,593	84	£3,793
YO31 0WE	£281,995	2018-06	118.60	145.33	£345,551	84	£4,114
YO31 0WE	£259,995	2018-06	118.60	145.33	£318,593	84	£3,793
YO31 0WE	£282,995	2018-06	118.60	145.33	£346,776	93	£3,729
YO31 0WE	£285,995	2018-06	118.60	145.33	£350,452	93	£3,768



## Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI £psm
YO30 6QR	£264,950	2019-06	120.33	145.33	£319,997	106	£3,019
YO31 0WD	£319,995	2018-06	118.60	145.33	£392,115	111	£3,533
YO19 4AW	£380,000	2020-06	123.71	145.33	£446,410	118	£3,783
YO26 5TL	£225,000	2020-07	122.66	145.33	£266,584	56	£4,760
YO26 5TL	£265,000	2020-07	122.66	145.33	£313,977	82	£3,829
YO30 6QQ	£283,950	2019-07	120.34	145.33	£342,916	89	£3,853
YO31 0WE	£285,995	2018-07	119.66	145.33	£347,348	93	£3,735
YO30 6QR	£228,950	2019-08	121.92	145.33	£272,911	64	£4,264
YO26 5TL	£270,000	2019-08	121.92	145.33	£321,843	82	£3,925
YO31 0WD	£329,995	2018-08	118.97	145.33	£403,111	113	£3,567
YO30 6PF	£294,950	2018-10	119.32	145.33	£359,245	64	£5,613
YO30 1ZD	£348,995	2020-10	124.51	145.33	£407,352	111	£3,670
YO30 1ZD	£332,495	2020-10	124.51	145.33	£388,093	111	£3,496
YO30 6QR	£339,950	2018-10	119.32	145.33	£414,054	123	£3,366
YO30 6QR	£279,950	2018-11	119.82	145.33	£339,552	89	£3,815
YO30 6QR	£279,950	2018-11	119.82	145.33	£339,552	89	£3,815
YO30 6PF	£324,950	2018-11	119.82	145.33	£394,133	92	£4,284
YO31 0WD	£261,995	2018-12	119.48	145.33	£318,679	84	£3,794
YO31 0WD	£267,495	2018-12	119.48	145.33	£325,369	84	£3,873
YO30 1ZD	£349,995	2020-12	129.05	145.33	£394,148	111	£3,551
YO31 0RW	£349,995	2018-12	119.48	145.33	£425,718	136	£3,130
YO31 0RQ	£354,995	2018-12	119.48	145.33	£431,800	141	£3,062
YO19 4AD	£260,000	2021-01	128.88	141.62	£285,701	68	£4,201
YO30 6QQ	£221,950	2018-01	112.07	141.62	£280,473	71	£3,950
YO30 6QQ	£231,950	2018-01	112.07	141.62	£293,109	71	£4,128
YO30 6QQ	£241,950	2018-01	112.07	141.62	£305,746	80	£3,822
YO24 1HX	£370,000	2020-01	119.84	141.62	£437,245	105	£4,164
YO24 4NT	£349,950	2018-01	112.07	141.62	£442,223	119	£3,716
YO1 9AA	£550,000	2019-01	117.63	141.62	£662,170	132	£5,016
YO1 9AA	£547,500	2019-01	117.63	141.62	£659,160	132	£4,994
YO1 9AA	£599,950	2018-01	112.07	141.62	£758,142	132	£5,743
YO31 0RQ	£354,995	2019-01	117.63	141.62	£427,394	141	£3,031
YO26 5TL	£204,000	2020-02	120.16	141.62	£240,433	82	£2,932
YO30 6QQ	£349,950	2018-02	111.70	141.62	£443,688	116	£3,825
YO1 9AA	£625,000	2018-02	111.70	141.62	£792,413	133	£5,958
YO30 6QR	£219,950	2018-03	112.47	141.62	£276,957	64	£4,327
YO30 6QR	£239,950	2018-03	112.47	141.62	£302,140	74	£4,083
YO30 6QH	£284,950	2018-03	112.47	141.62	£358,803	102	£3,518
YO30 6QR	£249,950	2018-03	112.47	141.62	£314,732	106	£2,969
YO30 6QR	£249,950	2018-03	112.47	141.62	£314,732	106	£2,969
YO31 0RW	£319,000	2020-03	120.85	141.62	£373,825	129	£2,898



## Technical Note

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YO24 1HX	£362,000	2020-04	121.09	141.62	£423,375	105	£4,032
YO30 6QH	£299,950	2018-04	113.58	141.62	£374,000	118	£3,169
YO1 9AA	£590,000	2019-04	119.01	141.62	£702,091	132	£5,319
YO19 4AD	£236,000	2020-05	121.93	141.62	£274,111	68	£4,031
YO30 6QR	£248,950	2019-05	118.41	141.62	£297,748	74	£4,024
YO24 1HX	£375,000	2020-05	121.93	141.62	£435,557	105	£4,148
YO30 6QR	£264,950	2019-05	118.41	141.62	£316,884	106	£2,989
YO31 0WD	£319,995	2019-05	118.41	141.62	£382,718	115	£3,328
YO30 6QR	£248,950	2019-06	118.46	141.62	£297,622	64	£4,650
YO19 4AD	£236,000	2020-06	121.72	141.62	£274,584	68	£4,038
YO19 4AD	£230,000	2020-06	121.72	141.62	£267,603	68	£3,935
YO19 4AE	£229,999	2019-06	118.46	141.62	£274,966	68	£4,044
YO19 4AE	£241,999	2019-06	118.46	141.62	£289,312	68	£4,255
YO31 0WE	£279,995	2018-06	116.95	141.62	£339,059	93	£3,646
YO31 0WE	£267,995	2018-06	116.95	141.62	£324,527	93	£3,490
YO24 1HX	£365,000	2020-06	121.72	141.62	£424,674	105	£4,045
YO30 6QR	£265,950	2019-06	118.46	141.62	£317,946	106	£2,999
YO30 6QR	£309,950	2018-06	116.95	141.62	£375,332	111	£3,381
YO31 0WE	£330,995	2018-06	116.95	141.62	£400,817	129	£3,107
YO31 0WE	£331,995	2018-06	116.95	141.62	£402,028	129	£3,116
YO31 0WE	£330,995	2018-06	116.95	141.62	£400,817	129	£3,107
YO31 0WE	£322,995	2018-06	116.95	141.62	£391,129	129	£3,032
YO1 9AA	£575,000	2018-06	116.95	141.62	£696,293	132	£5,275
YO30 6QR	£229,950	2018-07	118.04	141.62	£275,885	64	£4,311
YO19 4AW	£236,000	2020-07	120.69	141.62	£276,927	68	£4,072
YO26 5TL	£255,000	2020-07	120.69	141.62	£299,222	82	£3,649
YO26 5TL	£270,000	2019-07	118.64	141.62	£322,298	82	£3,930
YO30 6QR	£254,950	2018-07	118.04	141.62	£305,880	106	£2,886
YO30 6QR	£329,950	2018-07	118.04	141.62	£395,862	127	£3,117
YO30 6QR	£264,950	2019-08	120.45	141.62	£311,517	64	£4,867
YO30 6QR	£248,950	2019-08	120.45	141.62	£292,705	74	£3,955
YO30 6QR	£244,950	2018-08	117.42	141.62	£295,434	74	£3,992
YO26 5TL	£255,000	2019-08	120.45	141.62	£299,818	82	£3,656
YO19 4AE	£284,999	2019-08	120.45	141.62	£335,090	88	£3,808
YO30 6QR	£264,950	2019-08	120.45	141.62	£311,517	106	£2,939
YO30 6QR	£254,950	2018-08	117.42	141.62	£307,495	106	£2,901
YO31 0WE	£339,995	2018-08	117.42	141.62	£410,067	129	£3,179
YO31 0RW	£356,995	2019-08	120.45	141.62	£419,740	140	£2,998
YO31 0TL	£359,995	2019-08	120.45	141.62	£423,267	141	£3,002
YO31 0TL	£359,995	2019-08	120.45	141.62	£423,267	141	£3,002
YO19 4AE	£234,999	2019-09	121.69	141.62	£273,486	68	£4,022

## Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI £psm
YO30 6QR	£248,950	2019-09	121.69	141.62	£289,722	74	£3,915
YO19 4AE	£277,999	2019-09	121.69	141.62	£323,529	88	£3,676
YO19 4AE	£268,000	2019-09	121.69	141.62	£311,892	88	£3,544
YO30 6QR	£289,950	2018-09	118.25	141.62	£347,253	102	£3,404
YO30 6QR	£289,950	2018-09	118.25	141.62	£347,253	102	£3,404
YO30 6QR	£284,950	2018-09	118.25	141.62	£341,265	102	£3,346
YO31 0RQ	£299,995	2019-09	121.69	141.62	£349,127	118	£2,959
YO30 6QR	£299,950	2018-09	118.25	141.62	£359,230	118	£3,044
YO31 0WF	£339,995	2019-09	121.69	141.62	£395,678	129	£3,067
YO31 0WF	£342,995	2019-09	121.69	141.62	£399,170	129	£3,094
YO31 0WF	£329,995	2019-09	121.69	141.62	£384,041	129	£2,977
YO31 0WF	£339,995	2019-09	121.69	141.62	£395,678	129	£3,067
YO31 0WF	£342,995	2019-09	121.69	141.62	£399,170	129	£3,094
YO31 0TL	£334,995	2019-09	121.69	141.62	£389,859	141	£2,765
YO31 0TL	£354,995	2019-09	121.69	141.62	£413,135	141	£2,930
YO19 4AE	£234,999	2019-10	120.54	141.62	£276,096	68	£4,060
YO26 5TL	£270,000	2019-10	120.54	141.62	£317,218	82	£3,869
YO26 5TL	£255,000	2019-10	120.54	141.62	£299,594	82	£3,654
YO19 4AE	£284,999	2019-10	120.54	141.62	£334,840	88	£3,805
YO19 4AE	£277,999	2019-10	120.54	141.62	£326,615	88	£3,712
YO31 0RW	£330,995	2019-10	120.54	141.62	£388,879	129	£3,015
YO31 0WD	£354,995	2018-10	117.80	141.62	£426,778	140	£3,048
YO30 6QR	£231,950	2018-11	118.13	141.62	£278,073	64	£4,345
YO30 6QR	£221,950	2018-11	118.13	141.62	£266,084	64	£4,158
YO30 6QR	£254,950	2018-11	118.13	141.62	£305,646	74	£4,130
YO30 12B	£297,995	2020-11	125.71	141.62	£335,710	77	£4,360
YO30 6QR	£289,950	2018-11	118.13	141.62	£347,606	103	£3,375
YO30 6QR	£258,950	2018-11	118.13	141.62	£310,442	106	£2,929
YO30 6QR	£314,950	2018-11	118.13	141.62	£377,577	111	£3,402
YO30 6QR	£314,950	2018-11	118.13	141.62	£377,577	111	£3,402
YO31 0TL	£304,995	2018-11	118.13	141.62	£365,643	118	£3,099
YO31 0RW	£324,995	2019-11	118.83	141.62	£387,325	129	£3,003
YO31 0TL	£339,995	2019-11	118.83	141.62	£405,201	141	£2,874
YO31 0TL	£339,995	2019-11	118.83	141.62	£405,201	141	£2,874
YO19 4AE	£277,999	2019-12	118.00	141.62	£333,646	88	£3,791
YO30 6QR	£289,950	2018-12	117.34	141.62	£349,946	103	£3,398
YO30 6QR	£284,950	2018-12	117.34	141.62	£343,912	103	£3,339
YO31 0WD	£327,495	2018-12	117.34	141.62	£395,260	115	£3,437
YO31 0WD	£327,495	2018-12	117.34	141.62	£395,260	115	£3,437
YO31 0TL	£294,995	2018-12	117.34	141.62	£356,035	118	£3,017
YO31 0WD	£322,495	2018-12	117.34	141.62	£389,226	118	£3,299

## Technical Note

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Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI £psm
YO31 0WD	£322,495	2018-12	117.34	141.62	£389,226	118	£3,299
YO31 0WE	£319,995	2018-12	117.34	141.62	£386,208	129	£2,994
YO31 0RQ	£359,995	2018-12	117.34	141.62	£434,485	141	£3,081

# Technical Note

## Appendix A.2 Updated BCIS Build Costs

**BCIS<sup>®</sup>**

**RICS<sup>®</sup>**

### £/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 12-Feb-2022 00:38

> Rebased to 4Q 2021 (344) and York ( 100; sample 19 )

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
<b>New build</b>							
810. Housing, mixed developments (15)	1,330	728	1,164	1,291	1,448	3,019	1219
<b>810.1 Estate housing</b>							
Generally (15)	1,328	642	1,130	1,278	1,449	4,598	1493
Single storey (15)	1,491	848	1,268	1,443	1,658	4,598	245
2-storey (15)	1,281	642	1,115	1,246	1,400	2,796	1151
3-storey (15)	1,369	831	1,100	1,309	1,536	2,734	92
4-storey or above (15)	2,795	1,363	2,230	2,491	3,746	4,146	5
810.11 Estate housing detached (15)	1,706	988	1,318	1,476	1,718	4,598	22
<b>810.12 Estate housing semi detached</b>							
Generally (15)	1,322	785	1,138	1,291	1,451	2,448	353
Single storey (15)	1,475	980	1,281	1,453	1,629	2,448	73
2-storey (15)	1,283	785	1,131	1,257	1,405	2,236	267
3-storey (15)	1,259	941	1,003	1,244	1,362	1,922	13
<b>810.13 Estate housing terraced</b>							
Generally (15)	1,367	831	1,115	1,295	1,503	4,146	275
Single storey (15)	1,536	1,016	1,308	1,448	1,767	2,151	25
2-storey (15)	1,315	834	1,112	1,256	1,445	2,796	205
3-storey (15)	1,395	831	1,093	1,294	1,571	2,734	43
4-storey or above (10)	3,946	3,746	-	-	-	4,146	2
<b>816. Flats (apartments)</b>							
Generally (15)	1,563	773	1,300	1,485	1,780	5,389	852
1-2 storey (15)	1,484	918	1,264	1,417	1,662	2,659	194
3-5 storey (15)	1,540	773	1,294	1,473	1,746	3,263	558
6 storey or above (15)	1,856	1,145	1,530	1,740	1,980	5,389	97
818. Housing with shops, offices, workshops or the like (15)	1,933	782	1,514	1,746	2,227	4,807	85
<b>820.1 'One-off' housing detached (3 units or less)</b>							
Generally (15)	2,402	985	1,621	2,105	2,944	6,377	128
Single storey (15)	1,955	1,194	1,448	1,785	2,277	3,622	31

# Technical Note



Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
2-storey (15)	2,274	985	1,617	2,056	2,726	6,026	62
3-storey (15)	2,794	1,337	2,111	2,758	3,152	5,211	28
4-storey or above (15)	4,642	2,478	3,194	5,493	5,667	6,377	5
820.2 'One-off' housing semi-detached (3 units or less) (15)	1,668	966	1,395	1,542	1,857	5,369	65
820.3 'One-off' housing terraced (3 units or less) (15)	1,711	1,229	1,262	1,474	1,729	3,203	13
841. Housing provided in connection with other facilities (20)	1,671	1,331	-	1,565	-	2,222	4
<b>843. Supported housing</b>							
Generally (15)	1,676	857	1,407	1,554	1,802	3,421	133
Single storey (15)	1,945	1,204	1,554	1,677	2,073	3,421	17
2-storey (15)	1,671	857	1,404	1,519	1,838	2,977	42
3-storey (15)	1,527	859	1,396	1,478	1,687	2,269	46
4-storey or above (15)	1,754	1,055	1,394	1,610	1,795	3,281	25
843.1 Supported housing with shops, restaurants or the like (15)	1,604	1,024	1,362	1,534	1,684	2,706	31
852. Hotels (15)	2,214	1,223	1,780	2,129	2,738	3,188	16
856.2 Students' residences, halls of residence, etc (15)	2,027	1,137	1,848	2,018	2,226	3,258	57

## Technical Note

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### Appendix A.3 Development appraisal sheets for the tested strategic sites under full cumulative Local Plan policies

# Technical Note

SS4 York Central (ST5)		VA1		2,500 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	35.00	Private Affordable		Sqm/ha	8,088	RLV	£11,717,186				
Net	17.00	Nr of units		Dwgs/ha	147	BLV	£7,650,000				
Land type:	Brownfield	Intermediate		Units/ha	250	Viable?	Yes				
LV description:	Strategic Site	Affordable rent		AH rate	20.0%	Headroom	£4,067,186				
		Social rent		GDV=Total costs	-	Headroom per net h	£239,246				
		First Homes		Profit/total GDV	18.4%	Headroom per net h	£1,627				
						Headroom psm flsp	£25				
						Headroom psm CIL li	£32			Start	Finish
<b>1.0 Site Acquisition</b>											
1.1	Net site value (residual land value)						£11,717,186			Jan-21	Mar-31
1.2	Stamp Duty Land Tax		Category: Commercial land				£0			Jan-21	Mar-31
1.3	Purchaser costs		1.80%		on land costs		£210,909			Jan-21	Mar-31
<b>Total Site Acquisition Costs</b>							<b>£12,503,454</b>				
<b>2.0 Developer's Profit</b>											
2.1	Private units		20.0%		on OM GDV		£108,350,000			Oct-41	Nov-41
2.3	Affordable units		6%		on AH transfer values		£4,063,125			Oct-41	Nov-41
<b>Total Developer's Profit</b>							<b>£112,413,125</b>				
<b>3.0 Development Value</b>											
3.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.1.1	Flats (NIA)		2000.00	55.0	110,000	£4,925	£541,750,000			Oct-31	Oct-41
3.1.2	2 bed house		0.00	74.5	-	£3,750	£0			Oct-21	Oct-41
3.1.3	3 bed house		0.00	93.0	-	£3,750	£0			Oct-21	Oct-41
3.1.4	4+ bed house		0.00	117.1	-	£3,750	£0			Oct-21	Oct-41
3.1.5	1 bed bungalows		0.00	50.0	-	£3,750	£0			Oct-21	Oct-41
			2,000.0	110,000							
3.2	Social rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.2.1	Flats (NIA)		200.00	55.0	11,000	£1,970	£21,670,000			Oct-31	Oct-41
3.2.2	2 bed house		0.00	74.5	-	£1,500	£0			Oct-21	Oct-41
3.2.3	3 bed house		0.00	93.0	-	£1,500	£0			Oct-21	Oct-41
3.2.4	4+ bed house		0.00	117.1	-	£1,500	£0			Oct-21	Oct-41
3.2.5	1 bed bungalows		0.00	50.0	-	£1,500	£0			Oct-21	Oct-41
			200.0	11,000							
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.3.1	Flats (NIA)		200.00	55.0	11,000	£2,463	£27,087,500			Oct-31	Oct-41
3.3.2	2 bed house		0.00	74.5	-	£1,875	£0			Oct-21	Oct-41
3.3.3	3 bed house		0.00	93.0	-	£1,875	£0			Oct-21	Oct-41
3.3.4	4+ bed house		0.00	117.1	-	£1,875	£0			Oct-21	Oct-41
3.3.5	1 bed bungalows		0.00	50.0	-	£1,875	£0			Oct-21	Oct-41
			200.0	11,000							
3.4	Intermediate		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.4.1	Flats (NIA)		100.00	55.0	5,500	£3,448	£18,961,250			Oct-31	Oct-41
3.4.2	2 bed house		0.00	74.5	-	£2,625	£0			Oct-21	Oct-41
3.4.3	3 bed house		0.00	93.0	-	£2,625	£0			Oct-21	Oct-41
3.4.4	4+ bed house		0.00	117.1	-	£2,625	£0			Oct-21	Oct-41
3.4.5	1 bed bungalows		0.00	50.0	-	£2,625	£0			Oct-21	Oct-41
			100.0	5,500							
<b>Gross Development Value</b>							<b>£609,468,750</b>				
<b>4.0 Development Costs</b>											
4.1	Sales Cost		3.00%		on OM GDV		£16,252,500			Oct-31	Oct-41
4.1.1	Private units						£250,000			Oct-31	Oct-41
4.1.3	Affordable units						£500			Oct-31	Oct-41
<b>Total Sales Costs</b>							<b>£16,502,500</b>				
<b>4.2 Build Costs</b>											
4.2.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost				
4.2.1.1	Flats (GIA)		2000.00	62.9	125,714	£1,445	£181,657,143			Apr-21	Apr-41
4.2.1.2	2 bed house		0.00	74.5	-	£1,278	£0.00			Apr-21	Apr-41
4.2.1.3	3 bed house		0.00	93.0	-	£1,278	£0.00			Apr-21	Apr-41
4.2.1.4	4+ bed house		0.00	117.1	-	£1,278	£0.00			Apr-21	Apr-41
4.2.1.5	1 bed bungalows		0.00	50.0	-	£1,443	£0.00			Apr-21	Apr-41
			2,000	125,714							
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost				
4.2.2.1	Flats (GIA)		500.00	62.9	31,429	£1,445	£45,414,285.71			Apr-21	Apr-41
4.2.2.2	2 bed house		0.00	74.5	-	£1,278	£0.00			Apr-21	Apr-41
4.2.2.3	3 bed house		0.00	93.0	-	£1,278	£0.00			Apr-21	Apr-41
4.2.2.4	4+ bed house		0.00	117.1	-	£1,278	£0.00			Apr-21	Apr-41
4.2.2.5	1 bed bungalows		0.00	50.0	-	£1,443	£0.00			Apr-21	Apr-41
			500	31,429							
4.2.3	Garages		Number of units	sqm per garage (sqm)	Total (sqm)	Epsm	Total Cost				
			180,000	18	3,240	£500	£1,620,000			Apr-21	Apr-41
<b>Total Build Costs</b>							<b>£228,691,429</b>				
<b>4.3 Extra-Over Construction Costs</b>											
4.3.1.1	Externals (for houses)		10%		extra-over on build cost for houses		£162,000			Apr-21	Apr-41
4.3.1.2	Externals (for flats)		10%		extra-over on build cost for flats		£22,707,143			Apr-21	Apr-41
4.3.2	Site abnormalities (remediation/demolition)		£381,000		per net ha		£6,477,000			Jan-21	Mar-31
4.3.3	Site opening costs		£0		per unit		£0			Jan-21	Mar-31
<b>Total Extra-Over Construction Costs</b>							<b>£29,346,143</b>				
<b>4.4 Professional Fees</b>											
4.4.1	on build costs (incl. externals)		8%				£20,124,846			Jan-21	Apr-41
<b>Total Professional Fees</b>							<b>£20,124,846</b>				
<b>4.5 Contingency</b>											
4.4.1	on build costs (incl. externals)		4%				£10,062,423			Jan-21	Apr-41
<b>Total Contingency</b>							<b>£10,062,423</b>				
<b>4.6 Other Planning Obligations</b>											
4.6.1	S106		£5,684		per unit		£14,210,000			Jan-21	Mar-31
4.6.2	AH Commuted Sum payment		£0		total		£0			Jan-21	Mar-31
4.6.3	Electric charging points		£976		per unit (100% of houses; 50% of flats)		£1,220,000			Apr-21	Apr-41
4.6.5.1	Policy G12a Stenshall SAC		£0		SAC per house		£0			Apr-21	Apr-41
4.6.5.2	Policy G12a Stenshall SAC		£0		SAC per flat		£0			Apr-21	Apr-41
4.6.6	Policy HS Gypsy and Traveller sites		£150,000		per pitch		£900,000			Apr-21	Apr-41
4.6.7.1	Policy CC1, CC2 & CC3		£6,500		per house		£0			Apr-21	Apr-41
4.6.7.2	Policy CC1, CC2 & CC3		£5,000		per flat		£12,500,000			Apr-21	Apr-41
4.6.8	Policy G12 Biodiversity Net Gain		£231		per unit		£577,500			Apr-21	Apr-41
<b>Total Developer Contributions</b>							<b>£29,407,500</b>				
<b>TOTAL DEVELOPMENT COSTS</b>							<b>£334,134,840</b>				
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£459,051,419</b>				
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£150,417,331</b>				
<b>8.0 Finance Costs</b>											
8.1	Finance		APR 6.50%		on net costs		PCM 0.526%				
							<b>£-150,417,331</b>				
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£609,468,750</b>				
This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.											



# Technical Note

SS6 British Sugar (ST1)		VA1	1,200 Units		TECHNICAL CHECKS:			DVA SUMMARY:			TIMING	
Gross	46.30	Private	Affordable	Sqm/ha	3,709	RLV	£50,536,460		Start	Finish		
Net	26.06						£11,727,000					
Land type:	Brownfield	Nr of units	960	240	Dwgs/ha	46	BLV	£11,727,000				
LV description:	Strategic Site	Intermediate	48	AH rate	20.0%	Viability?	Yes					
		Affordable rent	96	GDV=Total costs	-	Headroom	£38,809,460					
		Social rent	96	Profit/total GDV	18.4%	Headroom per net ha	£1,489,235					
		First Homes	-			Headroom per dwg	£32,341					
						Headroom psm flsp	£381					
						Headroom psm CL li	£476					
<b>1.0 Site Acquisition</b>												
1.1	Net site value (residual land value)						£50,536,460	Jan-21	Aug-25			
1.2	Stamp Duty Land Tax		Category:	Commercial land			£0	Jan-21	Aug-25			
1.3	Purchaser costs		1.80%	on land costs			£909,656	Jan-21	Aug-25			
<b>Total Site Acquisition Costs</b>							<b>£53,962,440</b>					
<b>2.0 Developer's Profit</b>												
2.1	Private units		20.0%	on OM GDV			£57,995,800	Oct-30	Nov-30			
2.3	Affordable units		6%	on AH transfer values			£2,174,843	Oct-30	Nov-30			
<b>Total Developer's Profit</b>							<b>£60,170,643</b>					
<b>3.0 Development Value</b>												
3.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Value					
3.1.1	Flats (NIA)	0.00	55.0	-	-	£4,925	£0	Apr-26	Oct-30			
3.1.2	2 bed house	720.96	74.5	53,712	£3,750	£201,418,200	Oct-21	Oct-30				
3.1.3	3 bed house	186.24	93.0	17,320	£3,750	£64,951,200	Oct-21	Oct-30				
3.1.4	4+ bed house	53.76	117.1	6,296	£3,750	£23,609,600	Oct-21	Oct-30				
3.1.5	1 bed bungalows	0.00	50.0	-	£3,750	£0	Oct-21	Oct-30				
		961.0		77,328								
3.2	Social rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value					
3.2.1	Flats (NIA)	0.00	55.0	-	-	£1,970	£0	Apr-26	Oct-30			
3.2.2	2 bed house	72.10	74.5	5,371	£1,500	£8,056,728	Oct-21	Oct-30				
3.2.3	3 bed house	18.62	93.0	1,732	£1,500	£2,598,048	Oct-21	Oct-30				
3.2.4	4+ bed house	5.38	117.1	630	£1,500	£944,384	Oct-21	Oct-30				
3.2.5	1 bed bungalows	0.00	50.0	-	£1,500	£0	Oct-21	Oct-30				
		96.1		7,733								
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value					
3.3.1	Flats (NIA)	0.00	55.0	-	-	£2,463	£0	Apr-26	Oct-30			
3.3.2	2 bed house	72.10	74.5	5,371	£1,875	£10,070,910	Oct-21	Oct-30				
3.3.3	3 bed house	18.62	93.0	1,732	£1,875	£3,247,560	Oct-21	Oct-30				
3.3.4	4+ bed house	5.38	117.1	630	£1,875	£1,180,480	Oct-21	Oct-30				
3.3.5	1 bed bungalows	0.00	50.0	-	£1,875	£0	Oct-21	Oct-30				
		96.1		7,733								
3.4	Intermediate		Nr of units	Size sqm	Total sqm	Epsm	Total Value					
3.4.1	Flats (NIA)	0.00	55.0	-	-	£3,448	£0	Apr-26	Oct-30			
3.4.2	2 bed house	36.05	74.5	2,686	£2,625	£7,049,637	Oct-21	Oct-30				
3.4.3	3 bed house	9.31	93.0	866	£2,625	£2,273,292	Oct-21	Oct-30				
3.4.4	4+ bed house	2.69	117.1	315	£2,625	£826,336	Oct-21	Oct-30				
3.4.5	1 bed bungalows	0.00	50.0	-	£2,625	£0	Oct-21	Oct-30				
		48.0		3,866								
<b>Gross Development Value</b>							<b>£326,226,375</b>					
<b>4.0 Development Costs</b>												
<b>4.1 Sales Cost</b>												
4.1.1	Private units		3.00%	on OM GDV			£8,699,370	Apr-26	Oct-30			
4.1.3	Affordable units		£500	affordable housing			£120,000	Apr-26	Oct-30			
<b>Total Sales Costs</b>							<b>£8,819,370</b>					
<b>4.2 Build Costs</b>												
4.2.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost					
4.2.1.1	Flats (GIA)	0.00	62.9	-	-	£1,445	£0	Apr-21	Apr-30			
4.2.1.2	2 bed house	720.96	74.5	53,712	£1,278	£68,643,322.56	Apr-21	Apr-30				
4.2.1.3	3 bed house	186.24	93.0	17,320	£1,278	£22,135,368.96	Apr-21	Apr-30				
4.2.1.4	4+ bed house	53.76	117.1	6,296	£1,278	£8,046,151.68	Apr-21	Apr-30				
4.2.1.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-30				
		961		77,328								
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost					
4.2.2.1	Flats (GIA)	0.00	62.9	-	-	£1,445	£0.00	Apr-21	Apr-30			
4.2.2.2	2 bed house	180.24	74.5	13,428	£1,278	£17,160,830.64	Apr-21	Apr-30				
4.2.2.3	3 bed house	46.56	93.0	4,330	£1,278	£5,533,842.24	Apr-21	Apr-30				
4.2.2.4	4+ bed house	13.44	117.1	1,574	£1,278	£2,011,537.92	Apr-21	Apr-30				
4.2.2.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-30				
		240		19,332								
4.2.3	Garages		Number of units	per garage (sqm)	Total (sqm)	Epsm	Total Cost					
		296.102	18	5,330	£500	£148,053.60	Apr-21	Apr-30				
<b>Total Build Costs</b>							<b>£126,195,976</b>					
<b>4.3 Extra-Over Construction Costs</b>												
4.3.1.1	Externals (for houses)		10%	extra-over on build cost for houses			£12,619,598	Apr-21	Apr-30			
4.3.1.2	Externals (for flats)		10%	extra-over on build cost for flats			£0	Apr-21	Apr-30			
4.3.2	Site abnormalities (remediation/demolition)		£381,000	per net ha			£9,928,860	Jan-21	Aug-25			
4.3.3	Site opening costs		£0	per unit			£0	Jan-21	Aug-25			
<b>Total Extra-Over Construction Costs</b>							<b>£22,548,458</b>					
<b>4.4 Professional Fees</b>												
4.4.1	on build costs (incl: externals)		8%				£11,105,246	Jan-21	Apr-30			
<b>Total Professional Fees</b>							<b>£11,105,246</b>					
<b>4.5 Contingency</b>												
4.4.1	on build costs (incl: externals)		4%				£5,552,623	Jan-21	Apr-30			
<b>Total Contingency</b>							<b>£5,552,623</b>					
<b>4.6 Other Planning Obligations</b>												
4.6.1	S106		£15,891	per unit			£19,069,200	Jan-21	Aug-25			
4.6.2	AH Commuted Sum payment		£0	total			£0	Jan-21	Aug-25			
4.6.3	Electric charging points		£976	per unit (100% of houses; 50% of flats)			£1,172,371	Apr-21	Apr-30			
4.6.5.1	Policy G12a Stenshall SAC		£0	SAC per house			£0	Apr-21	Apr-30			
4.6.5.2	Policy G12a Stenshall SAC		£0	SAC per flat			£0	Apr-21	Apr-30			
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£600,000	Apr-21	Apr-30			
4.6.7.1	Policy CC1, CC2 & CC3		£6,500	per house			£7,807,800	Apr-21	Apr-30			
4.6.7.2	Policy CC1, CC2 & CC3		£5,000	per flat			£0	Apr-21	Apr-30			
4.6.8	Policy G12 Biodiversity Net Gain		£231	per unit			£277,200	Apr-21	Apr-30			
<b>Total Developer Contributions</b>							<b>£28,926,571</b>					
<b>TOTAL DEVELOPMENT COSTS</b>							<b>£203,148,243</b>					
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£317,281,325</b>					
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£8,945,050</b>					
<b>8.0 Finance Costs</b>												
8.1	Finance		APR	6.50%	on net costs	PCM	0.526%	-		£8,945,050		
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£326,226,375</b>					

# Technical Note

SS7 Former Civil Sports Ground (VA1)		266 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	10.40	Private	Affordable	Sqm/ha	3,445	RLV	£9,785,739		
Net	6.70	Nr of units	186	Dwgs/ha	40	BLV	£7,504,000		
Land type:	Greenfield	Intermediate	16	Units/ha	67	Viable?	Yes		
LV description:	Urban	Affordable rent	32	AH rate	30.0%	Headroom	£2,281,739		
		Social rent	32	GDV=Total costs	-	Headroom per net ha	£340,558		
		First Homes	-	Profit/total GDV	17.7%	Headroom per dwg	£8,578		
						Headroom psm flsp	£93		
						Headroom psm CIL li	£130		
								Start	Finish
<b>1.0 Site Acquisition</b>									
1.1	Net site value (residual land value)						£9,785,739	Jan-21	Feb-25
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-21	Feb-25
							£478,787	Jan-21	Feb-25
1.3	Purchaser costs		1.80%	on land costs			£176,143	Jan-21	Feb-25
<b>Total Site Acquisition Costs</b>							<b>£10,440,669</b>		
<b>2.0 Developer's Profit</b>									
2.1	Private units		20.0%	on OM GDV			£12,414,109	Oct-29	Nov-29
2.3	Affordable units		6%	on AH transfer values			£734,883	Oct-29	Nov-29
<b>Total Developer's Profit</b>							<b>£13,148,992</b>		
<b>3.0 Development Value</b>									
3.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.1.1	Flats (NIA)	0.00	55.0	-	£4,925	£0	Oct-25	Oct-29	
3.1.2	2 bed house	83.79	74.5	6,242	£3,750	£23,408,831	Oct-21	Oct-29	
3.1.3	3 bed house	69.83	93.0	6,494	£3,750	£24,351,469	Oct-21	Oct-29	
3.1.4	4+ bed house	32.59	117.1	3,816	£3,750	£14,310,246	Oct-21	Oct-29	
3.1.5	1 bed bungalows	0.00	50.0	-	£3,750	£0	Oct-21	Oct-29	
		186.2		16,552					
3.2	Social rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.2.1	Flats (NIA)	0.00	55.0	-	£1,970	£0	Oct-25	Oct-29	
3.2.2	2 bed house	22.34	74.5	1,665	£1,500	£2,496,942	Oct-21	Oct-29	
3.2.3	3 bed house	7.18	93.0	668	£1,500	£1,001,889	Oct-21	Oct-29	
3.2.4	4+ bed house	2.39	117.1	280	£1,500	£420,546	Oct-21	Oct-29	
3.2.5	1 bed bungalows	0.00	50.0	-	£1,500	£0	Oct-21	Oct-29	
		31.9		2,613					
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.3.1	Flats (NIA)	0.00	55.0	-	£2,463	£0	Oct-25	Oct-29	
3.3.2	2 bed house	22.34	74.5	1,665	£1,875	£3,121,178	Oct-21	Oct-29	
3.3.3	3 bed house	7.18	93.0	668	£1,875	£1,252,361	Oct-21	Oct-29	
3.3.4	4+ bed house	2.39	117.1	280	£1,875	£525,683	Oct-21	Oct-29	
3.3.5	1 bed bungalows	0.00	50.0	-	£1,875	£0	Oct-21	Oct-29	
		31.9		2,613					
3.4	Intermediate	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.4.1	Flats (NIA)	0.00	55.0	-	£3,448	£0	Oct-25	Oct-29	
3.4.2	2 bed house	11.17	74.5	832	£2,625	£2,184,824	Oct-21	Oct-29	
3.4.3	3 bed house	3.59	93.0	334	£2,625	£876,653	Oct-21	Oct-29	
3.4.4	4+ bed house	1.20	117.1	140	£2,625	£367,978	Oct-21	Oct-29	
3.4.5	1 bed bungalows	0.00	50.0	-	£2,625	£0	Oct-21	Oct-29	
		16.0		1,306					
<b>Gross Development Value</b>							<b>£74,318,599</b>		
<b>4.0 Development Costs</b>									
<b>4.1 Sales Cost</b>									
4.1.1	Private units		3.00%	on OM GDV			£1,862,116	Oct-25	Oct-29
4.1.3	Affordable units		£500	affordable housing			£39,900	Oct-25	Oct-29
<b>Total Sales Costs</b>							<b>£1,902,016</b>		
<b>4.2 Build Costs</b>									
4.2.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.1.1	Flats (GIA)	0.00	62.9	-	£1,445	£0	Apr-21	Apr-29	
4.2.1.2	2 bed house	83.79	74.5	6,242	£1,278	£7,977,729.69	Apr-21	Apr-29	
4.2.1.3	3 bed house	69.83	93.0	6,494	£1,278	£8,298,980.55	Apr-21	Apr-29	
4.2.1.4	4+ bed house	32.59	117.1	3,816	£1,278	£4,876,931.78	Apr-21	Apr-29	
4.2.1.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-29	
		186		16,552					
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.2.1	Flats (GIA)	0.00	62.9	-	£1,445	£0.00	Apr-21	Apr-29	
4.2.2.2	2 bed house	55.86	74.5	4,162	£1,278	£5,318,486.46	Apr-21	Apr-29	
4.2.2.3	3 bed house	17.96	93.0	1,670	£1,278	£2,134,023.57	Apr-21	Apr-29	
4.2.2.4	4+ bed house	5.99	117.1	701	£1,278	£895,762.98	Apr-21	Apr-29	
4.2.2.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-29	
		80		6,532					
4.2.3	Garages	Number of units ÷ per garage (sqm)	Total (sqm)	Epsm	Total Cost				
		80.671	18	1,452	£500	£726,040	Apr-21	Apr-29	
<b>Total Build Costs</b>							<b>£30,227,955</b>		
<b>4.3 Extra-Over Construction Costs</b>									
4.3.1.1	Externals (for houses)		10%	extra-over on build cost for houses			£3,022,796	Apr-21	Apr-29
4.3.1.2	Externals (for flats)		10%	extra-over on build cost for flats			£0	Apr-21	Apr-29
4.3.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0	Jan-21	Feb-25
4.3.3	Site opening costs			£12,700 per unit			£3,378,200	Jan-21	Feb-25
<b>Total Extra-Over Construction Costs</b>							<b>£6,400,996</b>		
<b>4.4 Professional Fees</b>									
4.4.1	on build costs (incl: externals)		8%				£2,660,060	Jan-21	Apr-29
<b>Total Professional Fees</b>							<b>£2,660,060</b>		
<b>4.5 Contingency</b>									
4.4.1	on build costs (incl: externals)		4%				£1,330,030	Jan-21	Apr-29
<b>Total Contingency</b>							<b>£1,330,030</b>		
<b>4.6 Other Planning Obligations</b>									
4.6.1	S106		£13,826	per unit			£3,677,716	Jan-21	Feb-25
4.6.2	AH Commuted Sum payment		£0	total			£0	Jan-21	Feb-25
4.6.3	Electric charging points		£976	per unit (100% of houses; 50% of flats)			£259,616	Apr-21	Apr-29
4.6.5.1	Policy G12a Stenshall SAC		£0	SAC per house			£0	Apr-21	Apr-29
4.6.5.2	Policy G12a Stenshall SAC		£0	SAC per flat			£0	Apr-21	Apr-29
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£300,000	Apr-21	Apr-29
4.6.7.1	Policy CC1, CC2 & CC3		£6,500	per house			£1,729,000	Apr-21	Apr-29
4.6.7.2	Policy CC1, CC2 & CC3		£5,000	per flat			£0	Apr-21	Apr-29
4.6.8	Policy G12 Biodiversity Net Gain		£1,212	per unit			£322,392	Apr-21	Apr-29
<b>Total Developer Contributions</b>							<b>£6,288,724</b>		
<b>TOTAL DEVELOPMENT COSTS</b>							<b>£48,809,781</b>		
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£72,399,443</b>		
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£1,919,156</b>		
<b>8.0 Finance Costs</b>									
8.1	Finance	APR	6.50%	on net costs	PCM	0.526%	£-1,919,156		
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£74,318,599</b>		
This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.									

# Technical Note

SS8 Land Adj Hull Road (ST4) VA1		211 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	7.50	Private	Affordable	Sqm/ha	3,471	RLV	£7,716,849		
Net	5.28	Nr of units	148	Dwgs/ha	40	BLV	£5,908,000		
Land type:	Greenfield	Intermediate	13	Units/ha	70	Viable?	Yes		
LV description:	Urban	Affordable rent	25	AH rate	30.0%	Headroom	£1,808,849		
		Social rent	25	GDV=Total costs	-	Headroom per net ha	£342,910		
		First Homes	-	Profit/total GDV	17.7%	Headroom per dwg	£8,573		
						Headroom psm flsp	£93		
						Headroom psm CIL li:	£130		
								Start	Finish
<b>1.0 Site Acquisition</b>									
1.1	Net site value (residual land value)						£7,716,849	Jan-21	Feb-24
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-21	Feb-24
1.3	Purchaser costs			1.80%	on land costs		£138,903	Jan-21	Feb-24
<b>Total Site Acquisition Costs</b>							<b>£8,231,095</b>		
<b>2.0 Developer's Profit</b>									
2.1	Private units			20.0%	on OM GDV		£9,847,282	Oct-27	Nov-27
2.3	Affordable units			6%	on AH transfer values		£582,934	Oct-27	Nov-27
<b>Total Developer's Profit</b>							<b>£10,430,216</b>		
<b>3.0 Development Value</b>									
3.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.1.1	Flats (NIA)	0.00	55.0	-	£4,925	£0	Oct-24	Oct-27	
3.1.2	2 bed house	66.47	74.5	4,952	£3,750	£18,568,659	Oct-21	Oct-27	
3.1.3	3 bed house	55.39	93.0	5,151	£3,750	£19,316,391	Oct-21	Oct-27	
3.1.4	4+ bed house	25.85	117.1	3,027	£3,750	£11,351,360	Oct-21	Oct-27	
3.1.5	1 bed bungalows	0.00	50.0	-	£3,750	£0	Oct-21	Oct-27	
		147.7		13,130					
3.2	Social rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.2.1	Flats (NIA)	0.00	55.0	-	£1,970	£0	Oct-24	Oct-27	
3.2.2	2 bed house	17.72	74.5	1,320	£1,500	£1,980,657	Oct-21	Oct-27	
3.2.3	3 bed house	5.70	93.0	530	£1,500	£794,732	Oct-21	Oct-27	
3.2.4	4+ bed house	1.90	117.1	222	£1,500	£333,591	Oct-21	Oct-27	
3.2.5	1 bed bungalows	0.00	50.0	-	£1,500	£0	Oct-21	Oct-27	
		25.3		2,073					
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.3.1	Flats (NIA)	0.00	55.0	-	£2,463	£0	Oct-24	Oct-27	
3.3.2	2 bed house	17.72	74.5	1,320	£1,875	£2,475,821	Oct-21	Oct-27	
3.3.3	3 bed house	5.70	93.0	530	£1,875	£993,414	Oct-21	Oct-27	
3.3.4	4+ bed house	1.90	117.1	222	£1,875	£416,989	Oct-21	Oct-27	
3.3.5	1 bed bungalows	0.00	50.0	-	£1,875	£0	Oct-21	Oct-27	
		25.3		2,073					
3.4	Intermediate	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.4.1	Flats (NIA)	0.00	55.0	-	£3,448	£0	Oct-24	Oct-27	
3.4.2	2 bed house	8.86	74.5	660	£2,625	£1,733,075	Oct-21	Oct-27	
3.4.3	3 bed house	2.85	93.0	265	£2,625	£695,390	Oct-21	Oct-27	
3.4.4	4+ bed house	0.95	117.1	111	£2,625	£291,892	Oct-21	Oct-27	
3.4.5	1 bed bungalows	0.00	50.0	-	£2,625	£0	Oct-21	Oct-27	
		12.7		1,036					
<b>Gross Development Value</b>							<b>£58,951,971</b>		
<b>4.0 Development Costs</b>									
<b>4.1 Sales Cost</b>									
4.1.1	Private units			3.00%	on OM GDV		£1,477,092	Oct-24	Oct-27
4.1.3	Affordable units			£500	affordable housing		£31,650	Oct-24	Oct-27
<b>Total Sales Costs</b>							<b>£1,508,742</b>		
<b>4.2 Build Costs</b>									
4.2.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.1.1	Flats (GIA)	0.00	62.9	-	£1,445	£0	Apr-21	Apr-27	
4.2.1.2	2 bed house	66.47	74.5	4,952	£1,278	£6,328,199.12	Apr-21	Apr-27	
4.2.1.3	3 bed house	55.39	93.0	5,151	£1,278	£6,583,025.93	Apr-21	Apr-27	
4.2.1.4	4+ bed house	25.85	117.1	3,027	£1,278	£3,868,543.63	Apr-21	Apr-27	
4.2.1.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-27	
		148		13,130					
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.2.1	Flats (GIA)	0.00	62.9	-	£1,445	£0.00	Apr-21	Apr-27	
4.2.2.2	2 bed house	44.31	74.5	3,301	£1,278	£4,218,799.41	Apr-21	Apr-27	
4.2.2.3	3 bed house	14.24	93.0	1,325	£1,278	£1,692,778.10	Apr-21	Apr-27	
4.2.2.4	4+ bed house	4.75	117.1	556	£1,278	£710,548.83	Apr-21	Apr-27	
4.2.2.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-27	
		63		5,182					
4.2.3	Garages	Number of units ÷ per garage (sqm)	Total (sqm)	Epsm	Total Cost				
		63.991	18	1,152	£500	£575,919	Apr-21	Apr-27	
<b>Total Build Costs</b>							<b>£23,977,814</b>		
<b>4.3 Extra-Over Construction Costs</b>									
4.3.1.1	Externals (for houses)		10%	extra-over on build cost for houses		£2,397,781	Apr-21	Apr-27	
4.3.1.2	Externals (for flats)		10%	extra-over on build cost for flats		£0	Apr-21	Apr-27	
4.3.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0	Jan-21	Feb-24	
4.3.3	Site opening costs			£12,700 per unit		£2,679,700	Jan-21	Feb-24	
<b>Total Extra-Over Construction Costs</b>							<b>£5,077,481</b>		
<b>4.4 Professional Fees</b>									
4.4.1	on build costs (incl: externals)		8%			£2,110,048	Jan-21	Apr-27	
<b>Total Professional Fees</b>							<b>£2,110,048</b>		
<b>4.5 Contingency</b>									
4.4.1	on build costs (incl: externals)		4%			£1,055,024	Jan-21	Apr-27	
<b>Total Contingency</b>							<b>£1,055,024</b>		
<b>4.6 Other Planning Obligations</b>									
4.6.1	S106		£13,937	per unit		£2,940,707	Jan-21	Feb-24	
4.6.2	AH Commuted Sum payment		£0	total		£0	Jan-21	Feb-24	
4.6.3	Electric charging points		£976	per unit (100% of houses; 50% of flats)		£205,936	Apr-21	Apr-27	
4.6.5.1	Policy G12a Stenshall SAC		£0	SAC per house		£0	Apr-21	Apr-27	
4.6.5.2	Policy G12a Stenshall SAC		£0	SAC per flat		£0	Apr-21	Apr-27	
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000	per pitch		£300,000	Apr-21	Apr-27	
4.6.7.1	Policy CC1, CC2 & CC3		£6,500	per house		£1,371,500	Apr-21	Apr-27	
4.6.7.2	Policy CC1, CC2 & CC3		£5,000	per flat		£0	Apr-21	Apr-27	
4.6.8	Policy G12 Biodiversity Net Gain		£1,212	per unit		£255,732	Apr-21	Apr-27	
<b>Total Developer Contributions</b>							<b>£5,073,875</b>		
<b>5.0 TOTAL DEVELOPMENT COSTS</b>							<b>£38,802,984</b>		
<b>6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£57,464,295</b>		
<b>7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£1,487,677</b>		
<b>8.0 Finance Costs</b>									
8.1	Finance		APR	on net costs	PCM				
			6.50%		0.526%				
							<b>£-1,487,677</b>		
<b>9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£58,951,971</b>		

This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.

# Technical Note

SS9 Land East of Metcalf Lane (SVA1)		845 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	34.50	Private	Affordable	Sqm/ha	3,037	RLV	£19,236,843		
Net	24.15	Nr of units	592   254	Dwgs/ha	35	BLV	£10,867,500		
Land type:	Greenfield	Intermediate	51	Units/pa	121	Viability?	Yes		
LV description:	Strategic Site	Affordable rent	101	AH rate	30.0%	Headroom	£8,369,343		
		Social rent	101	GDV=Total costs	-	Headroom per net ha	£346,557		
		First Homes	-	Profit/total GDV	17.7%	Headroom per dwg	£9,905		
						Headroom psm flsp	£107		
						Headroom psm CIL li	£150		
								Start	Finish
<b>1.0 Site Acquisition</b>									
1.1	Net site value (residual land value)						£19,236,843	Jan-21	Feb-28
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-21	Feb-28
							£951,342	Jan-21	Feb-28
1.3	Purchaser costs		1.80% on land costs				£346,263	Jan-21	Feb-28
<b>Total Site Acquisition Costs</b>							<b>£20,534,448</b>		
<b>2.0 Developer's Profit</b>									
2.1	Private units		20.0% on OM GDV				£39,435,798	Oct-35	Nov-35
2.3	Affordable units		6% on AH transfer values				£2,334,497	Oct-35	Nov-35
<b>Total Developer's Profit</b>							<b>£41,770,295</b>		
<b>3.0 Development Value</b>									
3.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.1.1	Flats (NIA)	0.00	55.0	-	£4,925	£0	Oct-28	Oct-35	
3.1.2	2 bed house	266.18	74.5	19,830	£3,750	£74,362,641	Oct-21	Oct-35	
3.1.3	3 bed house	221.81	93.0	20,629	£3,750	£77,357,109	Oct-21	Oct-35	
3.1.4	4+ bed house	103.51	117.1	12,122	£3,750	£45,459,240	Oct-21	Oct-35	
3.1.5	1 bed bungalows	0.00	50.0	-	£3,750	£0	Oct-21	Oct-35	
		591.5		52,581					
3.2	Social rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.2.1	Flats (NIA)	0.00	55.0	-	£1,970	£0	Oct-28	Oct-35	
3.2.2	2 bed house	70.98	74.5	5,288	£1,500	£7,932,015	Oct-21	Oct-35	
3.2.3	3 bed house	22.82	93.0	2,122	£1,500	£3,182,693	Oct-21	Oct-35	
3.2.4	4+ bed house	7.61	117.1	891	£1,500	£1,335,945	Oct-21	Oct-35	
3.2.5	1 bed bungalows	0.00	50.0	-	£1,500	£0	Oct-21	Oct-35	
		101.4		8,300					
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.3.1	Flats (NIA)	0.00	55.0	-	£2,463	£0	Oct-28	Oct-35	
3.3.2	2 bed house	70.98	74.5	5,288	£1,875	£9,915,019	Oct-21	Oct-35	
3.3.3	3 bed house	22.82	93.0	2,122	£1,875	£3,978,366	Oct-21	Oct-35	
3.3.4	4+ bed house	7.61	117.1	891	£1,875	£1,669,931	Oct-21	Oct-35	
3.3.5	1 bed bungalows	0.00	50.0	-	£1,875	£0	Oct-21	Oct-35	
		101.4		8,300					
3.4	Intermediate	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.4.1	Flats (NIA)	0.00	55.0	-	£3,448	£0	Oct-28	Oct-35	
3.4.2	2 bed house	35.49	74.5	2,644	£2,625	£6,940,513	Oct-21	Oct-35	
3.4.3	3 bed house	11.41	93.0	1,061	£2,625	£2,784,856	Oct-21	Oct-35	
3.4.4	4+ bed house	3.80	117.1	445	£2,625	£1,168,952	Oct-21	Oct-35	
3.4.5	1 bed bungalows	0.00	50.0	-	£2,625	£0	Oct-21	Oct-35	
		50.7		4,150					
<b>Gross Development Value</b>							<b>£236,087,279</b>		
<b>4.0 Development Costs</b>									
<b>4.1 Sales Cost</b>									
4.1.1	Private units		3.00% on OM GDV				£5,915,370	Oct-28	Oct-35
4.1.3	Affordable units		£500/affordable housing				£126,750	Oct-28	Oct-35
<b>Total Sales Costs</b>							<b>£6,042,120</b>		
<b>4.2 Build Costs</b>									
4.2.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.1.1	Flats (GIA)	0.00	62.9	-	£1,445	£0	Apr-21	Apr-35	
4.2.1.2	2 bed house	266.18	74.5	19,830	£1,278	£25,342,787.93	Apr-21	Apr-35	
4.2.1.3	3 bed house	221.81	93.0	20,629	£1,278	£26,363,302.88	Apr-21	Apr-35	
4.2.1.4	4+ bed house	103.51	117.1	12,122	£1,278	£15,492,508.85	Apr-21	Apr-35	
4.2.1.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-35	
		592		52,581					
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.2.1	Flats (GIA)	0.00	62.9	-	£1,445	£0.00	Apr-21	Apr-35	
4.2.2.2	2 bed house	177.45	74.5	13,220	£1,278	£16,895,191.95	Apr-21	Apr-35	
4.2.2.3	3 bed house	57.04	93.0	5,304	£1,278	£6,779,135.03	Apr-21	Apr-35	
4.2.2.4	4+ bed house	19.01	117.1	2,227	£1,278	£2,845,562.85	Apr-21	Apr-35	
4.2.2.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-35	
		254		20,751					
4.2.3	Garages	Number of units ÷ per garage (sqm)	Total (sqm)	Epsm	Total Cost				
		256.267	18	4,613	£500	£2,306,406	Apr-21	Apr-35	
<b>Total Build Costs</b>							<b>£96,024,896</b>		
<b>4.3 Extra-Over Construction Costs</b>									
4.3.1.1	Externals (for houses)		10% extra-over on build cost for houses				£9,602,490	Apr-21	Apr-35
4.3.1.2	Externals (for flats)		10% extra-over on build cost for flats				£0	Apr-21	Apr-35
4.3.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0	Jan-21	Feb-28
4.3.3	Site opening costs		£21,590 per unit				£18,243,550	Jan-21	Feb-28
<b>Total Extra-Over Construction Costs</b>							<b>£27,846,040</b>		
<b>4.4 Professional Fees</b>									
4.4.1	on build costs (incl: externals)		8%				£8,450,191	Jan-21	Apr-35
<b>Total Professional Fees</b>							<b>£8,450,191</b>		
<b>4.5 Contingency</b>									
4.4.1	on build costs (incl: externals)		4%				£4,225,095	Jan-21	Apr-35
<b>Total Contingency</b>							<b>£4,225,095</b>		
<b>4.6 Other Planning Obligations</b>									
4.6.1	S106		£18,984 per unit				£16,041,480	Jan-21	Feb-28
4.6.2	AH Commuted Sum payment		£0 total				£0	Jan-21	Feb-28
4.6.3	Electric charging points		£976 per unit (100% of houses; 50% of flats)				£824,720	Apr-21	Apr-35
4.6.5.1	Policy G12a Stenshall SAC		£1,000 SAC per house				£845,000	Apr-21	Apr-35
4.6.5.2	Policy G12a Stenshall SAC		£500 SAC per flat				£0	Apr-21	Apr-35
4.6.6	Policy HS Gypsy and Traveller sites		£150,000 per pitch				£450,000	Apr-21	Apr-35
4.6.7.1	Policy CC1, CC2 & CC3		£6,500 per house				£5,492,500	Apr-21	Apr-35
4.6.7.2	Policy CC1, CC2 & CC3		£5,000 per flat				£0	Apr-21	Apr-35
4.6.8	Policy G12 Biodiversity Net Gain		£1,212 per unit				£1,024,140	Apr-21	Apr-35
<b>Total Developer Contributions</b>							<b>£24,677,840</b>		
<b>TOTAL DEVELOPMENT COSTS</b>							<b>£167,266,181</b>		
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£229,570,925</b>		
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£6,516,354</b>		
<b>8.0 Finance Costs</b>									
8.1	Finance	APR	6.50%	on net costs	PCM	0.526%	£-6,516,354		
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£236,087,279</b>		

This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.

# Technical Note

SS10 Land Nth of Monks Cross (SVA1)		968 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	39.50	Private	Affordable	Sqm/ha	3,038	RLV	£18,633,193		
Net	27.65	Nr of units	678   290	Dwgs/ha	35	BLV	£12,442,500		
Land type:	Greenfield	Intermediate	58	Units/pa	176	Viable?	Yes		
LV description:	Strategic Site	Affordable rent	116	AH rate	30.0%	Headroom	£6,190,693		
		Social rent	116	GDV=Total costs	-	Headroom per net ha	£223,895		
		First Homes	-	Profit/total GDV	17.7%	Headroom per dwg	£6,395		
						Headroom psm flsp	£69		
						Headroom psm CIL li:	£97		
1.0	Site Acquisition							Start	Finish
1.1	Net site value (residual land value)						£18,633,193	Jan-21	Aug-26
1.2	Stamp Duty Land Tax		Category: Commercial land				£0	Jan-21	Aug-26
							£921,160	Jan-21	Aug-26
1.3	Purchaser costs		1.80% on land costs				£335,397	Jan-21	Aug-26
	Total Site Acquisition Costs						£19,889,750		
2.0	Developer's Profit								
2.1	Private units		20.0% on OM GDV				£45,176,157	Oct-32	Nov-32
2.3	Affordable units		6% on AH transfer values				£2,674,312	Oct-32	Nov-32
	Total Developer's Profit						£47,850,468		
3.0	Development Value								
3.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.1.1	Flats (NIA)	0.00	55.0	-	-	£4,925	£0	Apr-27	Oct-32
3.1.2	2 bed house	304.92	74.5	22,717	£3,750	£85,187,025	£85,187,025	Oct-21	Oct-32
3.1.3	3 bed house	254.10	93.0	23,631	£3,750	£88,617,375	£88,617,375	Oct-21	Oct-32
3.1.4	4+ bed house	118.58	117.1	13,887	£3,750	£52,076,383	£52,076,383	Oct-21	Oct-32
3.1.5	1 bed bungalows	0.00	50.0	-	£3,750	£0	£0	Oct-21	Oct-32
		677.6		60,235					
3.2	Social rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.2.1	Flats (NIA)	0.00	55.0	-	-	£1,970	£0	Apr-27	Oct-32
3.2.2	2 bed house	81.31	74.5	6,058	£1,500	£9,086,616	£9,086,616	Oct-21	Oct-32
3.2.3	3 bed house	26.14	93.0	2,431	£1,500	£3,645,972	£3,645,972	Oct-21	Oct-32
3.2.4	4+ bed house	8.71	117.1	1,020	£1,500	£1,530,408	£1,530,408	Oct-21	Oct-32
3.2.5	1 bed bungalows	0.00	50.0	-	£1,500	£0	£0	Oct-21	Oct-32
		116.2		9,509					
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.3.1	Flats (NIA)	0.00	55.0	-	-	£2,463	£0	Apr-27	Oct-32
3.3.2	2 bed house	81.31	74.5	6,058	£1,875	£11,358,270	£11,358,270	Oct-21	Oct-32
3.3.3	3 bed house	26.14	93.0	2,431	£1,875	£4,557,465	£4,557,465	Oct-21	Oct-32
3.3.4	4+ bed house	8.71	117.1	1,020	£1,875	£1,913,010	£1,913,010	Oct-21	Oct-32
3.3.5	1 bed bungalows	0.00	50.0	-	£1,875	£0	£0	Oct-21	Oct-32
		116.2		9,509					
3.4	Intermediate		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.4.1	Flats (NIA)	0.00	55.0	-	-	£3,448	£0	Apr-27	Oct-32
3.4.2	2 bed house	40.66	74.5	3,029	£2,625	£7,950,789	£7,950,789	Oct-21	Oct-32
3.4.3	3 bed house	13.07	93.0	1,215	£2,625	£3,190,226	£3,190,226	Oct-21	Oct-32
3.4.4	4+ bed house	4.36	117.1	510	£2,625	£1,339,107	£1,339,107	Oct-21	Oct-32
3.4.5	1 bed bungalows	0.00	50.0	-	£2,625	£0	£0	Oct-21	Oct-32
		58.1		4,754					
	Gross Development Value						£270,452,646		
4.0	Development Costs								
4.1	Sales Cost								
4.1.1	Private units		3.00% on OM GDV				£6,776,424	Apr-27	Oct-32
4.1.3	Affordable units		£500 affordable housing				£145,200	Apr-27	Oct-32
	Total Sales Costs						£6,921,624		
4.2	Build Costs								
4.2.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost		
4.2.1.1	Flats (GIA)	0.00	62.9	-	-	£1,445	£0	Apr-21	Apr-32
4.2.1.2	2 bed house	304.92	74.5	22,717	£1,278	£29,031,738.12	£29,031,738.12	Apr-21	Apr-32
4.2.1.3	3 bed house	254.10	93.0	23,631	£1,278	£30,200,801.40	£30,200,801.40	Apr-21	Apr-32
4.2.1.4	4+ bed house	118.58	117.1	13,887	£1,278	£17,747,631.44	£17,747,631.44	Apr-21	Apr-32
4.2.1.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	£0.00	Apr-21	Apr-32
		678		60,235					
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost		
4.2.2.1	Flats (GIA)	0.00	62.9	-	-	£1,445	£0.00	Apr-21	Apr-32
4.2.2.2	2 bed house	203.28	74.5	15,144	£1,278	£19,354,492.08	£19,354,492.08	Apr-21	Apr-32
4.2.2.3	3 bed house	65.34	93.0	6,077	£1,278	£7,765,920.36	£7,765,920.36	Apr-21	Apr-32
4.2.2.4	4+ bed house	21.78	117.1	2,551	£1,278	£3,259,769.04	£3,259,769.04	Apr-21	Apr-32
4.2.2.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	£0.00	Apr-21	Apr-32
		290		23,772					
4.2.3	Garages		Number of units ÷ per garage (sqm)	Total (sqm)	Epsm	Total Cost			
		293.570	18	5,284	£500	£2,642,132	£2,642,132	Apr-21	Apr-32
	Total Build Costs		968				£110,002,484		
4.3	Extra-Over Construction Costs								
4.3.1.1	Externals (for houses)		10% extra-over on build cost for houses				£11,000,248	Apr-21	Apr-32
4.3.1.2	Externals (for flats)		10% extra-over on build cost for flats				£0	Apr-21	Apr-32
4.3.2	Site abnormalities (remediation/demolition)		£0 per net ha				£0	Jan-21	Aug-26
4.3.3	Site opening costs		£21,590 per unit				£20,899,120	Jan-21	Aug-26
	Total Extra-Over Construction Costs						£31,899,368		
4.4	Professional Fees								
4.4.1	on build costs (incl: externals)		8%				£9,680,219	Jan-21	Apr-32
	Total Professional Fees						£9,680,219		
4.5	Contingency								
4.4.1	on build costs (incl: externals)		4%				£4,840,109	Jan-21	Apr-32
	Total Contingency						£4,840,109		
4.6	Other Planning Obligations								
4.6.1	S106		£23,079 per unit				£22,340,472	Jan-21	Aug-26
4.6.2	AH Commuted Sum payment		£0 total				£0	Jan-21	Aug-26
4.6.3	Electric charging points		£976 per unit (100% of houses; 50% of flats)				£944,768	Apr-21	Apr-32
4.6.5.1	Policy G12a Stenshall SAC		£1,000 SAC per house				£968,000	Apr-21	Apr-32
4.6.5.2	Policy G12a Stenshall SAC		£500 SAC per flat				£0	Apr-21	Apr-32
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000 per pitch				£450,000	Apr-21	Apr-32
4.6.7.1	Policy CC1, CC2 & CC3		£6,500 per house				£6,292,000	Apr-21	Apr-32
4.6.7.2	Policy CC1, CC2 & CC3		£5,000 per flat				£0	Apr-21	Apr-32
4.6.8	Policy G12 Biodiversity Net Gain		£1,212 per unit				£1,173,216	Apr-21	Apr-32
	Total Developer Contributions						£32,168,456		
5.0	TOTAL DEVELOPMENT COSTS						£195,512,260		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£263,252,478		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£7,200,168		
8.0	Finance Costs								
8.1	Finance		APR 6.50% on net costs	PCM 0.526%			£-7,200,168		
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£270,452,646		

# Technical Note

SS11 Land Nth of Haxby (ST9)		VA1	735 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	35.00		Private	Affordable	Sqm/ha	3,037	RLV	£12,988,253		
Net	21.00				Dwgs/ha	35	BLV	£9,450,000		
Land type:	Greenfield	Nr of units	515	221	Units/ha	123	Viability?	Yes		
			Intermediate	44	AH rate	30.0%	Headroom	£3,538,253		
			Affordable rent	88	GDV=Total costs	-	Headroom per net ha	£168,488		
LV description:	Strategic Site		Social rent	88	Profit/total GDV	17.7%	Headroom per dwg	£4,814		
			First Homes	-			Headroom psm fisp	£52		
							Headroom psm CL li	£73		
									Start	Finish
<b>1.0 Site Acquisition</b>										
1.1	Net site value (residual land value)							£12,988,253	Jan-21	Feb-27
1.2	Stamp Duty Land Tax		Category:	Commercial land				£0	Jan-21	Feb-27
								£638,913	Jan-21	Feb-27
1.3	Purchaser costs				1.80%	on land costs		£233,789	Jan-21	Feb-27
<b>Total Site Acquisition Costs</b>								<b>£13,860,954</b>		
<b>2.0 Developer's Profit</b>										
2.1	Private units				20.0%	on OM GDV		£34,302,144	Oct-33	Nov-33
2.3	Affordable units				6%	on AH transfer values		£2,030,598	Oct-33	Nov-33
<b>Total Developer's Profit</b>								<b>£36,332,742</b>		
<b>3.0 Development Value</b>										
3.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.1.1	Flats (NIA)		0.00	55.0	-	£4,925	£0	Oct-27	Oct-33	
3.1.2	2 bed house		231.53	74.5	17,249	£3,750	£64,682,297	Oct-21	Oct-33	
3.1.3	3 bed house		192.94	93.0	17,943	£3,750	£67,286,953	Oct-21	Oct-33	
3.1.4	4+ bed house		90.04	117.1	10,544	£3,750	£39,541,469	Oct-21	Oct-33	
3.1.5	1 bed bungalows		0.00	50.0	-	£3,750	£0	Oct-21	Oct-33	
			514.5		45,736					
3.2	Social rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.2.1	Flats (NIA)		0.00	55.0	-	£1,970	£0	Oct-27	Oct-33	
3.2.2	2 bed house		61.74	74.5	4,600	£1,500	£6,899,445	Oct-21	Oct-33	
3.2.3	3 bed house		19.85	93.0	1,846	£1,500	£2,768,378	Oct-21	Oct-33	
3.2.4	4+ bed house		6.62	117.1	775	£1,500	£1,162,035	Oct-21	Oct-33	
3.2.5	1 bed bungalows		0.00	50.0	-	£1,500	£0	Oct-21	Oct-33	
			88.2		7,220					
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.3.1	Flats (NIA)		0.00	55.0	-	£2,463	£0	Oct-27	Oct-33	
3.3.2	2 bed house		61.74	74.5	4,600	£1,875	£8,624,306	Oct-21	Oct-33	
3.3.3	3 bed house		19.85	93.0	1,846	£1,875	£3,460,472	Oct-21	Oct-33	
3.3.4	4+ bed house		6.62	117.1	775	£1,875	£1,452,544	Oct-21	Oct-33	
3.3.5	1 bed bungalows		0.00	50.0	-	£1,875	£0	Oct-21	Oct-33	
			88.2		7,220					
3.4	Intermediate		Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.4.1	Flats (NIA)		0.00	55.0	-	£3,448	£0	Oct-27	Oct-33	
3.4.2	2 bed house		30.87	74.5	2,300	£2,625	£6,037,014	Oct-21	Oct-33	
3.4.3	3 bed house		9.92	93.0	923	£2,625	£2,422,330	Oct-21	Oct-33	
3.4.4	4+ bed house		3.31	117.1	387	£2,625	£1,016,781	Oct-21	Oct-33	
3.4.5	1 bed bungalows		0.00	50.0	-	£2,625	£0	Oct-21	Oct-33	
			44.1		3,610					
<b>Gross Development Value</b>								<b>£205,354,023</b>		
<b>4.0 Development Costs</b>										
<b>4.1 Sales Cost</b>										
4.1.1	Private units				3.00%	on OM GDV		£5,145,322	Oct-27	Oct-33
4.1.3	Affordable units				£500	affordable housing		£110,250	Oct-27	Oct-33
<b>Total Sales Costs</b>								<b>£5,255,572</b>		
<b>4.2 Build Costs</b>										
4.2.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.1.1	Flats (GIA)		0.00	62.9	-	£1,445	£0	Apr-21	Apr-33	
4.2.1.2	2 bed house		231.53	74.5	17,249	£1,278	£22,043,726.78	Apr-21	Apr-33	
4.2.1.3	3 bed house		192.94	93.0	17,943	£1,278	£22,931,393.63	Apr-21	Apr-33	
4.2.1.4	4+ bed house		90.04	117.1	10,544	£1,278	£13,475,732.55	Apr-21	Apr-33	
4.2.1.5	1 bed bungalows		0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-33	
			515		45,736					
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.2.1	Flats (GIA)		0.00	62.9	-	£1,445	£0.00	Apr-21	Apr-33	
4.2.2.2	2 bed house		154.35	74.5	11,499	£1,278	£14,695,817.85	Apr-21	Apr-33	
4.2.2.3	3 bed house		49.61	93.0	4,614	£1,278	£5,896,644.08	Apr-21	Apr-33	
4.2.2.4	4+ bed house		16.54	117.1	1,937	£1,278	£2,475,134.55	Apr-21	Apr-33	
4.2.2.5	1 bed bungalows		0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-33	
			221		18,050					
4.2.3	Garages		Number of units ÷ per garage (sqm)	Total (sqm)	Epsm	Total Cost				
			222.907	18	4,012	£500	£2,006,164	Apr-21	Apr-33	
<b>Total Build Costs</b>								<b>£83,524,614</b>		
<b>4.3 Extra-Over Construction Costs</b>										
4.3.1.1	Externals (for houses)			10%	extra-over on build cost for houses		£8,352,461	Apr-21	Apr-33	
4.3.1.2	Externals (for flats)			10%	extra-over on build cost for flats		£0	Apr-21	Apr-33	
4.3.2	Site abnormalities (remediation/demolition)				£0	per net ha	£0	Jan-21	Feb-27	
4.3.3	Site opening costs				£21,590	per unit	£15,868,650	Jan-21	Feb-27	
<b>Total Extra-Over Construction Costs</b>								<b>£24,221,111</b>		
<b>4.4 Professional Fees</b>										
4.4.1	on build costs (incl. externals)				8%		£7,350,166	Jan-21	Apr-33	
<b>Total Professional Fees</b>								<b>£7,350,166</b>		
<b>4.5 Contingency</b>										
4.4.1	on build costs (incl. externals)				4%		£3,675,083	Jan-21	Apr-33	
<b>Total Contingency</b>								<b>£3,675,083</b>		
<b>4.6 Other Planning Obligations</b>										
4.6.1	S106				£24,548	per unit	£18,042,780	Jan-21	Feb-27	
4.6.2	AH Commuted Sum payment				£0	total	£0	Jan-21	Feb-27	
4.6.3	Electric charging points				£976	per unit (100% of houses; 50% of flats)	£717,360	Apr-21	Apr-33	
4.6.5.1	Policy G12a Stenshall SAC				£1,000	SAC per house	£735,000	Apr-21	Apr-33	
4.6.5.2	Policy G12a Stenshall SAC				£500	SAC per flat	£0	Apr-21	Apr-33	
4.6.6	Policy HS Gypsy and Traveller sites				£150,000	per pitch	£450,000	Apr-21	Apr-33	
4.6.7.1	Policy CC1, CC2 & CC3				£6,500	per house	£4,777,500	Apr-21	Apr-33	
4.6.7.2	Policy CC1, CC2 & CC3				£5,000	per flat	£0	Apr-21	Apr-33	
4.6.8	Policy G12 Biodiversity Net Gain				£1,212	per unit	£890,820	Apr-21	Apr-33	
<b>Total Developer Contributions</b>								<b>£25,613,460</b>		
<b>5.0 TOTAL DEVELOPMENT COSTS</b>								<b>£149,640,005</b>		
<b>6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>								<b>£199,833,702</b>		
<b>7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>								<b>£5,520,322</b>		
<b>8.0 Finance Costs</b>										
8.1	Finance				APR	6.50%	on net costs	PCM	0.526%	£-5,520,322
<b>9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>								<b>£205,354,023</b>		

# Technical Note

SS12 Land West of Wigginton Rd VA1		1,348 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	55.00	Private	Affordable	Sqm/ha	3,039	RLV	£18,097,937		
Net	38.50	Nr of units	944   404	Dwgs/ha	35	BLV	£17,325,000		
Land type:	Greenfield	Intermediate	81	Units/ha	193	Viable?	Marginal		
LV description:	Strategic Site	Affordable rent	162	AH rate	30.0%	Headroom	£772,937		
		Social rent	162	GDV=Total costs	-	Headroom per net ha	£20,076		
		First Homes	-	Profit/total GDV	17.7%	Headroom per dwg	£573		
						Headroom psm flsp	£6		
						Headroom psm CIL li	£9		
								Start	Finish
<b>1.0 Site Acquisition</b>									
1.1	Net site value (residual land value)						£18,097,937	Jan-21	Feb-28
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-21	Feb-28
							£894,397	Jan-21	Feb-28
1.3	Purchaser costs		1.80%	on land costs			£325,763	Jan-21	Feb-28
<b>Total Site Acquisition Costs</b>							<b>£19,318,096</b>		
<b>2.0 Developer's Profit</b>									
2.1	Private units		20.0%	on OM GDV			£62,910,598	Oct-35	Nov-35
2.3	Affordable units		6%	on AH transfer values			£3,724,145	Oct-35	Nov-35
<b>Total Developer's Profit</b>							<b>£66,634,743</b>		
<b>3.0 Development Value</b>									
3.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.1.1	Flats (NIA)	0.00	55.0	-	£4,925	£0	Oct-28	Oct-35	
3.1.2	2 bed house	424.62	74.5	31,634	£3,750	£118,628,213	Oct-21	Oct-35	
3.1.3	3 bed house	353.85	93.0	32,908	£3,750	£123,405,188	Oct-21	Oct-35	
3.1.4	4+ bed house	165.13	117.1	19,339	£3,750	£72,519,592	Oct-21	Oct-35	
3.1.5	1 bed bungalows	0.00	50.0	-	£3,750	£0	Oct-21	Oct-35	
		943.6		83,881					
3.2	Social rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.2.1	Flats (NIA)	0.00	55.0	-	£1,970	£0	Oct-28	Oct-35	
3.2.2	2 bed house	113.23	74.5	8,436	£1,500	£12,653,676	Oct-21	Oct-35	
3.2.3	3 bed house	36.40	93.0	3,385	£1,500	£5,077,242	Oct-21	Oct-35	
3.2.4	4+ bed house	12.13	117.1	1,421	£1,500	£2,131,188	Oct-21	Oct-35	
3.2.5	1 bed bungalows	0.00	50.0	-	£1,500	£0	Oct-21	Oct-35	
		161.8		13,241					
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.3.1	Flats (NIA)	0.00	55.0	-	£2,463	£0	Oct-28	Oct-35	
3.3.2	2 bed house	113.23	74.5	8,436	£1,875	£15,817,095	Oct-21	Oct-35	
3.3.3	3 bed house	36.40	93.0	3,385	£1,875	£6,346,553	Oct-21	Oct-35	
3.3.4	4+ bed house	12.13	117.1	1,421	£1,875	£2,663,985	Oct-21	Oct-35	
3.3.5	1 bed bungalows	0.00	50.0	-	£1,875	£0	Oct-21	Oct-35	
		161.8		13,241					
3.4	Intermediate	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.4.1	Flats (NIA)	0.00	55.0	-	£3,448	£0	Oct-28	Oct-35	
3.4.2	2 bed house	56.62	74.5	4,218	£2,625	£11,071,967	Oct-21	Oct-35	
3.4.3	3 bed house	18.20	93.0	1,692	£2,625	£4,442,587	Oct-21	Oct-35	
3.4.4	4+ bed house	6.07	117.1	710	£2,625	£1,864,790	Oct-21	Oct-35	
3.4.5	1 bed bungalows	0.00	50.0	-	£2,625	£0	Oct-21	Oct-35	
		80.9		6,621					
<b>Gross Development Value</b>							<b>£376,622,073</b>		
<b>4.0 Development Costs</b>									
<b>4.1 Sales Cost</b>									
4.1.1	Private units		3.00%	on OM GDV			£9,436,590	Oct-28	Oct-35
4.1.3	Affordable units		£500	affordable housing			£202,200	Oct-28	Oct-35
<b>Total Sales Costs</b>							<b>£9,638,790</b>		
<b>4.2 Build Costs</b>									
4.2.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.1.1	Flats (GIA)	0.00	62.9	-	£1,445	£0	Apr-21	Apr-35	
4.2.1.2	2 bed house	424.62	74.5	31,634	£1,278	£40,428,494.82	Apr-21	Apr-35	
4.2.1.3	3 bed house	353.85	93.0	32,908	£1,278	£42,056,487.90	Apr-21	Apr-35	
4.2.1.4	4+ bed house	165.13	117.1	19,339	£1,278	£24,714,676.84	Apr-21	Apr-35	
4.2.1.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-35	
		944		83,881					
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.2.1	Flats (GIA)	0.00	62.9	-	£1,445	£0.00	Apr-21	Apr-35	
4.2.2.2	2 bed house	283.08	74.5	21,089	£1,278	£26,952,329.88	Apr-21	Apr-35	
4.2.2.3	3 bed house	90.99	93.0	8,462	£1,278	£10,814,525.46	Apr-21	Apr-35	
4.2.2.4	4+ bed house	30.33	117.1	3,552	£1,278	£4,539,430.44	Apr-21	Apr-35	
4.2.2.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-35	
		404		33,104					
4.2.3	Garages	Number of units ÷ per garage (sqm)	18	7,359	£500	Total Cost	£3,679,332	Apr-21	Apr-35
<b>Total Build Costs</b>							<b>£153,185,278</b>		
<b>4.3 Extra-Over Construction Costs</b>									
4.3.1.1	Externals (for houses)		10%	extra-over on build cost for houses			£15,318,528	Apr-21	Apr-35
4.3.1.2	Externals (for flats)		10%	extra-over on build cost for flats			£0	Apr-21	Apr-35
4.3.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0	Jan-21	Feb-28
4.3.3	Site opening costs			£21,590 per unit			£29,103,320	Jan-21	Feb-28
<b>Total Extra-Over Construction Costs</b>							<b>£44,421,848</b>		
<b>4.4 Professional Fees</b>									
4.4.1	on build costs (incl: externals)		8%				£13,480,304	Jan-21	Apr-35
<b>Total Professional Fees</b>							<b>£13,480,304</b>		
<b>4.5 Contingency</b>									
4.4.1	on build costs (incl: externals)		4%				£6,740,152	Jan-21	Apr-35
<b>Total Contingency</b>							<b>£6,740,152</b>		
<b>4.6 Other Planning Obligations</b>									
4.6.1	S106			£29,028 per unit			£39,129,744	Jan-21	Feb-28
4.6.2	AH Commuted Sum payment			£0 total			£0	Jan-21	Feb-28
4.6.3	Electric charging points			£976 per unit (100% of houses; 50% of flats)			£1,315,648	Apr-21	Apr-35
4.6.5.1	Policy G12a Stenshall SAC			£1,000 SAC per house			£1,348,000	Apr-21	Apr-35
4.6.5.2	Policy G12a Stenshall SAC			£500 SAC per flat			£0	Apr-21	Apr-35
4.6.6	Policy H5 Gypsy and Traveller sites			£150,000 per pitch			£600,000	Apr-21	Apr-35
4.6.7.1	Policy CC1, CC2 & CC3			£6,500 per house			£8,762,000	Apr-21	Apr-35
4.6.7.2	Policy CC1, CC2 & CC3			£5,000 per flat			£0	Apr-21	Apr-35
4.6.8	Policy G12 Biodiversity Net Gain			£1,212 per unit			£1,633,776	Apr-21	Apr-35
<b>Total Developer Contributions</b>							<b>£52,789,168</b>		
<b>5.0 TOTAL DEVELOPMENT COSTS</b>							<b>£280,255,540</b>		
<b>6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£366,208,379</b>		
<b>7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£10,413,694</b>		
<b>8.0 Finance Costs</b>									
8.1	Finance		APR	6.50%	on net costs	PCM	0.526%		
							<b>-£10,413,694</b>		
<b>9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£376,622,073</b>		

This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.



# Technical Note

SS13 Land West of Elvington Lan VA1		3,339 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	159.00	Private	Affordable	Sqm/ha	3,037	RLV	£4,097,763		
Net	95.40	Nr of units		Dwgs/ha	35	BLV	£42,930,000		
Land type:	Greenfield			Units/ha	393	Viability?	No		
LV description:	Strategic Site	Intermediate	200	AH rate	30.0%	Headroom	£38,832,237		
		Affordable rent	401	GDV=Total costs	-	Headroom per net ha	£407,047		
		Social rent	401	Profit/total GDV	17.7%	Headroom per dwg	£11,630		
		First Homes	-			Headroom psm flsp	£126		
						Headroom psm CIL li	£176		
1.0	Site Acquisition							Start	Finish
1.1	Net site value (residual land value)						£4,097,763	Jan-21	Aug-29
1.2	Stamp Duty Land Tax		Category:	Commercial land			£0	Jan-21	Aug-29
1.3	Purchaser costs			1.80% on land costs			£194,388	Jan-21	Aug-29
							£73,760	Jan-21	Aug-29
	<b>Total Site Acquisition Costs</b>						<b>£4,365,911</b>		
2.0	Developer's Profit								
2.1	Private units			20.0% on OM GDV			£155,829,739	Oct-38	Nov-38
2.3	Affordable units			6% on AH transfer values			£9,224,718	Oct-38	Nov-38
	<b>Total Developer's Profit</b>						<b>£165,054,457</b>		
3.0	Development Value								
3.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.1.1	Flats (NIA)		0.00	55.0	-	£4,925	£0	Apr-30	Oct-38
3.1.2	2 bed house		1051.79	74.5	78,358	£3,750	£293,842,434	Oct-21	Oct-38
3.1.3	3 bed house		876.49	93.0	81,513	£3,750	£305,675,016	Oct-21	Oct-38
3.1.4	4+ bed house		409.03	117.1	47,902	£3,750	£179,631,244	Oct-21	Oct-38
3.1.5	1 bed bungalows		0.00	50.0	-	£3,750	£0	Oct-21	Oct-38
			2,337.3		207,773				
3.2	Social rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.2.1	Flats (NIA)		0.00	55.0	-	£1,970	£0	Apr-30	Oct-38
3.2.2	2 bed house		280.48	74.5	20,895	£1,500	£31,343,193	Oct-21	Oct-38
3.2.3	3 bed house		90.15	93.0	8,384	£1,500	£12,576,344	Oct-21	Oct-38
3.2.4	4+ bed house		30.05	117.1	3,519	£1,500	£5,278,959	Oct-21	Oct-38
3.2.5	1 bed bungalows		0.00	50.0	-	£1,500	£0	Oct-21	Oct-38
			400.7		32,799				
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.3.1	Flats (NIA)		0.00	55.0	-	£2,463	£0	Apr-30	Oct-38
3.3.2	2 bed house		280.48	74.5	20,895	£1,875	£39,178,991	Oct-21	Oct-38
3.3.3	3 bed house		90.15	93.0	8,384	£1,875	£15,720,429	Oct-21	Oct-38
3.3.4	4+ bed house		30.05	117.1	3,519	£1,875	£6,598,699	Oct-21	Oct-38
3.3.5	1 bed bungalows		0.00	50.0	-	£1,875	£0	Oct-21	Oct-38
			400.7		32,799				
3.4	Intermediate		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.4.1	Flats (NIA)		0.00	55.0	-	£3,448	£0	Apr-30	Oct-38
3.4.2	2 bed house		140.24	74.5	10,448	£2,625	£27,425,294	Oct-21	Oct-38
3.4.3	3 bed house		45.08	93.0	4,192	£2,625	£11,004,301	Oct-21	Oct-38
3.4.4	4+ bed house		15.03	117.1	1,760	£2,625	£4,619,089	Oct-21	Oct-38
3.4.5	1 bed bungalows		0.00	50.0	-	£2,625	£0	Oct-21	Oct-38
			200.3		16,399				
	<b>Gross Development Value</b>						<b>£932,893,992</b>		
4.0	Development Costs								
4.1	Sales Cost								
4.1.1	Private units			3.00% on OM GDV			£23,374,461	Apr-30	Oct-38
4.1.3	Affordable units			£500/affordable housing			£500,850	Apr-30	Oct-38
	<b>Total Sales Costs</b>						<b>£23,875,311</b>		
4.2	Build Costs								
4.2.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost		
4.2.1.1	Flats (GIA)		0.00	62.9	-	£1,445	£0	Apr-21	Apr-38
4.2.1.2	2 bed house		1051.79	74.5	78,358	£1,278	£100,141,502	Apr-21	Apr-38
4.2.1.3	3 bed house		876.49	93.0	81,513	£1,278	£104,174,045	Apr-21	Apr-38
4.2.1.4	4+ bed house		409.03	117.1	47,902	£1,278	£61,218,328	Apr-21	Apr-38
4.2.1.5	1 bed bungalows		0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-38
			2,337		207,773				
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost		
4.2.2.1	Flats (GIA)		0.00	62.9	-	£1,445	£0.00	Apr-21	Apr-38
4.2.2.2	2 bed house		701.19	74.5	52,239	£1,278	£66,761,001.09	Apr-21	Apr-38
4.2.2.3	3 bed house		225.38	93.0	20,961	£1,278	£26,787,611.66	Apr-21	Apr-38
4.2.2.4	4+ bed house		75.13	117.1	8,798	£1,278	£11,244,182.67	Apr-21	Apr-38
4.2.2.5	1 bed bungalows		0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-38
			1,002		81,997				
4.2.3	Garages		Nr of units	Size sqm	Total sqm	Epsm	Total Cost		
			1012.635	18	18,227	£500	£9,113,717	Apr-21	Apr-38
	<b>Total Build Costs</b>		<b>3,339</b>				<b>£379,440,387</b>		
4.3	Extra-Over Construction Costs								
4.3.1.1	Externals (for houses)			10% extra-over on build cost for houses			£37,944,039	Apr-21	Apr-38
4.3.1.2	Externals (for flats)			10% extra-over on build cost for flats			£0	Apr-21	Apr-38
4.3.2	Site abnormalities (remediation/demolition)			£0 per net ha			£0	Jan-21	Aug-29
4.3.3	Site opening costs			£21,590 per unit			£72,089,010	Jan-21	Aug-29
	<b>Total Extra-Over Construction Costs</b>						<b>£110,033,049</b>		
4.4	Professional Fees								
4.4.1	on build costs (incl: externals)			8%			£33,390,754	Jan-21	Apr-38
	<b>Total Professional Fees</b>						<b>£33,390,754</b>		
4.5	Contingency								
4.4.1	on build costs (incl: externals)			4%			£16,695,377	Jan-21	Apr-38
	<b>Total Contingency</b>						<b>£16,695,377</b>		
4.6	Other Planning Obligations								
4.6.1	S106			£42,729 per unit			£142,672,131	Jan-21	Aug-29
4.6.2	AH Commuted Sum payment			£0 total			£0	Jan-21	Aug-29
4.6.3	Electric charging points			£976 per unit (100% of houses; 50% of flats)			£3,258,864	Apr-21	Apr-38
4.6.5.1	Policy G12a Stenshall SAC			£0 SAC per house			£0	Apr-21	Apr-38
4.6.5.2	Policy G12a Stenshall SAC			£0 SAC per flat			£0	Apr-21	Apr-38
4.6.6	Policy H5 Gypsy and Traveller sites			£150,000 per pitch			£900,000	Apr-21	Apr-38
4.6.7.1	Policy CC1, CC2 & CC3			£6,500 per house			£21,703,500	Apr-21	Apr-38
4.6.7.2	Policy CC1, CC2 & CC3			£5,000 per flat			£0	Apr-21	Apr-38
4.6.8	Policy G12 Biodiversity Net Gain			£1,212 per unit			£4,046,868	Apr-21	Apr-38
	<b>Total Developer Contributions</b>						<b>£172,581,363</b>		
5.0	<b>TOTAL DEVELOPMENT COSTS</b>						<b>£736,016,241</b>		
6.0	<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£905,436,608</b>		
7.0	<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£27,457,384</b>		
8.0	Finance Costs								
8.1	Finance			APR 6.50% on net costs		PCM 0.526%	£27,457,384		
9.0	<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						<b>£932,893,992</b>		

This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation - Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.

# Technical Note

SS14 Terry's Extension Sites		VA1	111 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING		
Gross	2.20	Nr of units	Private	Affordable	Sqm/ha	4,414	RLV	£6,528,522	Start	Finish	
Net	2.20		89	22	Dwgs/ha	50	BLV	£2,464,000			
Land type:	Brownfield	Intermediate	4	Units/pa	37	Viable?	Yes				
LV description:	Urban	Affordable rent	9	AH rate	20.0%	Headroom	£4,064,522				
		Social rent	9	GDV=Total costs	-	Headroom per net ha	£1,847,510				
		First Homes	-	Profit/total GDV	18.6%	Headroom per dwg	£36,617				
						Headroom psm flsp	£391				
						Headroom psm CIL li	£481				
<b>1.0 Site Acquisition</b>											
1.1	Net site value (residual land value)						£6,528,522	Jan-21			Feb-24
1.2	Stamp Duty Land Tax		Category:	Commercial land			£0	Jan-21	Feb-24		
1.3	Purchaser costs		1.80% on land costs				£315,926	Jan-21	Feb-24		
<b>Total Site Acquisition Costs</b>								£117,513	Jan-21	Feb-24	
<b>2.0 Developer's Profit</b>								£6,961,961			
2.1	Private units		20.0% on OM GDV				£5,920,370	Oct-27	Nov-27		
2.3	Affordable units		6% on AH transfer values				£204,441	Oct-27	Nov-27		
<b>Total Developer's Profit</b>								£6,124,811			
<b>3.0 Development Value</b>											
3.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.1.1	Flats (NIA)	0.00	55.0	-	-	£4,925	£0	Oct-24	Oct-27		
3.1.2	2 bed house	39.96	74.5	2,977	£3,750	£11,163,825	Oct-21	Oct-27			
3.1.3	3 bed house	33.30	93.0	3,097	£3,750	£11,613,375	Oct-21	Oct-27			
3.1.4	4+ bed house	15.54	117.1	1,820	£3,750	£6,824,650	Oct-21	Oct-27			
3.1.5	1 bed bungalows	0.00	50.0	-	£3,750	£0	Oct-21	Oct-27			
		88.8		7,894							
3.2	Social rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.2.1	Flats (NIA)	0.00	55.0	-	-	£1,970	£0	Oct-24	Oct-27		
3.2.2	2 bed house	6.22	74.5	463	£1,500	£694,638	Oct-21	Oct-27			
3.2.3	3 bed house	2.00	93.0	186	£1,500	£278,721	Oct-21	Oct-27			
3.2.4	4+ bed house	0.67	117.1	78	£1,500	£116,994	Oct-21	Oct-27			
3.2.5	1 bed bungalows	0.00	50.0	-	£1,500	£0	Oct-21	Oct-27			
		8.9		727							
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.3.1	Flats (NIA)	0.00	55.0	-	-	£2,463	£0	Oct-24	Oct-27		
3.3.2	2 bed house	6.22	74.5	463	£1,875	£868,298	Oct-21	Oct-27			
3.3.3	3 bed house	2.00	93.0	186	£1,875	£348,401	Oct-21	Oct-27			
3.3.4	4+ bed house	0.67	117.1	78	£1,875	£146,243	Oct-21	Oct-27			
3.3.5	1 bed bungalows	0.00	50.0	-	£1,875	£0	Oct-21	Oct-27			
		8.9		727							
3.4	Intermediate		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.4.1	Flats (NIA)	0.00	55.0	-	-	£3,448	£0	Oct-24	Oct-27		
3.4.2	2 bed house	3.11	74.5	232	£2,625	£607,808	Oct-21	Oct-27			
3.4.3	3 bed house	1.00	93.0	93	£2,625	£243,881	Oct-21	Oct-27			
3.4.4	4+ bed house	0.33	117.1	39	£2,625	£102,370	Oct-21	Oct-27			
3.4.5	1 bed bungalows	0.00	50.0	-	£2,625	£0	Oct-21	Oct-27			
		4.4		363							
<b>Gross Development Value</b>								£33,009,203			
<b>4.0 Development Costs</b>											
<b>4.1 Sales Cost</b>											
4.1.1	Private units		3.00% on OM GDV				£888,056	Oct-24	Oct-27		
4.1.3	Affordable units		£500 affordable housing				£11,100	Oct-24	Oct-27		
<b>Total Sales Costs</b>								£899,156			
<b>4.2 Build Costs</b>											
4.2.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost				
4.2.1.1	Flats (GIA)	0.00	62.9	-	-	£1,445	£0	Apr-21	Apr-27		
4.2.1.2	2 bed house	39.96	74.5	2,977	£1,278	£3,804,631.56	Apr-21	Apr-27			
4.2.1.3	3 bed house	33.30	93.0	3,097	£1,278	£3,957,838.20	Apr-21	Apr-27			
4.2.1.4	4+ bed house	15.54	117.1	1,820	£1,278	£2,325,840.72	Apr-21	Apr-27			
4.2.1.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-27			
		89		7,894							
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost				
4.2.2.1	Flats (GIA)	0.00	62.9	-	-	£1,445	£0.00	Apr-21	Apr-27		
4.2.2.2	2 bed house	15.54	74.5	1,158	£1,278	£1,479,578.94	Apr-21	Apr-27			
4.2.2.3	3 bed house	5.00	93.0	465	£1,278	£593,675.73	Apr-21	Apr-27			
4.2.2.4	4+ bed house	1.67	117.1	195	£1,278	£249,197.22	Apr-21	Apr-27			
4.2.2.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-27			
		22		1,817							
4.2.3	Garages		Number of units	per garage (sqm)	Total (sqm)	Epsm	Total Cost				
		38.473	18	693	£500	£346,253	Apr-21	Apr-27			
<b>Total Build Costs</b>								£12,757,016			
<b>4.3 Extra-Over Construction Costs</b>											
4.3.1.1	Externals (for houses)		10% extra-over on build cost for houses				£1,275,702	Apr-21	Apr-27		
4.3.1.2	Externals (for flats)		10% extra-over on build cost for flats				£0	Apr-21	Apr-27		
4.3.2	Site abnormalities (remediation/demolition)		£381,000 per net ha				£838,200	Jan-21	Feb-24		
4.3.3	Site opening costs		£0 per unit				£0	Jan-21	Feb-24		
<b>Total Extra-Over Construction Costs</b>								£2,113,902			
<b>4.4 Professional Fees</b>											
4.4.1	on build costs (incl: externals)		8%				£1,122,617	Jan-21	Apr-27		
<b>Total Professional Fees</b>								£1,122,617			
<b>4.5 Contingency</b>											
4.4.1	on build costs (incl: externals)		4%				£561,309	Jan-21	Apr-27		
<b>Total Contingency</b>								£561,309			
<b>4.6 Other Planning Obligations</b>											
4.6.1	S106		£4,200 per unit				£466,200	Jan-21	Feb-24		
4.6.2	AH Commuted Sum payment		£0 total				£0	Jan-21	Feb-24		
4.6.3	Electric charging points		£976 per unit (100% of houses; 50% of flats)				£108,336	Apr-21	Apr-27		
4.6.5.1	Policy G12a Stenshall SAC		£0 SAC per house				£0	Apr-21	Apr-27		
4.6.5.2	Policy G12a Stenshall SAC		£0 SAC per flat				£0	Apr-21	Apr-27		
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000 per pitch				£300,000	Apr-21	Apr-27		
4.6.7.1	Policy CC1, CC2 & CC3		£6,500 per house				£721,500	Apr-21	Apr-27		
4.6.7.2	Policy CC1, CC2 & CC3		£5,000 per flat				£0	Apr-21	Apr-27		
4.6.8	Policy G12 Biodiversity Net Gain		£231 per unit				£25,641	Apr-21	Apr-27		
<b>Total Developer Contributions</b>								£1,621,677			
<b>5.0 TOTAL DEVELOPMENT COSTS</b>								£19,075,676			
<b>6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>								£32,162,448			
<b>7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>								£846,755			
<b>8.0 Finance Costs</b>											
8.1	Finance		APR	6.50%	on net costs	PCM	0.526%			£-846,755	
<b>9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>								£33,009,203			

# Technical Note

SS15 Nestle South (ST17)		VA1	704 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING		
Gross	7.10	Private	Affordable		Sqm/ha	5,454	RLV	£8,774,050	Start	Finish	
Net	7.10				Dwgs/ha	99	BLV	£7,952,000			
Land type:	Brownfield	Nr of units	563	141	Units/pa	108	Viable?	Yes			
		Intermediate		28	AH rate	20.0%	Headroom	£822,050			
LV description:	Urban	Affordable rent		56	GDV=Total costs	-	Headroom per net ha	£115,782			
		Social rent		56	Profit/total GDV	18.4%	Headroom per dwg	£1,168			
		First Homes		-			Headroom psm flsp	£18			
							Headroom psm CIL li	£23			
<b>1.0 Site Acquisition</b>											
1.1	Net site value (residual land value)							£8,774,050			Jan-21
1.2	Stamp Duty Land Tax		Category:	Commercial land				£0	Jan-21	Aug-27	
								£428,203	Jan-21	Aug-27	
1.3	Purchaser costs			1.80%	on land costs			£157,933	Jan-21	Aug-27	
<b>Total Site Acquisition Costs</b>								<b>£9,360,186</b>			
<b>2.0 Developer's Profit</b>											
2.1	Private units			20.0%	on OM GDV			£30,511,360	Oct-34	Nov-34	
2.3	Affordable units			6%	on AH transfer values			£1,144,176	Oct-34	Nov-34	
<b>Total Developer's Profit</b>								<b>£31,655,536</b>			
<b>3.0 Development Value</b>											
3.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.1.1	Flats (NIA)		563.20	55.0	30,976	£4,925	£152,556,800	Apr-28	Oct-34		
3.1.2	2 bed house		0.00	74.5	-	£3,750	£0	Oct-21	Oct-34		
3.1.3	3 bed house		0.00	93.0	-	£3,750	£0	Oct-21	Oct-34		
3.1.4	4+ bed house		0.00	117.1	-	£3,750	£0	Oct-21	Oct-34		
3.1.5	1 bed bungalows		0.00	50.0	-	£3,750	£0	Oct-21	Oct-34		
			563.2		30,976		£0				
3.2	Social rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.2.1	Flats (NIA)		56.32	55.0	3,098	£1,970	£6,102,272	Apr-28	Oct-34		
3.2.2	2 bed house		0.00	74.5	-	£1,500	£0	Oct-21	Oct-34		
3.2.3	3 bed house		0.00	93.0	-	£1,500	£0	Oct-21	Oct-34		
3.2.4	4+ bed house		0.00	117.1	-	£1,500	£0	Oct-21	Oct-34		
3.2.5	1 bed bungalows		0.00	50.0	-	£1,500	£0	Oct-21	Oct-34		
			56.3		3,098		£0				
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.3.1	Flats (NIA)		56.32	55.0	3,098	£2,463	£7,627,840	Apr-28	Oct-34		
3.3.2	2 bed house		0.00	74.5	-	£1,875	£0	Oct-21	Oct-34		
3.3.3	3 bed house		0.00	93.0	-	£1,875	£0	Oct-21	Oct-34		
3.3.4	4+ bed house		0.00	117.1	-	£1,875	£0	Oct-21	Oct-34		
3.3.5	1 bed bungalows		0.00	50.0	-	£1,875	£0	Oct-21	Oct-34		
			56.3		3,098		£0				
3.4	Intermediate		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.4.1	Flats (NIA)		28.16	55.0	1,549	£3,448	£5,339,488	Apr-28	Oct-34		
3.4.2	2 bed house		0.00	74.5	-	£2,625	£0	Oct-21	Oct-34		
3.4.3	3 bed house		0.00	93.0	-	£2,625	£0	Oct-21	Oct-34		
3.4.4	4+ bed house		0.00	117.1	-	£2,625	£0	Oct-21	Oct-34		
3.4.5	1 bed bungalows		0.00	50.0	-	£2,625	£0	Oct-21	Oct-34		
			28.2		1,549		£0				
<b>Gross Development Value</b>								<b>£171,626,400</b>			
<b>4.0 Development Costs</b>											
<b>4.1 Sales Cost</b>											
4.1.1	Private units			3.00%	on OM GDV			£4,576,704	Apr-28	Oct-34	
4.1.3	Affordable units			£500	ffordable housing			£70,400	Apr-28	Oct-34	
<b>Total Sales Costs</b>								<b>£4,647,104</b>			
<b>4.2 Build Costs</b>											
4.2.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost				
4.2.1.1	Flats (GIA)		563.20	62.9	35,401	£1,445	£51,154,651	Apr-21	Apr-34		
4.2.1.2	2 bed house		0.00	74.5	-	£1,278	£0.00	Apr-21	Apr-34		
4.2.1.3	3 bed house		0.00	93.0	-	£1,278	£0.00	Apr-21	Apr-34		
4.2.1.4	4+ bed house		0.00	117.1	-	£1,278	£0.00	Apr-21	Apr-34		
4.2.1.5	1 bed bungalows		0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-34		
			563		35,401		£0.00				
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost				
4.2.2.1	Flats (GIA)		140.80	62.9	8,850	£1,445	£12,788,662.86	Apr-21	Apr-34		
4.2.2.2	2 bed house		0.00	74.5	-	£1,278	£0.00	Apr-21	Apr-34		
4.2.2.3	3 bed house		0.00	93.0	-	£1,278	£0.00	Apr-21	Apr-34		
4.2.2.4	4+ bed house		0.00	117.1	-	£1,278	£0.00	Apr-21	Apr-34		
4.2.2.5	1 bed bungalows		0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-34		
			141		8,850		£0.00				
4.2.3	Garages		Number of units	per garage (sqm)	Total (sqm)	Epsm	Total Cost				
			50.688	18	912	£500	£456,192	Apr-21	Apr-34		
<b>Total Build Costs</b>								<b>£64,399,506</b>			
<b>4.3 Extra-Over Construction Costs</b>											
4.3.1.1	Externals (for houses)			10%	extra-over on build cost for houses			£45,619	Apr-21	Apr-34	
4.3.1.2	Externals (for flats)			10%	extra-over on build cost for flats			£6,394,331	Apr-21	Apr-34	
4.3.2	Site abnormalities (remediation/demolition)			£381,000	per net ha			£2,705,100	Jan-21	Aug-27	
4.3.3	Site opening costs			£0	per unit			£0	Jan-21	Aug-27	
<b>Total Extra-Over Construction Costs</b>								<b>£9,145,051</b>			
<b>4.4 Professional Fees</b>											
4.4.1	on build costs (incl. externals)			8%				£5,667,157	Jan-21	Apr-34	
<b>Total Professional Fees</b>								<b>£5,667,157</b>			
<b>4.5 Contingency</b>											
4.4.1	on build costs (incl. externals)			4%				£2,833,578	Jan-21	Apr-34	
<b>Total Contingency</b>								<b>£2,833,578</b>			
<b>4.6 Other Planning Obligations</b>											
4.6.1	S106			£11,494	per unit			£8,091,776	Jan-21	Aug-27	
4.6.2	AH Commuted Sum payment			£0	total			£0	Jan-21	Aug-27	
4.6.3	Electric charging points			£976	per unit (100% of houses; 50% of flats)			£343,552	Jan-21	Apr-34	
4.6.5.1	Policy G12a Stenshall SAC			£0	SAC per house			£0	Apr-21	Apr-34	
4.6.5.2	Policy G12a Stenshall SAC			£0	SAC per flat			£0	Apr-21	Apr-34	
4.6.6	Policy H5 Gypsy and Traveller sites			£150,000	per pitch			£450,000	Apr-21	Apr-34	
4.6.7.1	Policy CC1, CC2 & CC3			£6,500	per house			£0	Apr-21	Apr-34	
4.6.7.2	Policy CC1, CC2 & CC3			£5,000	per flat			£3,520,000	Apr-21	Apr-34	
4.6.8	Policy G12 Biodiversity Net Gain			£231	per unit			£162,624	Apr-21	Apr-34	
<b>Total Developer Contributions</b>								<b>£12,567,952</b>			
<b>5.0 TOTAL DEVELOPMENT COSTS</b>								<b>£99,260,348</b>			
<b>6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>								<b>£140,276,069</b>			
<b>7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>								<b>£31,350,331</b>			
<b>8.0 Finance Costs</b>											
8.1	Finance			APR	6.50%	on net costs	PCM	0.526%			
								<b>£-31,350,331</b>			
<b>9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>								<b>£171,626,400</b>			

This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.

# Technical Note

SS16 Land at Tadcaster Rd (ST21,VA1)		158 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	8.10	Private	Affordable	Sqm/ha	3,047	RLV	£6,967,555		
Net	4.50	Nr of units	111   47	Dwgs/ha	35	BLV	£4,050,000		
Land type:	Greenfield	Intermediate	9	Units/pa	63	Viable?	Yes		
LV description:	Village/Rural	Affordable rent	19	AH rate	30.0%	Headroom	£2,917,555		
		Social rent	19	GDV=Total costs	-	Headroom per net ha	£648,346		
		First Homes	-	Profit/total GDV	17.7%	Headroom per dwg	£18,466		
						Headroom psm flsp	£200		
						Headroom psm CIL li	£280		
								Start	Finish
<b>1.0 Site Acquisition</b>									
1.1	Net site value (residual land value)						£6,967,555	Jan-21	Aug-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-21	Aug-23
							£337,878	Jan-21	Aug-23
1.3	Purchaser costs			1.80%	on land costs		£125,416	Jan-21	Aug-23
<b>Total Site Acquisition Costs</b>							<b>£7,430,849</b>		
<b>2.0 Developer's Profit</b>									
2.1	Private units			20.0%	on OM GDV		£7,373,794	Oct-26	Nov-26
2.3	Affordable units			6%	on AH transfer values		£436,510	Oct-26	Nov-26
<b>Total Developer's Profit</b>							<b>£7,810,304</b>		
<b>3.0 Development Value</b>									
3.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.1.1	Flats (NIA)	0.00	55.0	-	£4,925	£0	Apr-24	Oct-26	
3.1.2	2 bed house	49.77	74.5	3,708	£3,750	£13,904,494	Oct-21	Oct-26	
3.1.3	3 bed house	41.48	93.0	3,857	£3,750	£14,464,406	Oct-21	Oct-26	
3.1.4	4+ bed house	19.36	117.1	2,267	£3,750	£8,500,071	Oct-21	Oct-26	
3.1.5	1 bed bungalows	0.00	50.0	-	£3,750	£0	Oct-21	Oct-26	
		110.6		9,832					
3.2	Social rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.2.1	Flats (NIA)	0.00	55.0	-	£1,970	£0	Apr-24	Oct-26	
3.2.2	2 bed house	13.27	74.5	989	£1,500	£1,483,146	Oct-21	Oct-26	
3.2.3	3 bed house	4.27	93.0	397	£1,500	£595,107	Oct-21	Oct-26	
3.2.4	4+ bed house	1.42	117.1	167	£1,500	£249,798	Oct-21	Oct-26	
3.2.5	1 bed bungalows	0.00	50.0	-	£1,500	£0	Oct-21	Oct-26	
		19.0		1,552					
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.3.1	Flats (NIA)	0.00	55.0	-	£2,463	£0	Apr-24	Oct-26	
3.3.2	2 bed house	13.27	74.5	989	£1,875	£1,853,933	Oct-21	Oct-26	
3.3.3	3 bed house	4.27	93.0	397	£1,875	£743,884	Oct-21	Oct-26	
3.3.4	4+ bed house	1.42	117.1	167	£1,875	£312,248	Oct-21	Oct-26	
3.3.5	1 bed bungalows	0.00	50.0	-	£1,875	£0	Oct-21	Oct-26	
		19.0		1,552					
3.4	Intermediate	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.4.1	Flats (NIA)	0.00	55.0	-	£3,448	£0	Apr-24	Oct-26	
3.4.2	2 bed house	6.64	74.5	494	£2,625	£1,297,753	Oct-21	Oct-26	
3.4.3	3 bed house	2.13	93.0	198	£2,625	£520,719	Oct-21	Oct-26	
3.4.4	4+ bed house	0.71	117.1	83	£2,625	£218,573	Oct-21	Oct-26	
3.4.5	1 bed bungalows	0.00	50.0	-	£2,625	£0	Oct-21	Oct-26	
		9.5		776					
<b>Gross Development Value</b>							<b>£44,144,130</b>		
<b>4.0 Development Costs</b>									
<b>4.1 Sales Cost</b>									
4.1.1	Private units			3.00%	on OM GDV		£1,106,069	Apr-24	Oct-26
4.1.3	Affordable units			£500	affordable housing		£23,700	Apr-24	Oct-26
<b>Total Sales Costs</b>							<b>£1,129,769</b>		
<b>4.2 Build Costs</b>									
4.2.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.1.1	Flats (GIA)	0.00	62.9	-	£1,445	£0	Apr-21	Apr-26	
4.2.1.2	2 bed house	49.77	74.5	3,708	£1,278	£4,738,651.47	Apr-21	Apr-26	
4.2.1.3	3 bed house	41.48	93.0	3,857	£1,278	£4,929,469.65	Apr-21	Apr-26	
4.2.1.4	4+ bed house	19.36	117.1	2,267	£1,278	£2,896,824.14	Apr-21	Apr-26	
4.2.1.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-26	
		111		9,832					
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.2.1	Flats (GIA)	0.00	62.9	-	£1,445	£0.00	Apr-21	Apr-26	
4.2.2.2	2 bed house	33.18	74.5	2,472	£1,278	£3,159,100.98	Apr-21	Apr-26	
4.2.2.3	3 bed house	10.67	93.0	992	£1,278	£1,267,577.91	Apr-21	Apr-26	
4.2.2.4	4+ bed house	3.56	117.1	416	£1,278	£532,069.74	Apr-21	Apr-26	
4.2.2.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-26	
		47		3,880					
4.2.3	Garages	Number of units x per garage (sqm)	Total (sqm)	Epsm	Total Cost				
		47.917	18	863	£500	£431,257	Apr-21	Apr-26	
<b>Total Build Costs</b>							<b>£17,954,951</b>		
<b>4.3 Extra-Over Construction Costs</b>									
4.3.1.1	Externals (for houses)		10%	extra-over on build cost for houses		£1,795,495	Apr-21	Apr-26	
4.3.1.2	Externals (for flats)		10%	extra-over on build cost for flats		£0	Apr-21	Apr-26	
4.3.2	Site abnormalities (remediation/demolition)			£0 per net ha		£0	Jan-21	Aug-23	
4.3.3	Site opening costs			£6,350 per unit		£1,003,300	Jan-21	Aug-23	
<b>Total Extra-Over Construction Costs</b>							<b>£2,798,795</b>		
<b>4.4 Professional Fees</b>									
4.4.1	on build costs (incl: externals)			8%		£1,580,036	Jan-21	Apr-26	
<b>Total Professional Fees</b>							<b>£1,580,036</b>		
<b>4.5 Contingency</b>									
4.4.1	on build costs (incl: externals)			4%		£790,018	Jan-21	Apr-26	
<b>Total Contingency</b>							<b>£790,018</b>		
<b>4.6 Other Planning Obligations</b>									
4.6.1	S106			£11,863 per unit		£1,874,354	Jan-21	Aug-23	
4.6.2	AH Commuted Sum payment			£0 total		£0	Jan-21	Aug-23	
4.6.3	Electric charging points			£976 per unit (100% of houses; 50% of flats)		£154,208	Apr-21	Apr-26	
4.6.5.1	Policy G12a Stenshall SAC			£0 SAC per house		£0	Apr-21	Apr-26	
4.6.5.2	Policy G12a Stenshall SAC			£0 SAC per flat		£0	Apr-21	Apr-26	
4.6.6	Policy H5 Gypsy and Traveller sites			£150,000 per pitch		£300,000	Apr-21	Apr-26	
4.6.7.1	Policy CC1, CC2 & CC3			£6,500 per house		£1,027,000	Apr-21	Apr-26	
4.6.7.2	Policy CC1, CC2 & CC3			£5,000 per flat		£0	Apr-21	Apr-26	
4.6.8	Policy G12 Biodiversity Net Gain			£1,212 per unit		£191,496	Apr-21	Apr-26	
<b>Total Developer Contributions</b>							<b>£3,547,058</b>		
<b>5.0 TOTAL DEVELOPMENT COSTS</b>							<b>£27,800,627</b>		
<b>6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£43,041,779</b>		
<b>7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£1,102,351</b>		
<b>8.0 Finance Costs</b>									
8.1	Finance			APR 6.50%	on net costs	PCM 0.526%	£-1,102,351		
<b>9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£44,144,130</b>		

This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.

# Technical Note

SS17 Hungate (ST32)		VA1		375 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	2.20	Private	Affordable	Sqm/ha	9,375	Dwgs/ha	170	RLV	£17,265,727	Start	Finish
Net	2.20										
Land type:	Brownfield	Intermediate	15	AH rate	20.0%	GDV=Total costs	0	Headroom per net ha	£14,801,727		
LV description:	Urban	Affordable rent	30	Profit/total GDV	18.4%	Headroom per net ha	£6,728,058	Headroom per net ha	£6,728,058		
		Social rent	30			Headroom per dwg	£39,471	Headroom per net ha	£6,728,058		
		First Homes	-			Headroom psm flsp	£615	Headroom per net ha	£6,728,058		
						Headroom psm CIL li	£769	Headroom per net ha	£6,728,058		
<b>1.0 Site Acquisition</b>											
1.1	Net site value (residual land value)								£17,265,727	Jan-21	Aug-22
1.2	Stamp Duty Land Tax		Category:	Commercial land					£0	Jan-21	Aug-22
1.3	Purchaser costs			1.80%	on land costs				£852,786	Jan-21	Aug-22
<b>Total Site Acquisition Costs</b>											
<b>2.0 Developer's Profit</b>											
2.1	Private units			20.0%	on OM GDV				£16,252,500	Oct-24	Nov-24
2.3	Affordable units			6%	on AH transfer values				£609,469	Oct-24	Nov-24
<b>Total Developer's Profit</b>											
<b>3.0 Development Value</b>											
3.1	Private units		Nr of units	Size sqm	Total sqm	Epsm		Total Value			
3.1.1	Flats (NIA)	300.00	55.0	16,500	£4,925		£81,262,500	Apr-23	Oct-24		
3.1.2	2 bed house	0.00	74.5	-	£3,750		£0	Oct-21	Oct-24		
3.1.3	3 bed house	0.00	93.0	-	£3,750		£0	Oct-21	Oct-24		
3.1.4	4+ bed house	0.00	117.1	-	£3,750		£0	Oct-21	Oct-24		
3.1.5	1 bed bungalows	0.00	50.0	-	£3,750		£0	Oct-21	Oct-24		
		300.0		16,500							
3.2	Social rent		Nr of units	Size sqm	Total sqm	Epsm		Total Value			
3.2.1	Flats (NIA)	30.00	55.0	1,650	£1,970		£3,250,500	Apr-23	Oct-24		
3.2.2	2 bed house	0.00	74.5	-	£1,500		£0	Oct-21	Oct-24		
3.2.3	3 bed house	0.00	93.0	-	£1,500		£0	Oct-21	Oct-24		
3.2.4	4+ bed house	0.00	117.1	-	£1,500		£0	Oct-21	Oct-24		
3.2.5	1 bed bungalows	0.00	50.0	-	£1,500		£0	Oct-21	Oct-24		
		30.0		1,650							
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	Epsm		Total Value			
3.3.1	Flats (NIA)	30.00	55.0	1,650	£2,463		£4,063,125	Apr-23	Oct-24		
3.3.2	2 bed house	0.00	74.5	-	£1,875		£0	Oct-21	Oct-24		
3.3.3	3 bed house	0.00	93.0	-	£1,875		£0	Oct-21	Oct-24		
3.3.4	4+ bed house	0.00	117.1	-	£1,875		£0	Oct-21	Oct-24		
3.3.5	1 bed bungalows	0.00	50.0	-	£1,875		£0	Oct-21	Oct-24		
		30.0		1,650							
3.4	Intermediate		Nr of units	Size sqm	Total sqm	Epsm		Total Value			
3.4.1	Flats (NIA)	15.00	55.0	825	£3,448		£2,844,188	Apr-23	Oct-24		
3.4.2	2 bed house	0.00	74.5	-	£2,625		£0	Oct-21	Oct-24		
3.4.3	3 bed house	0.00	93.0	-	£2,625		£0	Oct-21	Oct-24		
3.4.4	4+ bed house	0.00	117.1	-	£2,625		£0	Oct-21	Oct-24		
3.4.5	1 bed bungalows	0.00	50.0	-	£2,625		£0	Oct-21	Oct-24		
		15.0		825							
<b>Gross Development Value</b>											
<b>£91,420,313</b>											
<b>4.0 Development Costs</b>											
<b>4.1 Sales Cost</b>											
4.1.1	Private units			3.00%	on OM GDV				£2,437,875	Apr-23	Oct-24
4.1.3	Affordable units			£500	affordable housing				£37,500	Apr-23	Oct-24
<b>Total Sales Costs</b>											
<b>£2,475,375</b>											
<b>4.2 Build Costs</b>											
4.2.1	Private units		Nr of units	Size sqm	Total sqm	Epsm		Total Cost			
4.2.1.1	Flats (GIA)	300.00	62.9	18,857	£1,445		£27,248,571	Apr-21	Apr-24		
4.2.1.2	2 bed house	0.00	74.5	-	£1,278		£0.00	Apr-21	Apr-24		
4.2.1.3	3 bed house	0.00	93.0	-	£1,278		£0.00	Apr-21	Apr-24		
4.2.1.4	4+ bed house	0.00	117.1	-	£1,278		£0.00	Apr-21	Apr-24		
4.2.1.5	1 bed bungalows	0.00	50.0	-	£1,443		£0.00	Apr-21	Apr-24		
		300		18,857							
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	Epsm		Total Cost			
4.2.2.1	Flats (GIA)	75.00	62.9	4,714	£1,445		£6,812,142.86	Apr-21	Apr-24		
4.2.2.2	2 bed house	0.00	74.5	-	£1,278		£0.00	Apr-21	Apr-24		
4.2.2.3	3 bed house	0.00	93.0	-	£1,278		£0.00	Apr-21	Apr-24		
4.2.2.4	4+ bed house	0.00	117.1	-	£1,278		£0.00	Apr-21	Apr-24		
4.2.2.5	1 bed bungalows	0.00	50.0	-	£1,443		£0.00	Apr-21	Apr-24		
		75		4,714							
4.2.3	Garages		Number of units ÷ per garage (sqm)	Total (sqm)	Epsm		Total Cost				
		27,000	18	486	£500		£243,000	Apr-21	Apr-24		
<b>Total Build Costs</b>											
<b>£34,303,714</b>											
<b>4.3 Extra-Over Construction Costs</b>											
4.3.1.1	Externals (for houses)			10%	extra-over on build cost for houses				£24,300	Apr-21	Apr-24
4.3.1.2	Externals (for flats)			10%	extra-over on build cost for flats				£3,406,071	Apr-21	Apr-24
4.3.2	Site abnormalities (remediation/demolition)			£381,000	per net ha				£838,200	Jan-21	Aug-22
4.3.3	Site opening costs			£0	per unit				£0	Jan-21	Aug-22
<b>Total Extra-Over Construction Costs</b>											
<b>£4,268,571</b>											
<b>4.4 Professional Fees</b>											
4.4.1	on build costs (incl: externals)			8%					£3,018,727	Jan-21	Apr-24
<b>Total Professional Fees</b>											
<b>£3,018,727</b>											
<b>4.5 Contingency</b>											
4.4.1	on build costs (incl: externals)			4%					£1,509,363	Jan-21	Apr-24
<b>Total Contingency</b>											
<b>£1,509,363</b>											
<b>4.6 Other Planning Obligations</b>											
4.6.1	S106			£4,904	per unit				£1,839,000	Jan-21	Aug-22
4.6.2	AH Commuted Sum payment			£0	total				£0	Jan-21	Aug-22
4.6.3	Electric charging points			£976	per unit (100% of houses; 50% of flats)				£183,000	Apr-21	Apr-24
4.6.5.1	Policy G12a Stenshall SAC			£0	SAC per house				£0	Apr-21	Apr-24
4.6.5.2	Policy G12a Stenshall SAC			£0	SAC per flat				£0	Apr-21	Apr-24
4.6.6	Policy H5 Gypsy and Traveller sites			£150,000	per pitch				£300,000	Apr-21	Apr-24
4.6.7.1	Policy CC1, CC2 & CC3			£6,500	per house				£0	Apr-21	Apr-24
4.6.7.2	Policy CC1, CC2 & CC3			£5,000	per flat				£1,875,000	Apr-21	Apr-24
4.6.8	Policy G12 Biodiversity Net Gain			£231	per unit				£86,625	Apr-21	Apr-24
<b>Total Developer Contributions</b>											
<b>£4,283,625</b>											
<b>5.0 TOTAL DEVELOPMENT COSTS</b>											
<b>£49,859,376</b>											
<b>6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>											
<b>£85,150,641</b>											
<b>7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>											
<b>£6,269,672</b>											
<b>8.0 Finance Costs</b>											
8.1	Finance			APR	6.50%	on net costs		PCM	0.526%		
<b>Total Finance Costs</b>											
<b>£6,269,672</b>											
<b>9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>											
<b>£91,420,312</b>											

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# Technical Note

SS18 Station Yard, Wheldrake (SVA1)		147 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	6.00	Private	Affordable	Sqm/ha	3,037	RLV	£5,639,225		
Net	4.20	Nr of units	103   44	Dwgs/ha	35	BLV	£3,780,000		
Land type:	Mixed	Intermediate	9	Units/ha	59	Viable?	Yes		
LV description:	Village/Rural	Affordable rent	18	AH rate	30.0%	Headroom	£1,859,225		
		Social rent	18	GDV=Total costs	-	Headroom per net ha	£442,673		
		First Homes	-	Profit/total GDV	17.7%	Headroom per dwg	£12,648		
						Headroom psm flsp	£137		
						Headroom psm CIL li	£191		
								Start	Finish
<b>1.0 Site Acquisition</b>									
1.1	Net site value (residual land value)						£5,639,225	Jan-21	Aug-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-21	Aug-23
							£271,461	Jan-21	Aug-23
1.3	Purchaser costs		1.80%	on land costs			£101,506	Jan-21	Aug-23
<b>Total Site Acquisition Costs</b>							<b>£6,012,193</b>		
<b>2.0 Developer's Profit</b>									
2.1	Private units		20.0%	on OM GDV			£6,860,429	Oct-26	Nov-26
2.3	Affordable units		6%	on AH transfer values			£406,120	Oct-26	Nov-26
<b>Total Developer's Profit</b>							<b>£7,266,548</b>		
<b>3.0 Development Value</b>									
3.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.1.1	Flats (NIA)	0.00	55.0	-	£4,925	£0	Apr-24	Oct-26	
3.1.2	2 bed house	46.31	74.5	3,450	£3,750	£12,936,459	Oct-21	Oct-26	
3.1.3	3 bed house	38.59	93.0	3,589	£3,750	£13,457,391	Oct-21	Oct-26	
3.1.4	4+ bed house	18.01	117.1	2,109	£3,750	£7,908,294	Oct-21	Oct-26	
3.1.5	1 bed bungalows	0.00	50.0	-	£3,750	£0	Oct-21	Oct-26	
		102.9		9,147					
3.2	Social rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.2.1	Flats (NIA)	0.00	55.0	-	£1,970	£0	Apr-24	Oct-26	
3.2.2	2 bed house	12.35	74.5	920	£1,500	£1,379,889	Oct-21	Oct-26	
3.2.3	3 bed house	3.97	93.0	369	£1,500	£553,676	Oct-21	Oct-26	
3.2.4	4+ bed house	1.32	117.1	155	£1,500	£232,407	Oct-21	Oct-26	
3.2.5	1 bed bungalows	0.00	50.0	-	£1,500	£0	Oct-21	Oct-26	
		17.6		1,444					
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.3.1	Flats (NIA)	0.00	55.0	-	£2,463	£0	Apr-24	Oct-26	
3.3.2	2 bed house	12.35	74.5	920	£1,875	£1,724,861	Oct-21	Oct-26	
3.3.3	3 bed house	3.97	93.0	369	£1,875	£692,094	Oct-21	Oct-26	
3.3.4	4+ bed house	1.32	117.1	155	£1,875	£290,509	Oct-21	Oct-26	
3.3.5	1 bed bungalows	0.00	50.0	-	£1,875	£0	Oct-21	Oct-26	
		17.6		1,444					
3.4	Intermediate	Nr of units	Size sqm	Total sqm	Epsm	Total Value			
3.4.1	Flats (NIA)	0.00	55.0	-	£3,448	£0	Apr-24	Oct-26	
3.4.2	2 bed house	6.17	74.5	460	£2,625	£1,207,403	Oct-21	Oct-26	
3.4.3	3 bed house	1.98	93.0	185	£2,625	£484,466	Oct-21	Oct-26	
3.4.4	4+ bed house	0.66	117.1	77	£2,625	£203,356	Oct-21	Oct-26	
3.4.5	1 bed bungalows	0.00	50.0	-	£2,625	£0	Oct-21	Oct-26	
		8.8		722					
<b>Gross Development Value</b>							<b>£41,070,805</b>		
<b>4.0 Development Costs</b>									
<b>4.1 Sales Cost</b>									
4.1.1	Private units		3.00%	on OM GDV			£1,029,064	Apr-24	Oct-26
4.1.3	Affordable units		£500	affordable housing			£22,050	Apr-24	Oct-26
<b>Total Sales Costs</b>							<b>£1,051,114</b>		
<b>4.2 Build Costs</b>									
4.2.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.1.1	Flats (GIA)	0.00	62.9	-	£1,445	£0	Apr-21	Apr-26	
4.2.1.2	2 bed house	46.31	74.5	3,450	£1,278	£4,408,745.36	Apr-21	Apr-26	
4.2.1.3	3 bed house	38.59	93.0	3,589	£1,278	£4,586,278.73	Apr-21	Apr-26	
4.2.1.4	4+ bed house	18.01	117.1	2,109	£1,278	£2,695,146.51	Apr-21	Apr-26	
4.2.1.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-26	
		103		9,147					
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.2.1	Flats (GIA)	0.00	62.9	-	£1,445	£0.00	Apr-21	Apr-26	
4.2.2.2	2 bed house	30.87	74.5	2,300	£1,278	£2,939,163.57	Apr-21	Apr-26	
4.2.2.3	3 bed house	9.92	93.0	923	£1,278	£1,179,328.82	Apr-21	Apr-26	
4.2.2.4	4+ bed house	3.31	117.1	387	£1,278	£495,026.91	Apr-21	Apr-26	
4.2.2.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-26	
		44		3,610					
4.2.3	Garages	Number of units ÷ per garage (sqm)	Total (sqm)	Epsm	Total Cost				
		44.581	18	802	£500	£401,233	Apr-21	Apr-26	
<b>Total Build Costs</b>							<b>£16,704,923</b>		
<b>4.3 Extra-Over Construction Costs</b>									
4.3.1.1	Externals (for houses)		10%	extra-over on build cost for houses		£1,670,492	Apr-21	Apr-26	
4.3.1.2	Externals (for flats)		10%	extra-over on build cost for flats		£0	Apr-21	Apr-26	
4.3.2	Site abnormalities (remediation/demolition)		£190,500	per net ha		£800,100	Jan-21	Aug-23	
4.3.3	Site opening costs		£3,175	per unit		£466,725	Jan-21	Aug-23	
<b>Total Extra-Over Construction Costs</b>							<b>£2,937,317</b>		
<b>4.4 Professional Fees</b>									
4.4.1	on build costs (incl: externals)		8%			£1,470,033	Jan-21	Apr-26	
<b>Total Professional Fees</b>							<b>£1,470,033</b>		
<b>4.5 Contingency</b>									
4.4.1	on build costs (incl: externals)		4%			£735,017	Jan-21	Apr-26	
<b>Total Contingency</b>							<b>£735,017</b>		
<b>4.6 Other Planning Obligations</b>									
4.6.1	S106		£16,047	per unit		£2,358,909	Jan-21	Aug-23	
4.6.2	AH Commuted Sum payment		£0	total		£0	Jan-21	Aug-23	
4.6.3	Electric charging points		£976	per unit (100% of houses; 50% of flats)		£143,472	Apr-21	Apr-26	
4.6.5.1	Policy G12a Stenshall SAC		£0	SAC per house		£0	Apr-21	Apr-26	
4.6.5.2	Policy G12a Stenshall SAC		£0	SAC per flat		£0	Apr-21	Apr-26	
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000	per pitch		£300,000	Apr-21	Apr-26	
4.6.7.1	Policy CC1, CC2 & CC3		£6,500	per house		£955,500	Apr-21	Apr-26	
4.6.7.2	Policy CC1, CC2 & CC3		£5,000	per flat		£50,000	Apr-21	Apr-26	
4.6.8	Policy G12 Biodiversity Net Gain		£722	per unit		£106,061	Apr-21	Apr-26	
<b>Total Developer Contributions</b>							<b>£3,863,942</b>		
<b>5.0 TOTAL DEVELOPMENT COSTS</b>							<b>£26,762,346</b>		
<b>6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£40,041,087</b>		
<b>7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£1,029,718</b>		
<b>8.0 Finance Costs</b>									
8.1	Finance		APR 6.50%	on net costs		PCM 0.526%	£-1,029,718		
<b>9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£41,070,805</b>		

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# Technical Note

SS20 Impghal Baracks (ST36)		VA1	769 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING			
Gross	18.00	Nr of units	Private	Affordable	Sqm/ha	4,334	RLV	£26,097,687	Start	Finish		
Net	15.40		538	231	Dwgs/ha	50	BLV	£6,930,000				
Land type:	Mixed	Intermediate	46	Units/pa	192	Viable?	Yes					
		Affordable rent	92	AH rate	30.0%	Headroom	£19,167,687					
LV description	Strategic Site	Social rent	92	GDV=Total costs	-	Headroom per net ha	£1,244,655					
		First Homes	-	Profit/total GDV	17.7%	Headroom per dwg	£24,925					
						Headroom psm flsp	£270					
						Headroom psm CIL li	£377					
<b>1.0 Site Acquisition</b>												
1.1	Net site value (residual land value)						£26,097,687	Jan-21			Mar-25	
1.2	Stamp Duty Land Tax		Category:	Commercial land			£0	Jan-21	Mar-25			
							£1,294,384	Jan-21	Mar-25			
1.3	Purchaser costs			1.80%	on land costs		£469,758	Jan-21	Mar-25			
<b>Total Site Acquisition Costs</b>							<b>£27,861,829</b>					
<b>2.0 Developer's Profit</b>												
2.1	Private units			20.0%	on OM GDV		£35,888,910	Oct-29	Nov-29			
2.3	Affordable units			6%	on AH transfer values		£2,124,531	Oct-29	Nov-29			
<b>Total Developer's Profit</b>							<b>£38,013,440</b>					
<b>3.0 Development Value</b>												
3.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Value					
3.1.1	Flats (NIA)	0.00	55.0	-	-	£4,925	£0	Oct-25	Oct-29			
3.1.2	2 bed house	242.24	74.5	18,047	£3,750	£67,674,403	Oct-21	Oct-29				
3.1.3	3 bed house	201.86	93.0	18,773	£3,750	£70,399,547	Oct-21	Oct-29				
3.1.4	4+ bed house	94.20	117.1	11,032	£3,750	£41,370,598	Oct-21	Oct-29				
3.1.5	1 bed bungalows	0.00	50.0	-	£3,750	£0	Oct-21	Oct-29				
		538.3		47,852								
3.2	Social rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value					
3.2.1	Flats (NIA)	0.00	55.0	-	-	£1,970	£0	Oct-25	Oct-29			
3.2.2	2 bed house	64.60	74.5	4,812	£1,500	£7,218,603	Oct-21	Oct-29				
3.2.3	3 bed house	20.76	93.0	1,931	£1,500	£2,896,439	Oct-21	Oct-29				
3.2.4	4+ bed house	6.92	117.1	811	£1,500	£1,215,789	Oct-21	Oct-29				
3.2.5	1 bed bungalows	0.00	50.0	-	£1,500	£0	Oct-21	Oct-29				
		92.3		7,554								
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value					
3.3.1	Flats (NIA)	0.00	55.0	-	-	£2,463	£0	Oct-25	Oct-29			
3.3.2	2 bed house	64.60	74.5	4,812	£1,875	£9,023,254	Oct-21	Oct-29				
3.3.3	3 bed house	20.76	93.0	1,931	£1,875	£3,620,548	Oct-21	Oct-29				
3.3.4	4+ bed house	6.92	117.1	811	£1,875	£1,519,736	Oct-21	Oct-29				
3.3.5	1 bed bungalows	0.00	50.0	-	£1,875	£0	Oct-21	Oct-29				
		92.3		7,554								
3.4	Intermediate		Nr of units	Size sqm	Total sqm	Epsm	Total Value					
3.4.1	Flats (NIA)	0.00	55.0	-	-	£3,448	£0	Oct-25	Oct-29			
3.4.2	2 bed house	32.30	74.5	2,406	£2,625	£6,316,278	Oct-21	Oct-29				
3.4.3	3 bed house	10.38	93.0	965	£2,625	£2,534,384	Oct-21	Oct-29				
3.4.4	4+ bed house	3.46	117.1	405	£2,625	£1,063,815	Oct-21	Oct-29				
3.4.5	1 bed bungalows	0.00	50.0	-	£2,625	£0	Oct-21	Oct-29				
		46.1		3,777								
<b>Gross Development Value</b>							<b>£214,853,393</b>					
<b>4.0 Development Costs</b>												
<b>4.1 Sales Cost</b>												
4.1.1	Private units			3.00%	on OM GDV		£5,383,336	Oct-25	Oct-29			
4.1.3	Affordable units			£500	affordable housing		£115,350	Oct-25	Oct-29			
<b>Total Sales Costs</b>							<b>£5,498,686</b>					
<b>4.2 Build Costs</b>												
4.2.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost					
4.2.1.1	Flats (GIA)	0.00	62.9	-	-	£1,445	£0	Apr-21	Apr-29			
4.2.1.2	2 bed house	242.24	74.5	18,047	£1,278	£23,063,436.59	Apr-21	Apr-29				
4.2.1.3	3 bed house	201.86	93.0	18,773	£1,278	£23,992,165.58	Apr-21	Apr-29				
4.2.1.4	4+ bed house	94.20	117.1	11,032	£1,278	£14,099,099.77	Apr-21	Apr-29				
4.2.1.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-29				
		538		47,852								
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost					
4.2.2.1	Flats (GIA)	0.00	62.9	-	-	£1,445	£0.00	Apr-21	Apr-29			
4.2.2.2	2 bed house	161.49	74.5	12,031	£1,278	£15,375,624.39	Apr-21	Apr-29				
4.2.2.3	3 bed house	51.91	93.0	4,827	£1,278	£6,169,414.01	Apr-21	Apr-29				
4.2.2.4	4+ bed house	17.30	117.1	2,026	£1,278	£2,589,630.57	Apr-21	Apr-29				
4.2.2.5	1 bed bungalows	0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-29				
		231		18,885								
4.2.3	Garages		Number of units per garage (sqm)	Total (sqm)	Epsm	Total Cost						
		233.218	18	4,198	£500	£2,098,966	Apr-21	Apr-29				
<b>Total Build Costs</b>							<b>£87,388,337</b>					
<b>4.3 Extra-Over Construction Costs</b>												
4.3.1.1	Externals (for houses)			10%	extra-over on build cost for houses		£8,738,834	Apr-21	Apr-29			
4.3.1.2	Externals (for flats)			10%	extra-over on build cost for flats		£0	Apr-21	Apr-29			
4.3.2	Site abnormalities (remediation/demolition)			£190,500	per net ha		£2,933,700	Jan-21	Mar-25			
4.3.3	Site opening costs			£10,795	per unit		£8,301,355	Jan-21	Mar-25			
<b>Total Extra-Over Construction Costs</b>							<b>£19,973,889</b>					
<b>4.4 Professional Fees</b>												
4.4.1	on build costs (incl: externals)			8%			£7,690,174	Jan-21	Apr-29			
<b>Total Professional Fees</b>							<b>£7,690,174</b>					
<b>4.5 Contingency</b>												
4.4.1	on build costs (incl: externals)			4%			£3,845,087	Jan-21	Apr-29			
<b>Total Contingency</b>							<b>£3,845,087</b>					
<b>4.6 Other Planning Obligations</b>												
4.6.1	S106			£16,025	per unit		£12,323,225	Jan-21	Mar-25			
4.6.2	AH Commuted Sum payment			£0	total		£0	Jan-21	Mar-25			
4.6.3	Electric charging points			£976	per unit (100% of houses; 50% of flats)		£750,544	Apr-21	Apr-29			
4.6.5.1	Policy GI2a Stenshall SAC			£0	SAC per house		£0	Apr-21	Apr-29			
4.6.5.2	Policy GI2a Stenshall SAC			£0	SAC per flat		£0	Apr-21	Apr-29			
4.6.6	Policy HS Gypsy and Traveller sites			£150,000	per pitch		£450,000	Apr-21	Apr-29			
4.6.7.1	Policy CC1, CC2 & CC3			£6,500	per house		£4,998,500	Apr-21	Apr-29			
4.6.7.2	Policy CC1, CC2 & CC3			£5,000	per flat		£0	Apr-21	Apr-29			
4.6.8	Policy G12 Biodiversity Net Gain			£722	per unit		£554,834	Apr-21	Apr-29			
<b>Total Developer Contributions</b>							<b>£19,077,103</b>					
<b>TOTAL DEVELOPMENT COSTS</b>							<b>£143,473,275</b>					
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£209,348,545</b>					
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£5,504,848</b>					
<b>8.0 Finance Costs</b>												
8.1	Finance		APR	6.50%	on net costs	PCM	0.526%	£-5,504,848				
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£214,853,393</b>					

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## Technical Note

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Appendix A.4 Development appraisal sheet for the tested strategic sites SS13  
Land West of Elvington Lane (ST15) under full cumulative Local Plan policies

# Technical Note

SS13 Land West of Elvington Lan VA1		3,339 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Gross	159.00	Private	Affordable	Sqm/ha	3,037	RLV	£44,495,698		
Net	95.40	Nr of units	2,337	Dwgs/ha	35	BLV	£42,930,000		
Land type:	Greenfield	Intermediate	200	Units/pa	393	Viability?	Marginal		
LV description	Strategic Site	Affordable rent	401	AH rate	30.0%	Headroom	£1,565,698		
		Social rent	401	GDV=Total costs	-	Headroom per net ha	£16,412		
		First Homes	-	Profit/total GDV	17.7%	Headroom per dwg	£469		
						Headroom psm flsp	£5		
						Headroom psm CIL li	£7	Start	Finish
1.0	Site Acquisition								
1.1	Net site value (residual land value)						£44,495,698	Jan-21	Aug-29
1.2	Stamp Duty Land Tax		Category: Commercial land				£0	Jan-21	Aug-29
							£2,214,285	Jan-21	Aug-29
1.3	Purchaser costs		1.80% on land costs				£800,923	Jan-21	Aug-29
	Total Site Acquisition Costs						£47,510,906		
2.0	Developer's Profit								
2.1	Private units		20.0% on OM GDV				£155,829,739	Oct-38	Nov-38
2.3	Affordable units		6% on AH transfer values				£9,224,718	Oct-38	Nov-38
	Total Developer's Profit						£165,054,457		
3.0	Development Value								
3.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.1.1	Flats (NIA)		0.00	55.0	-	£4,925	£0	Apr-30	Oct-38
3.1.2	2 bed house		1051.79	74.5	78,358	£3,750	£293,842,434	Oct-21	Oct-38
3.1.3	3 bed house		876.49	93.0	81,513	£3,750	£305,675,016	Oct-21	Oct-38
3.1.4	4+ bed house		409.03	117.1	47,902	£3,750	£179,631,244	Oct-21	Oct-38
3.1.5	1 bed bungalows		0.00	50.0	-	£3,750	£0	Oct-21	Oct-38
			2,337.3		207,773				
3.2	Social rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.2.1	Flats (NIA)		0.00	55.0	-	£1,970	£0	Apr-30	Oct-38
3.2.2	2 bed house		280.48	74.5	20,895	£1,500	£31,343,193	Oct-21	Oct-38
3.2.3	3 bed house		90.15	93.0	8,384	£1,500	£12,576,344	Oct-21	Oct-38
3.2.4	4+ bed house		30.05	117.1	3,519	£1,500	£5,278,959	Oct-21	Oct-38
3.2.5	1 bed bungalows		0.00	50.0	-	£1,500	£0	Oct-21	Oct-38
			400.7		32,799				
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.3.1	Flats (NIA)		0.00	55.0	-	£2,463	£0	Apr-30	Oct-38
3.3.2	2 bed house		280.48	74.5	20,895	£1,875	£39,178,991	Oct-21	Oct-38
3.3.3	3 bed house		90.15	93.0	8,384	£1,875	£15,720,429	Oct-21	Oct-38
3.3.4	4+ bed house		30.05	117.1	3,519	£1,875	£6,598,699	Oct-21	Oct-38
3.3.5	1 bed bungalows		0.00	50.0	-	£1,875	£0	Oct-21	Oct-38
			400.7		32,799				
3.4	Intermediate		Nr of units	Size sqm	Total sqm	Epsm	Total Value		
3.4.1	Flats (NIA)		0.00	55.0	-	£3,448	£0	Apr-30	Oct-38
3.4.2	2 bed house		140.24	74.5	10,448	£2,625	£27,425,294	Oct-21	Oct-38
3.4.3	3 bed house		45.08	93.0	4,192	£2,625	£11,004,301	Oct-21	Oct-38
3.4.4	4+ bed house		15.03	117.1	1,760	£2,625	£4,619,089	Oct-21	Oct-38
3.2.5	1 bed bungalows		0.00	50.0	-	£2,625	£0	Oct-21	Oct-38
			200.3		16,399				
	Gross Development Value						£932,893,992		
4.0	Development Costs								
4.1	Sales Cost								
4.1.1	Private units		3.00% on OM GDV				£23,374,461	Apr-30	Oct-38
4.1.3	Affordable units		£500/affordable housing				£500,850	Apr-30	Oct-38
	Total Sales Costs						£23,875,311		
4.2	Build Costs								
4.2.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost		
4.2.1.1	Flats (GIA)		0.00	62.9	-	£1,445	£0	Apr-21	Apr-38
4.2.1.2	2 bed house		1051.79	74.5	78,358	£1,130	£88,544,520	Apr-21	Apr-38
4.2.1.3	3 bed house		876.49	93.0	81,513	£1,130	£92,110,071	Apr-21	Apr-38
4.2.1.4	4+ bed house		409.03	117.1	47,902	£1,130	£54,128,881	Apr-21	Apr-38
4.2.1.5	1 bed bungalows		0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-38
			2,337		207,773				
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	Epsm	Total Cost		
4.2.2.1	Flats (GIA)		0.00	62.9	-	£1,445	£0.00	Apr-21	Apr-38
4.2.2.2	2 bed house		701.19	74.5	52,239	£1,130	£59,029,680.15	Apr-21	Apr-38
4.2.2.3	3 bed house		225.38	93.0	20,961	£1,130	£23,685,446.93	Apr-21	Apr-38
4.2.2.4	4+ bed house		75.13	117.1	8,798	£1,130	£9,942,039.45	Apr-21	Apr-38
4.2.2.5	1 bed bungalows		0.00	50.0	-	£1,443	£0.00	Apr-21	Apr-38
			1,002		81,997				
4.2.3	Garages		Nr of units	Size sqm	Total sqm	Epsm	Total Cost		
			1012,635	18	18,227	£500	£9,113,717	Apr-21	Apr-38
	Total Build Costs		3,339				£336,554,357		
4.3	Extra-Over Construction Costs								
4.3.1.1	Externals (for houses)		10%	extra-over on build cost for houses			£33,655,436	Apr-21	Apr-38
4.3.1.2	Externals (for flats)		10%	extra-over on build cost for flats			£0	Apr-21	Apr-38
4.3.2	Site abnormalities (remediation/demolition)		£0	per net ha			£0	Jan-21	Aug-29
4.3.3	Site opening costs		£21,590	per unit			£72,089,010	Jan-21	Aug-29
	Total Extra-Over Construction Costs						£105,744,446		
4.4	Professional Fees								
4.4.1	on build costs (incl: externals)		8%				£29,616,783	Jan-21	Apr-38
	Total Professional Fees						£29,616,783		
4.5	Contingency								
4.4.1	on build costs (incl: externals)		4%				£14,808,392	Jan-21	Apr-38
	Total Contingency						£14,808,392		
4.6	Other Planning Obligations								
4.6.1	S106		£42,729	per unit			£142,672,131	Jan-21	Aug-29
4.6.2	AH Commuted Sum payment		£0	total			£0	Jan-21	Aug-29
4.6.3	Electric charging points		£976	per unit (100% of houses; 50% of flats)			£3,258,864	Apr-21	Apr-38
4.6.5.1	Policy G12a Stenshall SAC		£0	SAC per house			£0	Apr-21	Apr-38
4.6.5.2	Policy G12a Stenshall SAC		£0	SAC per flat			£0	Apr-21	Apr-38
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£900,000	Apr-21	Apr-38
4.6.7.1	Policy CC1, CC2 & CC3		£6,500	per house			£21,703,500	Apr-21	Apr-38
4.6.7.2	Policy CC1, CC2 & CC3		£5,000	per flat			£0	Apr-21	Apr-38
4.6.8	Policy G12 Biodiversity Net Gain		£1,212	per unit			£4,046,868	Apr-21	Apr-38
	Total Developer Contributions						£172,581,363		
5.0	TOTAL DEVELOPMENT COSTS						£683,180,651		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£895,746,014		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£37,147,979		
8.0	Finance Costs								
8.1	Finance		APR 6.50%	on net costs		PCM 0.526%	£-37,147,979		
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£932,893,992		

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