

**WRITTEN STATEMENT**

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**DEVELOPMENT VIABILITY / AFFORDABLE HOUSING**

**SITE LOCATION:**

**LAND SOUTH OF KINETON ROAD, GAYDON**

**APPEAL: decision to refuse permission for App No 21/03858/FUL**

July 2023

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## Introduction

1. I am David Coate BSc (Hons) MCIOB, ACIOH.
2. I am an Associate Director of Adams Integra, Affordable Housing consultants, specialising in the viability and affordability of affordable housing schemes.
3. We have been instructed by the applicant, Martin Hayward of Hayward Developments, to prepare a written statement for the written representation appeal on the matter of the viability of the development proposals with regards to the Council's requirement for affordable housing on Local Need housing schemes.
4. We previously carried out a viability report, dated April 2022, which was assessed on behalf of the Council by Avison Young in their report dated October 2022, which concluded that, in their opinion, the site is able to be developed without the need to deliver the additional Open Market dwellings.
5. We provided the applicant with our rebuttal letter to the Avison Young report, dated 19<sup>th</sup> December 2022.
6. The planning application, 21/03858/FUL was subsequently refused permission by the Council on 24<sup>th</sup> February 2023.
7. The proposal consists of the erection of 23 number 1-, 2-, 3- and 4-bedroom dwelling houses and garages together with roads, sewers and associated external works at Land South of Kineton Road, Gaydon. 16 of the dwellings are proposed to meet a local housing need, with the remaining 7 being open market dwellings.
8. Policy CS.15 of the adopted Core Strategy states that, for housing proposals **adjacent to settlements**, "Development may include small-scale community-led schemes brought forward to meet a need identified by that community. Dwellings provided through such schemes will contribute to the overall housing requirement for the district."
9. This proposed scheme should, therefore, be treated as a rural exception scheme.
10. Our approach is that the starting point for the scheme mix should reflect the local housing need. Only then should open market units or grant be introduced to subsidise the scheme if necessary.

11. The proposal includes 16 dwellings identified in the most recent Housing Needs Survey (HNS) for Gaydon with adjustments made to incorporate the requirements of the partner housing association. The 16 dwellings proposed within the current application constitute the following:

Plot	Unit Type	Description	Housing Mix	Size (sq.ft)
1	Type C	2-bed Semi detached house	HA - Rent	850
2	Type D	3-bed Semi detached house	HA - Rent	1000
3	Type A	2-bed Semi detached house	HA - Rent	850
4	Type A	2-bed Mid terrace house	HA - Rent	850
5	Type A	1- bed Grnd Floor maisonette	HA - Rent	539
6	Type A	1-bed First Floor maisonette	HA - Rent	594
7	Type G	2-bed End terrace house	Shared ownership	850
8	Type G	2-bed Mid terrace house	Shared ownership	850
9	Type G	2-bed End terrace house	Shared ownership	850
10	Type B	2-bed Detached bungalow	HA - Rent	754
11	Type B1	2-bed Semi det bungalow	Shared ownership	754
12	Type B1	2-bed Semi det bungalow	Shared ownership	754
13	Type F	3-bed Detached bungalow	Local owner occupier	948
14	Type E	2-bed Semi det bungalow	Local owner occupier	704
15	Type E	2-bed Semi det bungalow	Local owner occupier	704
23	Type J	2-bed Semi detached house	Local owner occupier	775

12. In addition to the proposed 16 No. local housing need dwellings, the application proposes 7 No. open market dwellings.
13. This viability report will demonstrate that these additional dwellings are necessary to make the overall scheme viable, by subsidising the provision of the 16 No. proposed local housing need dwellings.
14. In this report we have carried out our own appraisal of the 16-unit (all affordable scheme) using our own assumptions regarding land value, open market values and scheme costs, with, where available, reference to comparables. This appraisal will also incorporate assumptions on build cost, contingencies, professional fees, finance, profit, sales and marketing fees.
15. This appraisal will produce a residual land value for the proposed scheme which we will then compare against the benchmark land value for the site.
16. If the residual land value is higher than the BLV then the scheme is viable and there is no need for any grant funding or open market cross subsidy units.

17. This residual land value is then compared to the benchmark land value This will determine whether the proposed scheme is providing the minimum amount of additional open market housing.
18. This report is a desktop assessment that will examine the different appraisal inputs.

## Viability Guidance

19. In advising the Council in respect of viability, we need to have regard to published guidance. In this respect, we are considering in particular the National Planning Policy Framework (NPPF) which was revised on 20th July 2021; The Planning Practice Guidance, updated September 2019 and the RICS publication "Assessing viability in planning under the NPPF 2019" March 2021.

The updated PPG states the following:

**"Standardised inputs to viability assessment**

**What are the principles for carrying out a viability assessment?**

*Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.*

*This National Planning Guidance sets out the government's recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment."*

It also goes on to look at the following:

- *How should gross development value be defined for the purpose of viability assessment?*
- *How should costs be defined for the purpose of viability assessment?*
- *How should land value be defined for the purpose of viability assessment?*
- *What factors should be considered to establish benchmark land value?*
- *What is meant by existing use value in viability assessment?*
- *How should the premium to the landowner be defined for viability assessment?*
- *Can alternative uses be used in establishing benchmark land value?*
- *How should a return to developers be defined for the purpose of viability assessment?*

Between NPPF and RICS the guidance presents a case for requiring flexibility in the face of changing market conditions, whilst affirming that development will entail an element of risk for the developer. A viability assessment needs to take both these positions into account.

The main issues to address in this report are whether the inputs into the appraisal are reasonable and whether the benchmark land value assumed is reasonable.

With regard to the appraisal inputs, we will discuss these below under the individual appraisal headings.

## Appraisal Inputs

20. We have considered the main inputs into a development appraisal as follows:

### **Affordable housing**

21. The developer has been working with Neil Gilliver, Development Services Manager at Midlands Rural Housing to ensure that, as far as possible, the 16 units identified in the HNS are provided and that they meet the Housing Association's requirements.
22. The developer has received an offer for the completed 12 affordable units (7 rent and 5 shared ownership) in the region of £2,000,000, (dated 1<sup>st</sup> April 2022)
23. In the AY response they said the following:

*"We have adopted the offer that has been received.  
We would however note that we would usually expect there to be a level of Grant Funding to be available to the Registered Providers (RP) for the affordable units being provided above the policy compliant requirement levels. – confirmation should be obtained as to whether the RP offer is reliant and includes grant funding."*

24. This figure has been included in our viability appraisal.
25. Below is an extract of an email from Neil Gilliver of Midlands Rural. We have assumed that the RP offer does not include grant. If grant was included the offer would be higher than £2,000,000.

**From:** Neil Gilliver  
**Sent:** Friday, April 1, 2022  
**To:** David Coate  
**Cc:** Martin Hayward  
**Subject:** RE: Planning application 21/03858/FUL - Land South of Kineton Road

*Dear David  
I have included the revised sizes on the attached spreadsheet as Martin's architect as some of the unit types have been increased in size to comply with DCLG space standards.  
The offer at this stage for all 12 affordable homes would be in the region of £2 million.  
Kind regards*

**Market Values**

- 26. The developer has spoken with a local agent, Peter Clarke & Co regarding sales prices and they have assumed a figure of £375 psf for the houses and £425 psf for the bungalows. (See attached letter from Andrew Clarke at appendix 4).
- 27. We carried out our own research using websites such as Rightmove and Zoopla. It is our opinion that these sales values are fair and reasonable.
- 28. In the AY response they say the following:

*"Having considered the sale values being achieved at the Lighthorne Heath (averages of between £336 psf. and £390 psf.) developments to the north. We are of the opinion that the sales values £ psf. adopted by the Applicant for the private sale and local occupier bungalows and houses are at achievable levels.*

*Having considered the sales values achieved at the Applicant's neighbouring Edgehill View development in 2019 and the price that is being achieved from the current sale of a bungalow that is being marketed with a sales value of c. £473 psf.*

*We are of the opinion that the bungalows could potentially achieve higher sale values. Therefore, we have adopted sales values of £450 psf. For the bungalows within our appraisal."*

- 29. We have considered the response from AY it is our opinion that this is a fair and reasonable approach. A sales value of £450 psf has been adopted.

**Build Costs**

- 30. We previously adopted BCIS rates for the build costs on this scheme.
- 31. The AY response said the following:

**"BCIS**

*We have adopted the Lowers Quartile Estate Housing cost for both single and two storey housing using the BCIS figures which relate back to the last 5 years figures rather than the default of 15 years.*

*These BCIS figures have then been increased by 5% to allow for build cost inflation to reflect the following cost per sq. ft: -*

*Single Storey - £1,326.23 psm (£123.21 psf)*



Two-Storey - £1,233.77 psm (£114.62 psf)  
 BCIS costs include site preliminary costs".

**External Works**

We have discussed these figures with our Quantity Surveying colleagues and have gone through the external works costs on a line-by-line basis. Whilst the majority of the inputs appear to be suitable, there are a number of inputs that are higher than would be expected and have been reduced within our appraisal. The inputs that have been reduced are: -

Mains Services (£7K per dwelling),  
 Landscaping (£3,000 per dwelling) and  
 Garden Sheds (£750 per affordable dwelling), the costs that we have adopted reduce the external works by £91,000.


32. The applicants have now commissioned a full build cost report from Gavin Johnson of Johnson Associates (UK) Ltd. We have appended their build cost report at Appendix 3. Their build cost report results in a total build cost (for the 23-unit scheme) of £3,809,000.

33. This figure includes all cost including contingencies and represents an overall build cost rate as follows:

Total GIA: 1,803 m<sup>2</sup>  
 Cost Per m<sup>2</sup>: £2,113  
 Cost Per ft<sup>2</sup>: £196  
 Cost Per Unit: £165,609

34. We have incorporated this build cost figure into our updated appraisals.

35. It should be noted that build costs have risen significantly over the last year and continue to do so. The extract from BCIS below shows the increases in the TPI over the last year:

BCIS All-in TPI  Base date: 1985 mean = 100 | Updated: Jun-2023  
 Base date: 1985 mean = 100 Updated: Jun-2023  
 Series number: #101

Recent changes			
Date	Index	Equivalent sample	On year
2Q 2022	365	Provisional	10.3%
3Q 2022	371	Provisional	9.4%
4Q 2022	375	Provisional	9.0%
1Q 2023	379	Provisional	8.6%

**Contingencies**

36. The Johnson Associates report includes contingencies.

**Professional Fees**

37. We have made an allowance of 10% for professional fees.

38. The AY report says the following:

39. *This is sufficient for a development of this size.*

**Scheme timing**

40. In our previous report we said the following:

41. *We have assumed a 6-month lead-in period and a start on site in June 2022 with a 12-month build period.*

42. The AY report does not cover the timing aspect but in their appraisal of the 16 unit they make assumptions regarding timings which are unrealistic and which impacts costs, with houses being sold before completion of the whole development site.

43. Their appraisal has the units being sold before the end of the build period. See extract from their appraisal below:

Direct Sales

Month 10 to 13 (Jun 23 - Sep 23)

44. We have kept the timings as per our previous report which allows for the sale of the local owner occupier dwellings at one per month after the build has been completed.

45. We have assumed that the 12 affordable dwellings will be sold to a Registered Provider on a turnkey basis.

**Sales Fees (agent's fees & marketing costs)**

46. We assumed sales and marketing costs of 3% and legal fees at £1,000 per unit which in our opinion is fair and reasonable.

47. The AY report said the following:

*"Sales fees of 3% is high, especially for a development which is predominantly affordable housing. We would assume that the four Local Owner Occupier dwellings would*

*be marketed by a local estate agent and therefore a fee of 2% of the Local Owner Occupier dwellings would be sufficient."*

48. In response to the AY comment, we have agreed the provision for 2% sales and marketing costs.

**Interest**

49. HCA DAT recognises that finance costs would include an arrangement fee payable to a bank for arranging finance for the scheme, interest payable on the loan typically around 4-6% above 3-month LIBOR rate and miscellaneous fees such as monitoring surveyors.

50. We assumed that interest is based on a 1.5% entry fee & 1.5% exit fee on the entire sum plus 5.5% over base (currently 6.55%) per annum on all sums borrowed. We have assumed gross borrowing at 9.25% which is 2.7% over the 3 month LIBOR rate.

51. The AY report said the following:

*"We have assumed the Applicant finance rate*

52. This is the figure we have used in our appraisal.

53. The AY report continued as follows:

*confirmation should be obtained regarding the funding structure of the RPs offer and whether this includes a golden brick arrangement."*

54. We have assumed that the 12 affordable dwellings will be sold to a Registered Provider on a turnkey basis.

**CIL**

55. In our previous report we assumed a CIL payment of £99,023.

56. The AY report said the following:

*"CIL payment is only applicable to the Open Market units so is not payable for the affordable dwelling only appraisal. We have calculated the total CIL payment for the 23 dwelling scheme to be higher at £115,888. However, when applied to only the four Local Owner Occupied units, the CIL payment is reduced to £43,632."*

57. We have adjusted the CIL figures in our appraisals to reflect the above AY figures for both schemes.

**Profit**

58. We have applied a profit level of 20% on GDV for the open market units and 6% on cost for the affordable units which is an industry standard figure.
59. The AY report said the following:

*“These levels are sufficient for a development of this nature.”*

**Benchmark Land Value**

60. As noted earlier in this report this scheme is a rural exception site.
61. The AY report says the following:

*“...the latest version of the SAP Preferred Options published in June 2022 Site Allocation Plan, no longer identifies this particular site as a Reserve Housing Site. Therefore, we are of the opinion that the Benchmark Land Value should reflect either: -*

- 1. A Rural Exception Site land value and the figure of £10,000 per plot is informally set in the industry especially when seeking Homes England grant, as detailed in the Applicants report. For the restricted Local Owner-Occupied dwellings, we have applied what we in our knowledge and experience believe to be a market facing figure of £70,000 per plot. This provides a total Benchmark Land Value of £400,000.  
Or*
- 2. Adopts the HCA Area Wide Viability Model which states that greenfield land benchmark tends to be in a range of 10 to 20 times agricultural value. Assuming the agricultural land value is £8,000 per acre, the BLV will be £435,200.*

*So, for the purposes of this exercise, we have adopted the higher BLV of £435,200.”*

62. The site area is 2.718 acres.
63. We agree that there are different ways of assessing the benchmark land value for this particular site as set out below:
- Calculating the BLV as a rural exception scheme - £400,000
  - Calculating the BLV as having an existing use as a paddock with an EUV of £25,000 per acre and an uplift of 6 times would result in a

BLV of £407,700 (which is much lower than the 20 times multiplier assumed by the AY report).

64. We have been provided with the details & results from two very recent paddock sales in Warwick & Kenilworth. These sites are local to Gaydon & achieved £32,133 & £43,147 per acre respectively. (See appendix 5)
65. It is our opinion, therefore, that an assumption of £25,000 per acre as the EUV and £400,000 as the benchmark land value is fair and reasonable.
66. It is our opinion that the site could easily be used as a pony paddock for the following reasons:
- It is a relatively small piece of land (2.718 acres)
  - During the construction of Phase 1 part of the land was used as a works compound with connections for both water & electricity and these are still in place.
  - There are areas of hardstanding on site used for offices and amenities during construction and these would lend themselves to barns & stabling subject to planning.
  - The access road serving Phase 1 (Edgehill View) leads directly into the land with a gated access and has light traffic use.
  - The land is located beside Gaydon Village and Edgehill View so there would be plenty of local interest in a pony paddock.
  - Location away from a busy highway i.e., could function as a pony paddock as it currently exists.
67. We also make reference to a recent appeal case (APP/V3120/W/20/3264500) in which Adams Integra represented the Local Authority. The applicant had argued that the EUV of the land should be a pony paddock. (See appendix 7).
68. We argued that the EUV should not be based on amenity/paddock when considering the site's size and existing characteristics.  
The inspector in the case said the following at paragraph 16 and 17:

*16 ....the appeal site is not only in excess of the 5 hectare threshold given for 'paddock' value in the 2014 Viability Study, it is also significantly larger than the comparable amenity land sales evidenced by the Appellant<sup>12</sup>. Perhaps more critically, beyond its size, the extant characteristics of the appeal site make it lacking in any obvious practical features that would lend it to being used as pony paddocks.*

*"17.....The facts on the ground lead me to the view that a number of material alterations would be necessary to*

*implement a paddock/amenity use at the appeal site. Indeed, its sheer size and location close to a busy main road indicate that it would require some means of enclosure and subdivision in order for horses or ponies to be kept safely and accessed easily. The site is currently in arable production and lacks mains services; a source of fresh water, shelter and appropriate grazing would also, to my mind, be elemental to an amenity/paddock use.”*

- 69. For precisely the same arguments used and accepted in the appeal case referred to above we would argue that in this particular case the site does meet the criteria for its EUV to be classed as a pony paddock.
- 70. Given that the various methods outlined above all result in a similar land value it is our opinion that a BLV of £400,000 is a fair and reasonable assumption.

## Conclusions

- 71. We have completed a financial appraisal of the 16-unit scheme using the Homes England Development Appraisal Tool (DAT) which is an excel based toolkit provided by Homes England to enable individual schemes to be assessed for viability purposes. It is an accepted method of assessment at planning appeals and is widely used by Local Authorities. The appraisal we have carried out calculates and establishes how much surplus (or deficit) results from the appraisal.
- 72. The appraisal at Appendix 1 is for a 16-unit affordable housing scheme with 12 affordable units and 4 local owner occupier units.
- 73. It shows a residual land value of £16,488.
- 74. This is clearly below the benchmark land value and would not, therefore, be viable.
- 75. We then carried out a further appraisal for the proposed scheme of 23 units which is identical to the 16-unit scheme but includes an additional 7 open market – see below:

Plot	Unit Type	Beds	Description	Housing Mix	Size (ft <sup>2</sup> )	Size (m <sup>2</sup> )
16	Type N	2	Detached bungalow	Open Market	710	66
17	Type M	3	Detached bungalow	Open Market	1042	97

18	Type M	3	Detached bungalow	Open Market	1042	97
19	Type L	3	Detached house	Open Market	1160	108
20	Type K	2	Detached house	Open Market	1025	95
21	Type K	2	Detached house	Open Market	1025	95
22	Type H	2	Semi detached house	Open Market	775	72

76. This appraisal at Appendix 2 results in a benchmark land value of £352,874.
77. This is still below the benchmark land value but reasonably within the 'territory' of the BLV.
78. However, the developer has indicated that they are willing to proceed on this basis by reducing their profit and anticipating that they will be able to make savings on the scheme and negotiate a reduced land value with the landowner. (See appendix 6).

**End of Report**  
**Adams Integra**  
**July 2023**

- Appendix 1** –Appraisal – 16-unit scheme.  
**Appendix 2** –Appraisal –23-unit scheme  
**Appendix 3** – Build cost report  
**Appendix 4** – Letter from Peter Clarke & Co  
**Appendix 5** – Comparable evidence of pony paddock values  
**Appendix 6** – Letter from Martin Hayward (the applicant).  
**Appendix 7** – Appeal Ref: APP/V3120/W/20/3264500 –  
Land South of Steeds Farm, Coxwell Road, Faringdon

# APPENDIX 1



**Residual Land valuation** 0

HCA Development Appraisal Tool  
INPUT SHEET 1 - SITE DETAILS

Basic Site Details

**RESIDUAL VALUATION COMPUTED**

Site Address	Land South of Kineton Road, Gaydon
OS X coordinate	
OS Y coordinate	
Site Reference	Appendix 1
File Source	
Scheme Description	16 new dwellings
Date of appraisal	01/06/2023
Gross Site Area (hectares)	
Net Residential Site Area (hectares)	
Author & Organisation	David Coate
Local Planning Authority	Stratford-on-Avon
Land Purchase Price	16,488
Land Purchase date	01/06/2023
Most recent valuation of the site £	16,488
Basis of valuation	Residual
Date of valuation	01/06/2023
Any note on valuation	
Developer of sale units	
Developer of affordable units	
Manager of affordable units	
Registered Provider (where applicable)	
Note on applicant (eg sub partner status)	



Date of scheme appraisal 01-Jun-23 from Site Sheet

Use any valid Excel Date format (eg DD/MM/YY)

Build Period	Construction Start Date	Construction End Date
Tenure phases display for date input only after transfer from Input 2 sheet		
Affordable Low rise flats ph 1	01-Jan-24	01-Jan-25
Affordable Houses ph 1	01-Jan-24	01-Jan-25
OM 1:Phase 1	01-Jan-24	01-Jan-25

RP Purchase from Developer	Purchase start date	Purchase end date
AH phases display for date input only after transfer from Input 2 sheet		
Shared Ownership phase 1	01-Jan-25	01-Jan-25
Affordable Rent phase 1	01-Jan-25	01-Jan-25

Open Market Sale	Sale Start Date	Sale End Date
OM phases display for date input only after transfer from Input 2 sheet		
OM Sales1:Phase 1	01-Jan-25	01-May-25

Monthly Sales rate

0.80

Private Rental Units	First Rental Start Date	Final Rental Start Date
PR phases display for date input only after transfer from Input 2 sheet		

		Building Cost £ per Sq m GROSS area	Net to Gross Adjustment	Maximum height in floors (flats only)	Avg Cost pu
Shared Ownership phase 1	Low rise flats	2,113	0%		148,067
	Houses	2,113			166,919
Affordable Rent phase 1	Low rise flats	2,113	0%		123,520
	Houses	2,113			174,283
Open Market Phase 1:	Low rise flats	2,113	0%		154,220
	Houses	2,113			152,191

**Fees & Contingencies as % of Building Costs**

	%	£ Total
Design and Professional Fees % (Architects, QS, Project Management)	10.00%	247,944
Residential Building Contingencies (% of Building Costs)		-

\* This section excludes Affordable Housing section 106 payments All dates must be between 01-Jun-23 27-May-43  
 'Historic' costs incurred earlier may be entered as 01-Jun-23 PROVIDED they are not taken into account in the site valuation (& hence double counted)

**External Works & Infrastructure Costs (£)**

Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Cost per unit (all tenures)
<b>Phase 1</b>				
Site clearance				
Main drains @ £3,000 per dwelling				
Electric car charging points @ £1,250 per dwelling				
Tarmac Roadway @ £75/m2				
Tarmac Footpaths @ £75/m2				
Permeable Brick Paved areas @ £100/m2				
Main services @ £10,000 per dwelling				
Landscaping @ £5,000 per dwelling				
air sourced heating				
Design fees and contingencies				

**Site Abnormals (£)**

Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Cost per unit (all tenures)
Garaging (4 Single 24m2 & 1 double 47m2) @ £1,000m2				
Boundaries & fencing £75 per linear meter				
Hydrobreak & chamber for balancing pond				
Cubic volume of balancing pond				
Garden Sheds @ £1,250 per dwelling				
Other 5				

	<b>Building Costs</b> (£ / car parking space)	Payment Date
Residential Car Parking Building Costs (average cost / car parking space)		
Total number of residential car parking spaces		(Open Market and Affordable)

<b>Statutory Payments (£)</b>	Additional information	Cost (£)	Payment start date	Payment end date	Per unit
Education					
Sport & Recreation					
Social Infrastructure					
Public Realm					
Affordable Housing					
Transport					
Highway					
Health					
Public Art					
Flood work					
Community Infrastructure Levy	per sq metre				
Other Tariff	per unit				
CIL		<b>£43,632</b>	01-Jan-24	01-Jan-24	2,727
Other 2					
Carbon offsetting					
Other 4					

**OTHER COSTS**

SITE PURCHASE COSTS	%
Agents Fees (% of site cost)	<b>1.00%</b>
Legal Fees (% of site cost)	<b>0.75%</b>
Stamp Duty (% of site cost)	<b>4.00%</b>

Other Acquisition Costs (£)	Comment on nature of issue	Cost (£)	Payment start date	Payment end date

**FINANCE COSTS**

Arrangement Fee (£)	£0
Interest Rate (%)	9.50%
Misc Fees - Surveyors etc (£)	£0
Credit balance reinvestment %	5.00%

**MARKETING COSTS**

## Affordable Housing Marketing Costs

	Cost (£)	Payment start date	Payment end date
Developer cost of sale to RP (£)	£0		
RP purchase costs (£)	£0		
Intermediate Housing Sales and Marketing (£)	£0		

## Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	2.00%
Legal Fees (per Open Market unit) - £	£1,000
Agents Private Rental Initial Letting fees - %	

**DEVELOPER'S OVERHEAD AND RETURN FOR RISK (before taxation)**

Developer O/head (£)			Return at Scheme end
Open Market Housing (% GDV)	20.00%	20.0%	inc Overheads per open market home
Private Rental (% Cost)		67,541	
Affordable Housing (% Cost)	6.00%		

**Residual Land valuation** £0

**HCA DEVELOPMENT APPRAISAL TOOL**

SUMMARY

DETAIL

**SCHEME**

Site Address Land South of Kineton Road, Gaydon Date of appraisal 01/06/2023  
 Site Reference Appendix 1 Net Residential Site Area  
 File Source Author & Organisation David Coate  
 Scheme Description 16 new dwellings Registered Provider (where)

**Housing Mix (Affordable + Open Market)**

Total Number of Units	16	units
Total Number of Open Market Units	4	units
Total Number of Affordable Units	12	units
Total Net Internal Area (sq m)	1,173	sq m
% Affordable by Unit	75.0%	
% Affordable by Area	75.2%	
Density	No Area input	units/ hectare
Total Number of A/H Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	0.00	hectares
Net Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Average value (£ per unit)	Open Market Phase 1:	Open Market Phase 2:	Open Market Phase 3:	Open Market Phase 4:	Open Market Phase 5:	Total
1 Bed Flat Low rise	£0	£0	£0	£0	£0	
2 Bed Flat Low rise	£316,800	£0	£0	£0	£0	
3 Bed Flat Low rise	£426,600	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£290,625	£0	£0	£0	£0	
3 Bed House	£0	£0	£0	£0	£0	
4 Bed + House	£0	£0	£0	£0	£0	
<b>Total Revenue £</b>	<b>£1,350,825</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£1,350,825</b>
Net Area (sq m)	291	-	-	-	-	291
Revenue (£ / sq m)	£4,642	-	-	-	-	

**CAPITAL VALUE OF OPEN MARKET SALES**

£1,350,825

Capital Value of Private Rental

Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	£0

**CAPITAL VALUE OF OPEN MARKET HOUSING**

£1,350,825 £ 4,642 psqm

**BUILD COST OF OPEN MARKET HOUSING inc Contingency**

£614,852 £ 2,113 psqm

**CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING**

£735,973

**AH Residential Values**

**AH & RENTAL VALUATION BASED ON CAPITAL VALUES for RESIDUAL VALUATION**

Type of Unit	Social Rented	Shared Ownership (all phases)	Affordable Rent (all phases)	Total
1 Bed Flat Low rise			£238,651	£238,651
2 Bed Flat Low rise		£317,640	£158,820	£476,460
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House		£537,126	£537,126	£1,074,252
3 Bed House			£210,637	£210,637
4 Bed + House				
	£0	£854,766	£1,145,234	£2,000,000
£ psqm of CV (phase 1)	-	1,963	2,266	

**CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)**

£2,000,000

RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Use of AR rent conversion income	£0
Other source of AH funding	£0

**OTHER SOURCES OF AFFORDABLE HOUSING FUNDING**

£0

**CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)**

£2,000,000

**BUILD COST OF AFFORDABLE HOUSING inc Contingency**

£1,864,585 £ 2,113 psqm

**CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING**

£135,415

**Car Parking**

No. of Spaces	Price per Space (£)	Value
-	-	£0

Value of Residential Car Parking  
 Car Parking Build Costs

£0

£0

**Ground rent**

	Capitalised annual ground rent	
Social Rented	£0	
Shared Ownership	£0	
Affordable Rent	£0	
Open market (all phases)	£0	
<b>Capitalised Annual Ground Rents</b>		<b>£0</b>
<b>TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME</b>		<b>£3,350,825</b>
<b>TOTAL BUILD COST OF RESIDENTIAL SCHEME</b>	<b>£2,479,437</b>	
<b>TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME</b>		<b>£871,388</b>

**Non-Residential**

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	
<b>CAPITAL VALUE OF NON-RESIDENTIAL SCHEME</b>		<b>£0</b>
<b>COSTS OF NON-RESIDENTIAL SCHEME</b>	<b>£0</b>	
<b>CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL</b>		<b>£0</b>
<b>GROSS DEVELOPMENT VALUE OF SCHEME</b>		<b>£3,350,825</b>
<b>TOTAL BUILD COSTS</b>	<b>£2,479,437</b>	
<b>TOTAL CONTRIBUTION TO SCHEME COSTS</b>		<b>£871,388</b>

**External Works & Infrastructure Costs (£)**

	Per unit	% of GDV	per Hectare
Site clearance	£0		
Main drains @ £3,000 per dwelling	£0		
Electric car charging points @ £1,250 per dwelling	£0		
Tarmac Roadway @ £75/m2	£0		
Tarmac Footpaths @ £75/m2	£0		
Permeable Brick Paved areas @ £100/m2	£0		
Main services @ £10,000 per dwelling	£0		
Landscaping @ £5,000 per dwelling	£0		
air sourced heating	£0		
Design fees and contingencies	£0		

**Other site costs**

Fees and certification	10.0%	£247,944	15,496	7.4%
Other Acquisition Costs (£)		£0		

**Site Abnormals (£)**

Garaging (4 Single 24m2 & 1 double 47m2) @ £1,000m2	£0		
0	£0		
Boundaries & fencing £75 per linear meter	£0		
Hydrobreak & chamber for balancing pond	£0		
Cubic volume of balancing pond	£0		
Garden Sheds @ £1,250 per dwelling	£0		
Other 5	£0		

**Total Site Costs inc Fees** **£247,944** 15,496

**Statutory 106 Costs (£)**

Education	£0		
Sport & Recreation	£0		
Social Infrastructure	£0		
Public Realm	£0		
Affordable Housing	£0		
Transport	£0		
Highway	£0		
Health	£0		
Public Art	£0		
Flood work	£0		
Community Infrastructure Levy	£0		
Other Tariff	£0		
CIL	£43,632	2,727	
Other 2	£0		
Carbon offsetting	£0		
Other 4	£0		
<b>Statutory 106 costs</b>	<b>£43,632</b>	<b>2,727</b>	

**Marketing (Open Market Housing ONLY)**

		per OM unit
Sales/letting Fees	2.0%	£27,017 6,754
Legal Fees (per Open Market unit):	£1,000	£4,000 1,000

**Marketing (Affordable Housing)**

	per affordable unit
Developer cost of sale to RP (£)	£0
RP purchase costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

**Total Marketing Costs** **£31,017**

**Total Direct Costs** **£2,802,029**

**Finance and acquisition costs**

Land Payment	£16,488	4,122 per OM home	#DIV/0!	#DIV/0!
Arrangement Fee	£0	0.0% of interest		
Misc Fees (Surveyors etc)	£0	0.00% of scheme value		



Agents Fees	£165
Legal Fees	£124
Stamp Duty	£660
Total Interest Paid	£149,320

**Total Finance and Acquisition Costs** **£166,756**

**Developer's return for risk and profit**

**Residential**

Market Housing Return (inc OH) on Valt	20.0%	£270,165	67,541 per OM unit
Affordable Housing Return on Cost	6.0%	£111,875	9,323 per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

**Non-residential**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

**Total Operating Profit** **£382,040**  
(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

**TOTAL COST** **£3,350,825**

**Surplus/(Deficit) at completion 1/5/2025** **(£)**

**Present Value of Surplus (Deficit) at 1/6/2023** **(£)**

**Scheme Investment MIRR** **17.3%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	0.5%	Peak Cash Requirement	-£2,728,751
Site Value (PV) per hectare	No area input per hectare	No area input per acre	

## APPENDIX 2

**Residual Land valuation** 0

HCA Development Appraisal Tool  
INPUT SHEET 1 - SITE DETAILS

Basic Site Details

**RESIDUAL VALUATION COMPUTED**

Site Address	Land South of Kineton Road, Gaydon
OS X coordinate	
OS Y coordinate	
Site Reference	Appendix 2
File Source	
Scheme Description	23 new dwellings
Date of appraisal	01/06/2023
Gross Site Area (hectares)	
Net Residential Site Area (hectares)	
Author & Organisation	David Coate
Local Planning Authority	Stratford-on-Avon
Land Purchase Price	352,874
Land Purchase date	01/06/2023
Most recent valuation of the site £	352,874
Basis of valuation	Residual
Date of valuation	01/06/2023
Any note on valuation	
Developer of sale units	
Developer of affordable units	
Manager of affordable units	
Registered Provider (where applicable)	
Note on applicant (eg sub partner status)	



Date of scheme appraisal 01-Jun-23 from Site Sheet

Use any valid Excel Date format (eg DD/MM/YY)

Build Period	Construction Start Date	Construction End Date
Tenure phases display for date input only after transfer from Input 2 sheet		
Affordable Low rise flats ph 1	01-Jan-24	01-Jan-25
Affordable Houses ph 1	01-Jan-24	01-Jan-25
OM 1:Phase 1	01-Jan-24	01-Jan-25

RP Purchase from Developer	Purchase start date	Purchase end date
AH phases display for date input only after transfer from Input 2 sheet		
Shared Ownership phase 1	01-Jan-25	01-Jan-25
Affordable Rent phase 1	01-Jan-25	01-Jan-25

Open Market Sale	Sale Start Date	Sale End Date
OM phases display for date input only after transfer from Input 2 sheet		
OM Sales1:Phase 1	01-Jan-25	01-Nov-25

Private Rental Units	First Rental Start Date	Final Rental Start Date
PR phases display for date input only after transfer from Input 2 sheet		

Monthly Sales rate

1.00

		Building Cost £ per Sq m GROSS area	Net to Gross Adjustment	Maximum height in floors (flats only)	Avg Cost pu
Shared Ownership phase 1	Low rise flats	2,113	0%		148,067
	Houses	2,113			166,919
Affordable Rent phase 1	Low rise flats	2,113	0%		123,520
	Houses	2,113			174,283
Open Market Phase 1:	Low rise flats	2,113	0%		173,282
	Houses	2,113			181,156

**Fees & Contingencies as % of Building Costs**

	%	£ Total
Design and Professional Fees % (Architects, QS, Project Management)	10.00%	381,793
Residential Building Contingencies (% of Building Costs)		-

\* This section excludes Affordable Housing section 106 payments All dates must be between 01-Jun-23 27-May-43  
 'Historic' costs incurred earlier may be entered as 01-Jun-23 PROVIDED they are not taken into account in the site valuation (& hence double counted)

**External Works & Infrastructure**

Costs (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Cost per unit (all tenures)
<b>Phase 1</b>					
	Site clearance				
	Main drains @ £3,000 per dwelling				
	Electric car charging points @ £1,250 per dwelling				
	Tarmac Roadway @ £75/m2				
	Tarmac Footpaths @ £75/m2				
	Permeable Brick Paved areas @ £100/m2				
	Main services @ £10,000 per dwelling				
	Landscaping @ £5,000 per dwelling				
	air sourced heating				
	Design fees and contingencies				

**Site Abnormals (£)**

	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Cost per unit (all tenures)
	Garaging (4 Single 24m2 & 1 double 47m2) @ £1,000m2				
	Boundaries & fencing £75 per linear meter				
	Hydrobreak & chamber for balancing pond				
	Cubic volume of balancing pond				
	Garden Sheds @ £1,250 per dwelling				
	Other 5				

	<b>Building Costs</b> (£ / car parking space)	Payment Date
Residential Car Parking Building Costs (average cost / car parking space)		
Total number of residential car parking spaces		(Open Market and Affordable)

<b>Statutory Payments (£)</b>	Additional information	Cost (£)	Payment start date	Payment end date	Per unit
Education					
Sport & Recreation					
Social Infrastructure					
Public Realm					
Affordable Housing					
Transport					
Highway					
Health					
Public Art					
Flood work					
Community Infrastructure Levy	per sq metre				
Other Tariff	per unit				
CIL		<b>£115,888</b>	01-Jan-24	01-Jan-24	5,039
Other 2					
Carbon offsetting					
Other 4					

**OTHER COSTS**

SITE PURCHASE COSTS	%
Agents Fees (% of site cost)	<b>1.00%</b>
Legal Fees (% of site cost)	<b>0.75%</b>
Stamp Duty (% of site cost)	<b>4.00%</b>

Other Acquisition Costs (£)	Comment on nature of issue	Cost (£)	Payment start date	Payment end date

**FINANCE COSTS**

Arrangement Fee (£)	£0
Interest Rate (%)	9.50%
Misc Fees - Surveyors etc (£)	£0
Credit balance reinvestment %	5.00%

**MARKETING COSTS**

## Affordable Housing Marketing Costs

	Cost (£)	Payment start date	Payment end date
Developer cost of sale to RP (£)	£0		
RP purchase costs (£)	£0		
Intermediate Housing Sales and Marketing (£)	£0		

## Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	2.00%
Legal Fees (per Open Market unit) - £	£1,000
Agents Private Rental Initial Letting fees - %	

**DEVELOPER'S OVERHEAD AND RETURN FOR RISK (before taxation)**

Developer O/head (£)			Return at Scheme end
Open Market Housing (% GDV)	20.00%	20.0%	inc Overheads 73,837 per open market home
Private Rental (% Cost)			
Affordable Housing (% Cost)	6.00%		





**Ground rent**

	Capitalised annual ground rent	
Social Rented	£0	
Shared Ownership	£0	
Affordable Rent	£0	
Open market (all phases)	£0	
<b>Capitalised Annual Ground Rents</b>		<b>£0</b>
<b>TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME</b>		<b>£6,061,025</b>
<b>TOTAL BUILD COST OF RESIDENTIAL SCHEME</b>	<b>£3,817,932</b>	
<b>TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME</b>		<b>£2,243,093</b>

**Non-Residential**

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	
<b>CAPITAL VALUE OF NON-RESIDENTIAL SCHEME</b>		<b>£0</b>
<b>COSTS OF NON-RESIDENTIAL SCHEME</b>	<b>£0</b>	
<b>CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL</b>		<b>£0</b>
<b>GROSS DEVELOPMENT VALUE OF SCHEME</b>		<b>£6,061,025</b>
<b>TOTAL BUILD COSTS</b>	<b>£3,817,932</b>	
<b>TOTAL CONTRIBUTION TO SCHEME COSTS</b>		<b>£2,243,093</b>

**External Works & Infrastructure Costs (£)**

	Per unit	% of GDV	per Hectare
Site clearance	£0		
Main drains @ £3,000 per dwelling	£0		
Electric car charging points @ £1,250 per dwelling	£0		
Tarmac Roadway @ £75/m2	£0		
Tarmac Footpaths @ £75/m2	£0		
Permeable Brick Paved areas @ £100/m2	£0		
Main services @ £10,000 per dwelling	£0		
Landscaping @ £5,000 per dwelling	£0		
air sourced heating	£0		
Design fees and contingencies	£0		

**Other site costs**

Fees and certification	10.0%	£381,793	16,600	6.3%
Other Acquisition Costs (£)		£0		

**Site Abnormals (£)**

Garaging (4 Single 24m2 & 1 double 47m2) @ £1,000m2	£0		
0	£0		
Boundaries & fencing £75 per linear meter	£0		
Hydrobreak & chamber for balancing pond	£0		
Cubic volume of balancing pond	£0		
Garden Sheds @ £1,250 per dwelling	£0		
Other 5	£0		

**Total Site Costs inc Fees** **£381,793** 16,600

**Statutory 106 Costs (£)**

Education	£0		
Sport & Recreation	£0		
Social Infrastructure	£0		
Public Realm	£0		
Affordable Housing	£0		
Transport	£0		
Highway	£0		
Health	£0		
Public Art	£0		
Flood work	£0		
Community Infrastructure Levy	£0		
Other Tariff	£0		
CIL	£115,888	5,039	
Other 2	£0		
Carbon offsetting	£0		
Other 4	£0		
<b>Statutory 106 costs</b>	<b>£115,888</b>	<b>5,039</b>	

**Marketing (Open Market Housing ONLY)**

		per OM unit
Sales/letting Fees	2.0%	£81,221 7,384
Legal Fees (per Open Market unit):	£1,000	£11,000 1,000

**Marketing (Affordable Housing)**

	per affordable unit
Developer cost of sale to RP (£)	£0
RP purchase costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

**Total Marketing Costs** **£92,221**

**Total Direct Costs** **£4,407,833**

**Finance and acquisition costs**

Land Payment	£352,874	32,079 per OM home	#DIV/0!	#DIV/0!
Arrangement Fee	£0	0.0% of interest		
Misc Fees (Surveyors etc)	£0	0.00% of scheme value		

Agents Fees	£3,529
Legal Fees	£2,647
Stamp Duty	£14,115
Total Interest Paid	£355,947

**Total Finance and Acquisition Costs** **£729,112**

**Developer's return for risk and profit**

**Residential**

Market Housing Return (inc OH) on Valt	20.0%	£812,205	73,837 per OM unit
Affordable Housing Return on Cost	6.0%	£111,875	9,323 per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

**Non-residential**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

**Total Operating Profit** **£924,080**

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

**TOTAL COST** **£6,061,025**

**Surplus/(Deficit) at completion 1/11/2025** **(£)**

**Present Value of Surplus (Deficit) at 1/6/2023** **(£)**

**Scheme Investment MIRR** **17.7%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	5.8%	Peak Cash Requirement	-£4,654,995
Site Value (PV) per hectare	No area input per hectare	No area input per acre	

## APPENDIX 3



## **BUDGET COSTING EXERCISE**

FOR

## **RESIDENTIAL DEVELOPMENT OF 23 UNITS AND EXTERNAL WORKS**

AT

## **LAND SOUTH OF KINETON ROAD GAYDON**

FOR

## **HAYWARD DEVELOPMENTS LTD**

**12 December 2022**

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1.00 NOTES, ASSUMPTIONS, AND EXCLUSIONS

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APPENDIX C - AERIAL IMAGE

APPENDIX D - GENERIC BASE BUILD COSTS

12 December 2022

## 2.00 NOTES, ASSUMPTIONS, AND EXCLUSIONS

### 2.01 Notes

- All pricing approximate and subject to feasibility, scheme & detailed design.
- Costs are reported at current price levels and no allowance has been included for increased costs beyond 2Q 2022. Note significant market volatility is occurring and it is recommended that the costs are reviewed on a quarterly basis moving forward.
- In order to bring the build cost to 4Q 2022 levels we have applied a below the line adjustment based upon the All In TPI Tender price index.
- Budget costs should be treated as provisional at this stage pending further details.
- Structural and Services design and advice should be sought at the earliest opportunity to test budget allowances / scope inclusions.
- All site abnormalities and specifics are subject to separate review.
- The cost plan sets out all inclusions made, no allowance beyond the items specifically noted has been made.
- BCIS cost indices included - blended base build costs based on this and other projects.
- We have included our typical base build costs for an 80m<sup>2</sup> unit estate housing (small sites) as attached which provides a more detailed elemental cost breakdown.
- Please note that the above reflects a higher £/m<sup>2</sup> to the BCIS rates applied but we have retained the latter on the basis some economies may be achieved as the design progresses.

### 2.02 Assumptions

- The existing incoming service infrastructure capacities are sufficient to support the proposed development.
- The existing drainage infrastructure capacities are sufficient to support the proposed development.
- Gravity drainage can be achieved.
- Internal finishes to the residential units is based on a medium standard of specification to reflect the location of the project and the anticipated market and letting values; all to be confirmed and the design develops.
- Façade to be masonry (Bricks pc £550/1000 cavity, insulation and inner lining of block or timber stud and board).
- It is assumed that the site will be vacant allowing construction works to be undertaken in a single phase.
- Phasing and sequencing of works should be reviewed and explored further to investigate / achieve the most economical sequence of development.

## 2.00 NOTES, ASSUMPTIONS, AND EXCLUSIONS (cont.)

### 2.03 Exclusions

- Land acquisition.
- Professional fees.
- Building warranty fees, bonds or similar.
- VAT.
- Party wall matters.
- Section 106, 278, CiL or similar costs and any associated fees.
- No allowance has been made for onerous planning conditions beyond those normally anticipated.
- Marketing costs.
- Specialist ground remediation, contaminated arisings and waste; above that specifically noted in the cost plan.
- Offsite infrastructure reinforcement.
- Service diversions, except where specifically noted.
- Sustainability matters, other than those noted in the Cost Plan.
- Specialist attenuation or SUDs matters.
- Removal of evasive species such as Japanese Knot Weed.
- Excessive dewatering of the site.
- No foul water attenuation currently allowed.



### 3.00 ACCOMMODATION & AREA SCHEDULE

#### GIA Summary

Description	Plot	Unit Type	sf	m2	Type
2 Bed semi house	1	C	850.00	78.97	Affordable
3 Bed semi house	2	D	1,000.00	92.90	Affordable
2 Bed semi house	3	A	850.00	78.97	Affordable
2 Bed Mid Terrace	4	A	850.00	78.97	Affordable
1 Bed Grnd maisonette	5	A	539.00	50.07	Affordable
1 Bed First maisonette	6	A	594.00	55.18	Affordable
2 Bed End Terrace	7	G	850.00	78.97	Affordable
2 Bed Mid Terrace	8	G	850.00	78.97	Affordable
2 Bed End Terrace	9	G	850.00	78.97	Affordable
2 Bed Det Bungalow	10	B	754.00	70.05	Affordable
2 Bed Semi Bungalow	11	B1	754.00	70.05	Affordable
2 Bed Semi Bungalow	12	B1	754.00	70.05	Affordable
3 Bed Semi Bungalow	13	F	948.00	88.07	Affordable
2 Bed Semi Bungalow	14	E	704.00	65.40	Affordable
2 Bed Semi House	15	E	704.00	65.40	Affordable
Detached Bungalow	16	N	710.00	65.96	Private
Detached Bungalow	17	M	1,042.00	96.80	Private
Detached Bungalow	18	M	1,042.00	96.80	Private
Detached House	19	L	1,160.00	107.77	Private
Detached House	20	K	1,025.00	95.22	Private
Detached House	21	K	1,025.00	95.22	Private
Semi Detached House	22	H	775.00	72.00	Private
2 Bed Semi House	23	J	775.00	72.00	Affordable
<b>Total</b>			<b>19,405 ft<sup>2</sup></b>	<b>1,803 m<sup>2</sup></b>	

#### Notes:

1. Areas taken from Adams Integra Viability Assessment Report dated April 2022

12 December 2022

**3.00 HIGH LEVEL BUDGET COST PLAN**

		Quantity	Unit	Rate	Total £
<b>1.00</b>	<b>Demolition &amp; Site Clearance</b>				
1.01	Allowance for demolition of existing buildings and structures - minor.	1	nr	5,000	5,000
1.02	Allowance for remediation and contamination removal - some risk based on previous use.	1	nr	5,000	5,000
1.03	General site clearance of hard surfacing and loose materials.	3,500	m <sup>2</sup>	3	10,500
	<b>Sub-Total</b>				<b>20,500</b>
<b>2.00</b>	<b>Affordable Units</b>				
2.01	2 Bed semi house 810.12	79	m <sup>2</sup>	1,294	102,183
2.02	3 Bed semi house	93	m <sup>2</sup>	1,294	120,216
2.03	2 Bed semi house	79	m <sup>2</sup>	1,294	102,183
2.04	2 Bed Mid Terrace 810.13	79	m <sup>2</sup>	1,295	102,262
2.05	1 Bed Ground maisonette 816	50	m <sup>2</sup>	1,445	72,357
2.06	1 Bed First maisonette	55	m <sup>2</sup>	1,445	79,741
2.07	2 Bed End Terrace	79	m <sup>2</sup>	1,295	102,262
2.08	2 Bed Mid Terrace	79	m <sup>2</sup>	1,295	102,262
2.09	2 Bed End Terrace	79	m <sup>2</sup>	1,295	102,262
2.10	2 Bed Det Bungalow 810.1	70	m <sup>2</sup>	1,476	103,391
2.11	2 Bed Semi Bungalow 810.12	70	m <sup>2</sup>	1,326	92,884
2.12	2 Bed Semi Bungalow	70	m <sup>2</sup>	1,326	92,884
2.13	3 Bed Semi Bungalow	88	m <sup>2</sup>	1,326	116,783
2.14	2 Bed Semi Bungalow	65	m <sup>2</sup>	1,326	86,725
2.15	2 Bed Semi House	65	m <sup>2</sup>	1,294	84,632
2.16	2 Bed Semi House	72	m <sup>2</sup>	1,294	93,167
	<i>Total</i>	1,173	m <sup>2</sup>		
<b>3.00</b>	<b>Private units</b>				
3.01	Detached Bungalow	66	m <sup>2</sup>	1,476	97,358
3.02	Detached Bungalow	97	m <sup>2</sup>	1,476	142,883
3.03	Detached Bungalow	97	m <sup>2</sup>	1,476	142,883
3.04	Detached House 810.11	108	m <sup>2</sup>	1,516	163,374
3.05	Detached House	95	m <sup>2</sup>	1,516	144,361
3.06	Detached House	95	m <sup>2</sup>	1,516	144,361
3.07	Semi Detached House	72	m <sup>2</sup>	1,294	93,167
	<i>Total</i>	630	m <sup>2</sup>		
	Total GIA	1,803	m <sup>2</sup>		
	<b>Sub-Total</b>				<b>2,484,581</b>

12 December 2022

### 3.00 HIGH LEVEL BUDGET COST PLAN

		Quantity	Unit	Rate	Total £
<b>4.00</b>	<b>External Works</b>				
4.01	Car parking; at-grade - drive way parking incl in plot costs.	12	nr	3,000	36,000
4.02	Site access road - including elements of permeable paving.	120	m	1,550	186,000
4.03	Vehicle turning area and driveways into parking areas.	250	m <sup>2</sup>	120	30,000
4.04	Footpaths.	240	m	80	19,200
4.05	Allowance for soft landscaping.	1	Item	25,000	25,000
4.06	Extra for community garden area.	1,650	m <sup>2</sup>	20	33,000
4.07	Allowance for external lighting incl. BWIC.	1	Item	20,000	20,000
4.08	Perimeter / boundary treatment - some existing say.	710	m	75	53,250
4.09	Provision of Garden sheds.	23	nr	1,200	27,600
	<b>Sub-Total</b>				<b>430,050</b>
<b>5.00</b>	<b>External Services and Drainage</b>				
5.01	Allowance for Electric to residential services to the residential units	23	nr	3,500	80,500
5.02	Allowance for Gas subject to new Part L No gas new Part L to apply.				Excluded
5.03	Allowance for Water & infrastructure charges to residential. Distribution	23	nr	2,500	57,500
5.04	Allowance for BT / Virgin	23	nr	500	11,500
5.05	Builder's work, trenching, and the like.	1	nr	12,000	12,000
5.06	Existing services diversions - no provision	1	nr	0	Excl
5.07	External drainage and connections. Say	10,500	m <sup>3</sup>	12	126,000
5.08	Allowance for balancing pond	165	m <sup>3</sup>	60	9,900
5.09	Head wall and hydrobreak to the balancing pond	1	nr	15,000	15,000
	<b>Sub-Total</b>				<b>312,400</b>
<b>6.00</b>	<b>Other Considerations / Abnormals</b>				
6.01	Allowance for highways works in forming speed table and connection / transition to existing estate road.	1	nr	7,500	7,500
6.02	Extra over for New Part L (all properties).	23	nr	3,500	80,500
6.03	Allowance for s.278 works - excluded				Excluded
	<b>Sub-Total</b>				<b>88,000</b>
	<b>SUB-TOTAL</b>				<b>£3,335,531</b>

**3.00 HIGH LEVEL BUDGET COST PLAN**

		Quantity	Unit	Rate	Total £
<b>7.00</b>	<b>Preliminaries &amp; OH&amp;P (included for residential rates)</b>				
7.01	Preliminaries - on demolitions, external works and abnormals	14%		850,950	119,133
7.02	Contractor's OH&P - ditto	8%		970,083	77,607
	<b>SUB-TOTAL</b>				<b>£3,532,271</b>
<b>8.00</b>	<b>Contingency</b>				
8.01	Contingency	5%		3,532,271	176,614
	<b>SUB-TOTAL</b>				<b>£3,709,000</b>
<b>9.00</b>	<b>Inflation</b>				
9.01	2Q 2022 to 4Q 2022 = 371/361	2.70%		3,709,000	99,973
	<b>TOTAL COST (Rounded to nearest £1,000)</b>				<b>£3,809,000</b>

Check garages for inclusion

Total GIA: 1,803 m<sup>2</sup>  
 Cost Per m<sup>2</sup>: £2,113  
 Cost Per ft<sup>2</sup>: £196  
 Cost Per Unit: £165,609

APPENDIX A

BCIS STUDY



£/m<sup>2</sup> study

Description: Rate per m<sup>2</sup> gross internal floor area for the building Cost including prelims.

Last updated: 26-Mar-2022 00:40

> Rebased to Stratford-on-Avon ( 98; sample 26 )

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)	1,359	744	1,191	1,322	1,482	3,066	1233
<b>810.1 Estate housing</b>							
Generally (15)	1,358	662	1,159	1,309	1,485	4,705	1498
Single storey (15)	1,525	868	1,302	1,476	1,694	4,705	245
2-storey (15)	1,313	662	1,141	1,276	1,432	2,852	1156
3-storey (15)	1,401	848	1,125	1,336	1,572	2,790	92
4-storey or above (15)	2,862	1,390	2,300	2,568	3,822	4,229	5
810.11 Estate housing detached (15)	1,751	1,004	1,378	1,516	1,762	4,705	22
<b>810.12 Estate housing semi detached</b>							
Generally (15)	1,356	803	1,164	1,326	1,485	2,504	354
Single storey (15)	1,509	995	1,310	1,486	1,665	2,504	73
2-storey (15)	1,318	803	1,163	1,294	1,444	2,333	268
3-storey (15)	1,293	963	1,027	1,272	1,380	1,952	13
<b>810.13 Estate housing terraced</b>							
Generally (15)	1,399	848	1,153	1,318	1,541	4,229	275
Single storey (15)	1,574	1,031	1,352	1,482	1,807	2,224	25
2-storey (15)	1,347	853	1,137	1,295	1,480	2,852	205
3-storey (15)	1,426	848	1,119	1,323	1,606	2,790	43
4-storey or above (10)	4,026	3,822	-	-	-	4,229	2
<b>816. Flats (apartments)</b>							
Generally (15)	1,599	791	1,332	1,513	1,805	5,498	858
1-2 storey (15)	1,517	929	1,285	1,445	1,698	2,803	195
3-5 storey (15)	1,576	791	1,330	1,505	1,784	3,337	563
6 storey or above (15)	1,899	1,159	1,548	1,794	2,020	5,498	97

APPENDIX B

BCIS ALL-IN TPI



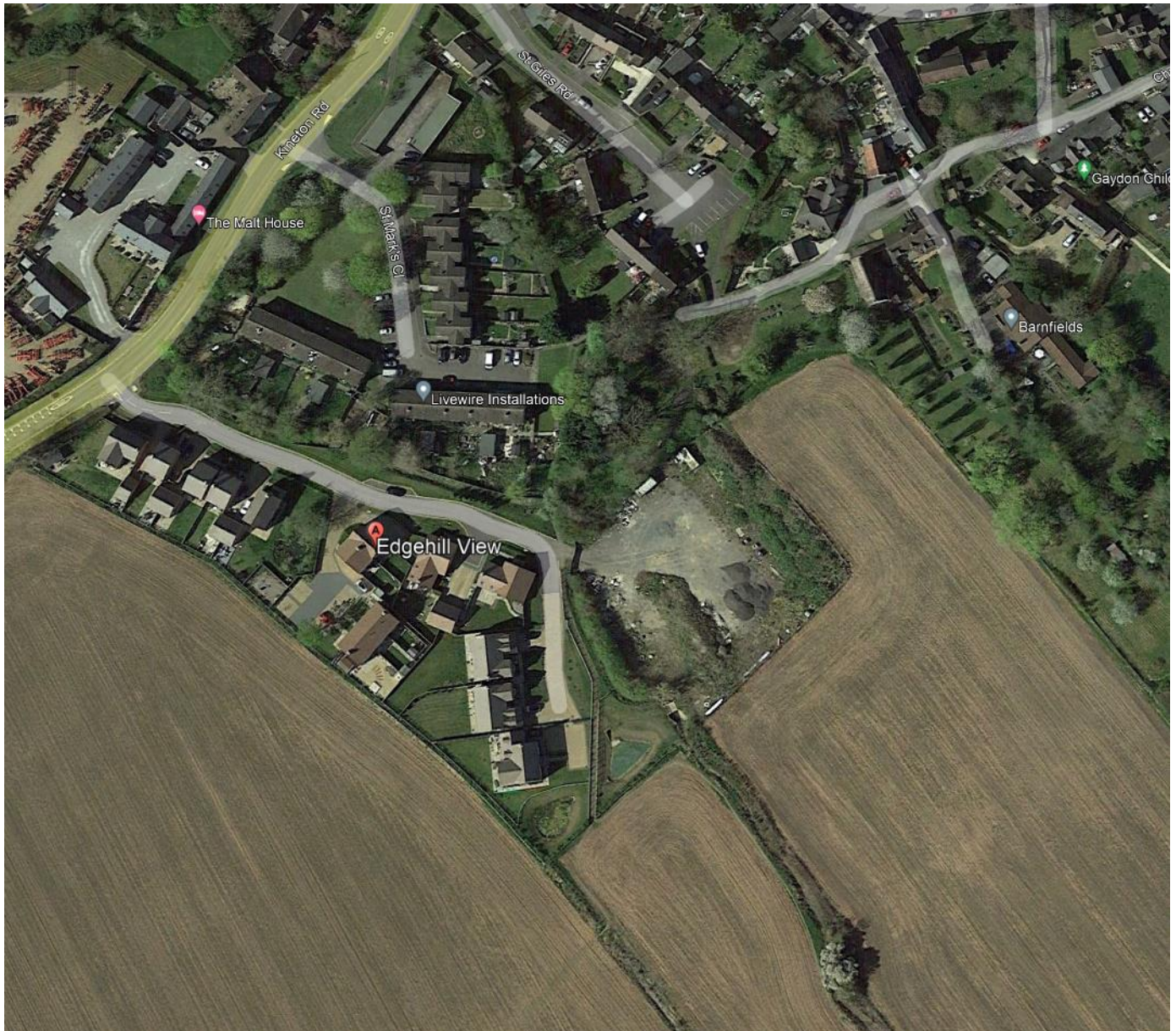
BCIS All-in TPI #101

Base date: 1985 mean = 100 | Updated: 10-Jun-2022 | #101

Date	Index	Equivalent sample	Percentage change		
			On year	On quarter	On month
1Q 2014	247	37	5.6%	3.3%	
2Q 2014	259	39	9.7%	4.9%	
3Q 2014	257	32	10.8%	-0.8%	
4Q 2014	259	31	8.4%	0.8%	
1Q 2015	266	134	7.7%	2.7%	
2Q 2015	272	125	5.0%	2.3%	
3Q 2015	271	125	5.4%	-0.4%	
4Q 2015	270	120	4.2%	-0.4%	
1Q 2016	275	121	3.4%	1.9%	
2Q 2016	282	122	3.7%	2.5%	
3Q 2016	281	125	3.7%	-0.4%	
4Q 2016	291	123	7.8%	3.6%	
1Q 2017	301	122	9.5%	3.4%	
2Q 2017	307	117	8.9%	2.0%	
3Q 2017	306	112	8.9%	-0.3%	
4Q 2017	317	106	8.9%	3.6%	
1Q 2018	326	98	8.3%	2.8%	
2Q 2018	326	94	6.2%	0.0%	
3Q 2018	327	90	6.9%	0.3%	
4Q 2018	330	85	4.1%	0.9%	
1Q 2019	331	74	1.5%	0.3%	
2Q 2019	335	66	2.8%	1.2%	
3Q 2019	335	62	2.4%	0.0%	
4Q 2019	333	56	0.9%	-0.6%	
1Q 2020	335	Provisional	1.2%	0.6%	
2Q 2020	335	Provisional	0.0%	0.0%	
3Q 2020	330	Provisional	-1.5%	-1.5%	
4Q 2020	328	Provisional	-1.5%	-0.6%	
1Q 2021	328	Provisional	-2.1%	0.0%	
2Q 2021	331	Provisional	-1.2%	0.9%	
3Q 2021	339	Provisional	2.7%	2.4%	
4Q 2021	344	Provisional	4.9%	1.5%	
1Q 2022	349	Provisional	6.4%	1.5%	
2Q 2022	361	Provisional	9.1%	3.4%	
3Q 2022	369	Forecast	8.8%	2.2%	
4Q 2022	371	Forecast	7.8%	0.5%	

APPENDIX C

AERIAL IMAGE





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**APPENDIX D**

**GENERIC BASE BUILD COSTS**



**ELEMENTAL COST PLAN - GENERIC UNIT**

SUMMARY			Building Regulation Compliant
1.0	Substructure		15,800
2.0	Superstructure		50,520
3.0	Internal Finishes		16,658
4.0	FF&E		7,250
5.0	Mechanical and Electrical Services		27,316
	<b>SUB-TOTAL</b>		<b>£ 117,544</b>
6.0	Preliminaries		incl
	<b>SUB-TOTAL</b>		<b>£ 117,544</b>
7.0	Professional Fees		Excluded
	<b>TOTAL BUDGET CONSTRUCTION COST</b>		<b>£ 117,544</b>
	Total Cost per m <sup>2</sup> (GIA)	£1,469	
	Total Cost per sqft (GIA)	£137	
	Total Cost per Unit	£117,544	

ELEMENTAL COST PLAN - GENERIC UNIT

1.0	SUBSTRUCTURE	Quantity	Unit	Rate	Total £
1.1	<b>Substructure</b>				
	Standard foundations and floor slab	40	m <sup>2</sup>	395	15,800
	<b>Total to Summary</b>				<b>15,800</b>
	<b>SUBSTRUCTURE TO SUMMARY</b>				<b>£ 15,800</b>

**ELEMENTAL COST PLAN - GENERIC UNIT**

2.0	SUPERSTRUCTURE	Quantity	Unit	Rate	Total £
2.1	<b>Frame</b> Timber frame form of construction - to be seperatly considered	80	m <sup>2</sup>	0	0
	<b>Total to Summary</b>				<b>0</b>
2.2	<b>Upper Floors</b> Timber upper floors with T&G chipboard.	35	m <sup>2</sup>	55	1,925
	<b>Total to Summary</b>				<b>1,925</b>
2.3	<b>Roof</b> Timber roof structure (measured on plan). Roof coverings - tiles Allowance for flashings, etc. Allowance for ridge, flashings, etc. Allowance for 100mm uPVC gutters; say: Allowance for 110mm uPVC downpipes; say: Allowance for forming dormers - various widths Allowance for forming skylights	40 50 6 5 10 12 0 0	m <sup>2</sup> m <sup>2</sup> m m m m nr nr	100 65 45 40 25 35 3,500 1,800	4,000 3,250 270 200 250 420 0 0
	<b>Total to Summary</b>				<b>8,390</b>
2.4	<b>Stairs &amp; Ramps</b> Timber residential staircase including handrail and balustrade from ground floor to second floor.	1	nr	3,500	3,500
	<b>Total to Summary</b>				<b>3,500</b>
2.5	<b>External Walls (measured over openings)</b> Facing bricks; (PC sum £650/1000) - light buff grey front elevation Allowance for porche to front doors.	57 1	m <sup>2</sup> nr	265 750	15,105 750
	<b>Total to Summary</b>				<b>15,855</b>

**ELEMENTAL COST PLAN - GENERIC UNIT**

2.0	SUPERSTRUCTURE (cont.)	Quantity	Unit	Rate	Total £
2.6	<b>Windows and External Doors</b>				
	<u>External windows</u>				
	Window with surround - 2.00 x 1.2m	2	m <sup>2</sup>	525	1,050
	Window with surround - 2.0m x 1.50m	3	m <sup>2</sup>	525	1,575
	Window with surround - 1.2m x 1.50m	2	m <sup>2</sup>	525	1,050
	Window with surround - 1.50 x 1.20m	2	m <sup>2</sup>	525	1,050
	Window with surround - 0.90 x 0.80m	1	m <sup>2</sup>	525	525
	<u>External doors</u>				
	Plot entrance door solid painted front door and canopy (canopy measured seperatly)and ironmongery, complete with spy hole, lock and level handle.	1	nr	950	950
	Rear door	1	nr	750	750
	<b>Total to Summary</b>				<b>6,950</b>
2.7	<b>Internal Walls &amp; Partitions</b>				
	Internal Party walls plasterboard with acoustic lining to walls and voids; including plywood reinforcement where required. Finishes included below	36	m <sup>2</sup>	90	3,240
	Internal walls; plasterboard with acoustic lining to walls and voids; including plywood reinforcement where required. Finishes included below.	101	m <sup>2</sup>	60	6,060
	<b>Total to Summary</b>				<b>9,300</b>
2.8	<b>Internal Doors</b>				
	Internal doors (inc. ironmongery); single four panel door.	8	nr	525	4,200
	Store doors (inc. ironmongery); double leaf.	2	nr	200	400
	<b>Total to Summary</b>				<b>4,600</b>
	<b>SUPERSTRUCTURE TO SUMMARY</b>				<b>£ 50,520</b>

**ELEMENTAL COST PLAN - GENERIC UNIT**

3.0	INTERNAL FINISHES	Quantity	Unit	Rate	Total £
3.1	<b>Wall Finishes - say</b>				
	Plaster to partitions and internal face of external walls, ready for decoration.	314	m <sup>2</sup>	20	6,280
	Emulsion paint.	279	m <sup>2</sup>	7	1,953
	Tiling to bathrooms; full height.	35	m <sup>2</sup>	50	1,750
	Tiling to bathrooms; half height.	0	m <sup>2</sup>	60	0
	<b>Total to Summary</b>				<b>9,983</b>
3.2	<b>Floor Finishes - say</b>				
	Engineered wood strip flooring to kitchen, living, dining.	35	m <sup>2</sup>	65	2,275
	Carpet to bedrooms / landing etc	32	m <sup>2</sup>	35	1,120
	Tiling to bathrooms; 600 x 600.	8	m <sup>2</sup>	60	480
	<b>Total to Summary</b>				<b>3,875</b>
3.3	<b>Ceiling Finishes</b>				
	Suspended plasterboard ceiling; Crown vinyl matt painted finish.	80	m <sup>2</sup>	35	2,800
	<b>Total to Summary</b>				<b>2,800</b>
	<b>INTERNAL FINISHES</b>				<b>£ 16,658</b>

**ELEMENTAL COST PLAN - GENERIC UNIT**

4.0	FITTINGS, FURNISHINGS AND EQUIPMENT	Quantity	Unit	Rate	Total £
4.1	<b>General Fittings, Furnishings and Equipment</b>				
	Wardrobes to double bedrooms, including joinery, doors and the like.	1	nr	800	800
	Provision for cupboards / storage, including joinery and the like.	1	nr	450	450
	<b>Total to Summary</b>				<b>1,250</b>
4.2	<b>Domestic Kitchen Fittings and Equipment</b>				
	Kitchen; good quality, with laminate tops, including appliances and installations.	1	nr	6,000	6,000
	<b>Total to Summary</b>				<b>6,000</b>
4.3	<b>Special Fittings, Furnishings and Equipment</b>				
	Excluded.				Excluded
	<b>Total to Summary</b>				<b>0</b>
	<b>F, F &amp; E TO SUMMARY</b>				<b>£ 7,250</b>

**ELEMENTAL COST PLAN - GENERIC UNIT**

5.0	SERVICES	Quantity	Unit	Rate	Total £
5.1	<b>Sanitary Appliances</b>				
	Bathroom mirror, fitted flush with tiling with perimeter trim.	2	nr	350	700
	Supply wash hand basin including bottle trap; incl. frame where applicable.	2	nr	550	1,100
	Supply taps to wash hand basins, mono basin mixer including pop-up waste with aerator and flow restrictor.	2	nr	125	250
	Supply WC and seat; incl. frame where applicable.	2	nr	375	750
	Supply of concealed cistern.	2	nr	160	320
	Supply WC flush plate.	2	nr	25	50
	Supply bath incl. legs.	1	nr	175	175
	Supply bath panel.	1	nr	75	75
	Supply shower tray, shower screen, fixed head and hand shower, including controls, hose and the like.	1	nr	1,500	1,500
	Supply bath/shower diverter, bath filler, slide rail, fixed head and hand shower, including hose.	1	nr	350	350
	Supply shower screen to bath.	1	nr	85	85
	Supply towel rail, chrome finish.	2	nr	100	200
	Supply bathroom accessories.	2	nr	75	150
	E/o for Doc M Pack.	0	nr	1,500	0
	Installation of sanitaryware and bathroom accessories.	1	nr	1,000	1,000
	<b>Total to Summary</b>				<b>6,705</b>
5.2	<b>Electrical Installations</b>				
	Apartment distribution board.	1	nr	500	500
	Small power.	80	m <sup>2</sup>	25	2,000
	Lighting.	80	m <sup>2</sup>	45	3,600
	Fire alarm.	80	m <sup>2</sup>	5	400
	Data, voice, TV.	80	m <sup>2</sup>	10	800
	Access control / entry system.	1	nr	650	650
	<b>Total to Summary</b>				<b>7,950</b>

**ELEMENTAL COST PLAN - GENERIC UNIT**

5.0	SERVICES (cont.)	Quantity	Unit	Rate	Total £
5.3	<b>Mechanical Installations</b>				
	Soil, waste and overflow installations; stacks and connections below ground drainage.	80	m <sup>2</sup>	10	800
	Boiler and connections (see EO for ASHP)	80	m <sup>2</sup>	35	2,800
	Hot and cold water pipework and connections.	80	m <sup>2</sup>	15	1,200
	Cold water storage tanks, booster pumps, mains distribution pipework, trace heating, water softener etc.	80	m <sup>2</sup>	20	1,600
	Heating units	80	m <sup>2</sup>	35	2,800
	Ventilation	80	m <sup>2</sup>	30	2,400
	Sprinklers.				Excluded
	<b>Total to Summary</b>				<b>11,600</b>
5.4	<b>Builder's Work in Connection with Services</b>				
	Allowance for BWIC with services - escalates given air tightness requirements.	2%	of	26,255	525
	<b>Total to Summary</b>				<b>525</b>
5.5	<b>Testing and Commissioning of Services</b>				
	Testing and commissioning of Services - escalates and more testing commissioning as requirements increase.	2%	of	26,780	536
	<b>Total to Summary</b>				<b>536</b>
	<b>SERVICES TO SUMMARY</b>				<b>£ 27,316</b>



## APPENDIX 4

24<sup>th</sup> July 2023

Mr Martin Hayward  
Hayward Developments  
16 Edgehill View  
Gaydon  
Warwick  
CV35 0FL

Dear Martin

**Proposed Development  
Land South of Kineton Road, Gaydon**

Further to our discussions in respect of the above proposed development, I write to confirm my thoughts as promised as regards current sales values in Gaydon.

I am obviously familiar with Gaydon having sold the new houses at Edgehill View, and also more recent re-sales on that development, as well as within Gaydon village.

In my view, the prices for new build houses will be in the region of £375 per sq.ft. with a higher rate of £425 per sq.ft. for bungalows.

I hope the above is sufficient for your purposes. Should you require clarification of any points or need any further information, please do not hesitate to let me know.

Yours sincerely



**Andrew R Clarke MRICS**  
Managing Partner  
Peter Clarke & Co LLP  
Direct Line: 01789 207125  
Email: andrew@peterclarke.co.uk

## APPENDIX 5



Richard Abbey, a full time consultant and auctioneer at Earles, conducts all the companies' auctions. The auctions run for ten months of the year, excluding August and December, and are always very well attended with an enthusiastic audience.



The auctions run from March until November (excluding August).

A LIST OF RESULTS CAN BE FOUND BELOW:

2023 Auctions



## 18TH JULY 2023

**Lot One – Guide Price £55,000 SOLD £85,000**

1.97 Acres (0.80 ha) Rouncil Lane, Kenilworth, CV8 1NN

**Lot Two – Guide Price £100,000 SOLD £116,000**

3.61 acres (1.46 ha) Henley Road, Lower Norton, Warwick, CV35 8QY

**Lot Three – Guide Price £330,000 SOLD £590,000**

9.38 Acres (3.8ha) of Pastureland with Buildings, Dark Lane, Kings Norton, Birmingham, B38 0BS

**Lot Four – Guide Price £150,000 SOLD £185,000**

9.86 Acres (3.99 ha) at Poolhead Lane, Tanworth-In-Arden, Solihull, B94 5EH

**Lot Five – Guide Price £110,000 SOLD £128,000**

35 Red Hill, Redditch, B98 7JE



## **3.61 Acres (1.46 ha) on Henley Road, Lower Norton, Warwick, CV35 8QY**

*This block of permanent pastureland will be offered for sale by public auction, subject to prior sale, reserve and conditions, at 6.30pm on Tuesday 18th July 2023 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire. B95 6DE*



**Guide Price £90,000+ (Plus Fees)**

## Introduction

This gently undulating block of attractive permanent pastureland enjoys a long road frontage to the A4189, situated some 2 miles west of Warwick town centre and 3 miles east of Henley-in-Arden.

Bounded by mature hawthorn hedging, with a number of hedgerow trees, the land is accessed via double timber gates and a deep concreted entrance splay which extends a good distance into the field. Rising to the west and extending to approximately 3.61 acres (1.46 ha), the land would be ideal for horse/pony grazing and/or other uses (STPP if required).

There is easy access onto the M40 motorway network via J15 and the A46 dual carriageway, with the National Equestrian Centre at Stoneleigh within easy driving distance.

## General Information

### Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services, although it is understood that mains water and electricity are available in the locality.

### Authorities

Warwickshire County Council – [www.warwickshire.gov.uk](http://www.warwickshire.gov.uk)  
Warwick District Council – [www.warwickdc.gov.uk](http://www.warwickdc.gov.uk)  
Severn Trent Water – [www.stwater.co.uk](http://www.stwater.co.uk)  
Western Power Distribution – [www.westernpower.co.uk](http://www.westernpower.co.uk)

### Tenure and Possession

The land is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, ie Tuesday 15th August 2023 (or earlier by mutual agreement). On the fall of the hammer the successful purchaser will be required to sign the auction contract and pay a 10% deposit to the vendor's solicitors, together with an administration fee of £800 plus VAT to the auctioneers if the land is sold in the room on the night, prior to or post auction.

### Tenant Right

There will be no ingoing valuation for UMV/RMV's and no claim for dilapidations (if any) will be entertained from the purchasers. It should be noted that the grass crop will be taken prior to completion.

### Rights of Way and Easements

The land is subject to all rights of way and easements that may exist.

### Boundaries and Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

### Sporting and Mineral Rights

Sporting and Mineral Rights where owned are included in the sale of the freehold.

### Plans

Plans shown are for identification purposes only.

### Viewing

The land may be inspected by prospective purchasers following prior appointment with the auctioneers, Earles, on 01564 794343, or in possession of a copy of these sale particulars,

during daylight hours only, at their own risk. All gates must be left as found, no litter left and no dogs whatsoever are allowed on the land.

### Vendor's Solicitors

A full auction pack is available from the vendor's Solicitors.

The Wilkes Partnership,  
41 Church Street,  
Birmingham. B3 2RT  
Tel. No. 0121 233 4333  
Acting – Mr. Ian Williamson  
E mail [iwilliamson@wilkes.co.uk](mailto:iwilliamson@wilkes.co.uk)

### Directions

From Henley-in-Arden and the A3400/A4189 crossroads at the south end of the town, take the A4189 signposted to Warwick, pass through the village of Claverdon and over the railway line and, after approximately one mile, the land will be found on the left hand side as indicated by the Earles auction boards.

From Warwick and the east, take the A4189, signposted to Henley-in-Arden and Redditch, pass over the A46 dual carriageway and M40 motorway, where the land will be found on the right hand side, indicated as above.

Approximate Post Code – CV35 8QY (please note the land has no connection with any residential property in the vicinity)

What Three Words///Backyards.Loser.Soonest

### Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's Solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

### Money Laundering

Money laundering regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full U.K. Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's Solicitor when signing the contract.

### Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price, and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide. (RICS Common Auction Conditions 7th Edition).



## **1.97 Acres (0.80 ha) at Rouncil Lane, Kenilworth, CV8 1NN**

*A useful parcel of permanent pasture which will be offered for sale by public auction, subject to prior sale, reserve and conditions, at 6.30pm on Tuesday 18th July 2023 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire. B95 6DE*



**Guide Price £50,000+ (Plus Fees)**

## Introduction

This well situated parcel of old established permanent pasture has good access directly off and long frontage to Rouncil Lane, together with long brook frontage which makes the land particularly attractive. The land is surrounded by good quickthorn hedging, with a number of mature hedgerow trees. The Inkford Brook runs along the northwestern boundary and provides a most attractive feature to the land.

There are a large number of quiet country lanes and bridleways in the area which, for the equestrian enthusiast, give good opportunity for riding out in the local countryside. The National Agricultural Centre at Stoneleigh, with its equestrian events, lies some 3 ½ miles to the east, whilst Solihull Riding Club to the north is within easy travelling distance.

There is easy access onto the A46 dual carriageway and M40/M42 motorways and whilst being close to local centres of population, the land is set within rolling Warwickshire countryside.

Small handy parcels of grazing land in such locations only come onto the open market occasionally and, therefore, the auctioneers commend early inspection.

## General Information

### Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services, although it is believed that a mains water supply exists in Rouncil Lane and an electricity supply is available in the locality.

### Authorities

Warwickshire County Council – [www.warwickshire.gov.uk](http://www.warwickshire.gov.uk)

Warwick District Council – [www.warwickdc.gov.uk](http://www.warwickdc.gov.uk)

Severn Trent Water – [www.stwater.co.uk](http://www.stwater.co.uk)

Western Power Distribution – [www.westernpower.co.uk](http://www.westernpower.co.uk)

### Tenure and Possession

The land is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, ie Tuesday 15th August 2023 (or earlier by mutual agreement). On the fall of the hammer the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum £5,000) to the vendor's solicitors, together with an administration fee of £800 plus VAT to the auctioneers if the property is sold in the room on the night, prior to or post auction.

### Tenant Right

There will be no ongoing valuation for UMV/RMV's and no claim for dilapidations (if any) will be entertained from the purchaser(s).

### Rights of Way and Easements

The land is subject to all rights of way and easements that may exist.

### Boundaries and Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

### Sporting and Mineral Rights

Sporting and Mineral Rights where owned are included in the sale of the freehold.

### Plans

Plans shown are for identification purposes only.

### Viewing

The land may be inspected by prospective purchasers following prior appointment with the auctioneers, Earles, on 01564 794343 or in

possession of a copy of these sale particulars, during daylight hours only and at their own risk. All gates must be left as found, no litter left and no dogs whatsoever are allowed on the land as livestock may well be grazing upon it.

## Vendor's Solicitors

A full auction pack is available from the vendor's Solicitors.

Penmans Solicitors,  
30-32 Warwick Road,  
Kenilworth. CV8 1GW  
Tel. No. 01926 858 222  
Acting – Mr. Charles Glover  
Email - [charles.glover@penmanssolicitors.co.uk](mailto:charles.glover@penmanssolicitors.co.uk)

## Directions

From the A4141 Five Ways Roundabout take the A4177 signposted to Balsall Common. After approximately ¼ mile, turn right, signposted to Beausale, bear left, then turn right at the first crossroads. In the centre of the hamlet pass straight over the crossroads, follow the road to the right. At the T junction turn left into Rouncil Lane, where the land will be found on the right hand side after approximately ½ mile, as indicated by the 'Earles' auction sale boards.

From Kenilworth, after leaving the built up area along Rouncil Lane, the land will be found after approximately 1 mile on the left hand side, indicated as above.

Approximate Post Code – CV8 1NN

What Three Words///Processor.Insects.Quiz

## Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's Solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

## Money Laundering

Money laundering regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full U.K. Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's Solicitor when signing the contract.

## Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price, and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide. (RICS Common Auction Conditions 7th Edition).



## APPENDIX 6

# Hayward Developments Limited

Dassett House, 16 Edgehill View, Kineton Road, Gaydon CV35 0FL.

Telephone: (01926) 642963 email: hdlimited@btinternet.com

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Ref: MLGH 23/2550  
David Coate Esq.,  
Adams Integra,  
St John's House,  
St John's Street,  
Chichester,  
West Sussex,  
PO19 1UU.

21<sup>st</sup> July 2023

Dear David,

## Land South of Kineton Road, Gaydon.

I, the Applicant, have considered the viability report prepared by Adams Integra, dated July 2023. I conclude that the scheme remains a viable development proposition to provide 16 local housing needs dwellings, supported by the 7 market dwellings. The BLV for the land may be realised by a reduction in the level of profit to be achieved from the development process – in part from the fact that 'site set-up' costs will be reduced as a consequence of the development I have undertaken for Phase 1.

Yours sincerely,



Martin Hayward  
Director  
For and On Behalf of Hayward Developments Limited

## APPENDIX 7



## Appeal Decision

Inquiry Held on 27 - 30 April and 24 - 25 May 2021

Site visits made on 21 April and 11 June 2021

**by H Porter BA(Hons) MSc Dip IHBC**

an Inspector appointed by the Secretary of State

**Decision date: 20 July 2021**

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**Appeal Ref: APP/V3120/W/20/3264500**

**Land South of Steeds Farm, Coxwell Road, Faringdon**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Welbeck Strategic Land II LLP against the decision of Vale of White Horse District Council.
  - The application Ref P18/V0259/O, dated 30 January 2018, was refused by notice dated 27 August 2020.
  - The development proposed is outline planning application for up to 125 dwellings and associated public open space. All matters except access reserved.
- 

### Decision

1. The appeal is allowed and planning permission is granted for outline planning application for up to 125 dwellings and associated public open space all matters except access reserved at Land South of Steeds Farm, Coxwell Road, Faringdon in accordance with the application Ref P18/V0259/O, dated 30 January 2018, and the conditions in the Schedule at Annex 1 to this decision.

### Preliminary Matters

2. The virtual Inquiry sat for four days between 27 and 30 April 2021, adjourned, and resumed on 24 May 2021. An informal, unaccompanied site visit was made before the Inquiry opened and a further unaccompanied site visit after it closed.
3. Documents that were submitted during the course of the Inquiry are listed at Annex 2 (referred to as ID1, ID2 etc).
4. A certified Deed of Agreement made pursuant to S.106 of the Town and Country Planning Act 1990 (as amended) (S106 Agreement), dated 10 June 2021, was submitted post close of the Inquiry and in accordance with an agreed timetable. The S106 Agreement contains planning obligations including in relation to the provision of affordable housing and the payment of financial contributions towards affordable housing, various on- and off-site infrastructure, primary and early years education, highways works; the management and delivery of public open space and public art on the site, as well as monitoring fees. The extent to which certain provisions of the S106 Agreement meet the tests set out in the Framework and Regulations 122 of the Community Infrastructure Regulations 2010 (as amended) are a main issue in this appeal. The weight I attach to the provisions of the S106 Agreement is dealt with later in this decision letter.

5. The development plan includes policies from the Vale of White Horse Local Plan 2031 Part 1 (LPP1)<sup>1</sup>; Vale of White Horse Local Plan 2031 Part 2 (LPP2)<sup>2</sup>; and the Great Coxwell Neighbourhood Plan, made July 2015 Review 2020<sup>3</sup>. Other material considerations include the National Planning Policy Framework, revised February 2019 (the Framework); the Government's Planning Practice Guidance (PPG); and RICS Guidance Assessing Viability in Planning Under the National Planning Policy Framework 2019 for England (RICS Guidance)<sup>4</sup>.
6. The application was submitted in outline, with all matters reserved save for that of access. Items such as drainage, layout, internal access and landscaping shown on the submitted drawings are treated as being only illustrative. I have also considered the scheme on the basis that 125 dwellings could be provided, although the outline proposal would not preclude the development of a lesser number.

### **Background and Main Issues**

7. The greenfield appeal site is situated on the south western outskirts of Faringdon and is a part of the 'South of Faringdon' strategic site allocation and where the principle of new residential development is accepted within the LPP1<sup>5</sup>. The northern part of that strategic site allocation, Steeds Phase 1, has been built out and is near completion.
8. Following a process of independent viability assessment, review and negotiation at application stage, the Council's planning officer had recommended the outline scheme for approval to its Planning Committee; and on the basis that the full affordable housing and complement of infrastructure contributions as sought in accordance with Policies CP24 and CP7 of the LPP1 could not viably be provided<sup>6</sup>. It is not my role to arbitrate on the comments and discussions from the Committee meeting. As was their prerogative, Members resolved not to accept their officer's recommendation, nor the affordable housing and infrastructure contributions being offered.
9. The third of the three reasons for refusal related to the absence of an S106 Agreement to secure the provision of affordable housing, delivery of infrastructure works and various financial contributions, which has now fallen away. The first and second reasons, relating to the provision of affordable housing and financial contributions, instigated a fresh review of the scheme's viability by both sides. Whilst some aspects of the appellant's viability case have emerged since the Statements of Case, I have determined the appeal based on the substance of all the evidence now before me in this appeal.
10. There is no longer disagreement over on-site public art and healthcare contributions. This leaves the primary area of dispute hinging on the matter of scheme viability and whether an enhanced level of affordable housing and leisure contributions could be provided. The Appellant is also arguing that the leisure infrastructure contributions sought by the Council do not satisfy the tests of Regulation 122 of the Community Infrastructure Levy (CIL) Regulations (Regulation 122 tests), even if it would be viable to provide them.

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<sup>1</sup> CD7

<sup>2</sup> CD8

<sup>3</sup> CD9

<sup>4</sup> CD26

<sup>5</sup> Allocated in LPP1 Core Policy 4 for around 200 dwellings (CD4)

<sup>6</sup> LPP1 Policy CP24 requires 35% affordable housing at a split of 75/25 affordable rent/shared ownership. LPP1 Policy CP7 seeks contributions to infrastructure on and off-site infrastructure. Subject to scheme viability.

11. The appeal site is proximate to various designated heritage assets<sup>7</sup>. While heritage is not a matter in dispute, and I note the Statement of Common Ground between the main parties on this, Section 66(1) of the Act<sup>8</sup> imposes a statutory duty on the desirability of preserving a listed building or its setting; while paragraphs 193 and 194 of the Framework require great weight be given to the significance of a designated heritage asset, which can be harmed by development within its setting. Any identified heritage harm carries great weight, therefore, the matter of heritage has been considered as a main issue.
12. With the above points in mind, I consider the main issues in this appeal to be:
- Whether or not the proposal would be viable whilst making a policy-compliant provision for affordable housing and other infrastructure contributions;
  - Whether, subject to it being viable to provide them, the disputed leisure contributions comply with the Regulation 122 tests and are justifiably sought; and
  - The effect of the proposed development on the settings and significance of the relevant designated heritage assets.

## Reasons

### Viability

13. The main parties are in agreement that the approach to viability should follow the PPG and RICS Guidance, and that a benchmark land value (BLV) should be established on the basis of the existing use value (EUV) of the land, plus a premium to the landowner<sup>9</sup>. Specific disagreement comes in establishing precisely what the EUV for the appeal site should be; the premium; and the implications of any abnormal, site-specific infrastructure and professional fee costs. I shall deal with each in turn.

#### *Existing Use Value*

14. The Appellant's primary position is that that the EUV should be based on the appeal site's value as amenity land, more precisely for use as pony paddocks<sup>10</sup>. The Council contends the EUV should be based on the site being in agricultural use and that an amenity/pony paddock use would represent an alternative use value (AUV).
15. The appeal site comprises around 7 hectares of arable fields on the edge of a settlement. The Local Plan Viability Study recognises that sites on the edge of a town may be used for agricultural or grazing use but have a value over and above that of agricultural land due to their amenity use<sup>11</sup>. For the purposes of the 2014 Viability Study, sites previously in agricultural use of 5 hectares or more are assumed to fall into the category where agricultural land represents the EUV.

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<sup>7</sup> Grade I listed building known as The Great Barn; the Great Coxwell and Little Coxwell Conservation Areas; and the Badbury Camp Schedule Ancient Monument

<sup>8</sup> The Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act)

<sup>9</sup> Paragraph: 013 Reference ID: 10-013-20190509

<sup>10</sup> Will Seamer Montagu Evans LLP Proof of Evidence: Viability 29 March 2021 (MEPoE)

<sup>11</sup> Local Plan Viability Study 2014 (the 2014 Viability Study) (CD16)

16. The site is on the outskirts of Faringdon and located where pony paddocks may be desirable. However, the appeal site is not only in excess of the 5 hectare threshold given for 'paddock' value in the 2014 Viability Study, it is also significantly larger than the comparable amenity land sales evidenced by the Appellant<sup>12</sup>. Perhaps more critically, beyond its size, the extant characteristics of the appeal site make it lacking in any obvious practical features that would lend it to being used as pony paddocks.
17. The RICS Guidance clarifies that permitted development and a use within the same use class are only in the existing use when no alterations are necessary to implement the use<sup>13</sup>. The facts on the ground lead me to the view that a number of material alterations would be necessary to implement a paddock/amenity use at the appeal site. Indeed, its sheer size and location close to a busy main road indicate that it would require some means of enclosure and subdivision in order for horses or ponies to be kept safely and accessed easily. The site is currently in arable production and lacks mains services; a source of fresh water, shelter and appropriate grazing would also, to my mind, be elemental to an amenity/paddock use.
18. The PPG sets out that where it is assumed that an existing use will be refurbished or redeveloped, this will be considered an AUV when establishing BLV<sup>14</sup>. The term 'refurbishment' and 'redevelopment' may, in general terms, be more analogous to a building than a field. Providing fencing and leaving land to pasture may also be within normal agricultural practices. Be that as it may, it does not indicate to me that the site, as it currently exists, could function as a pony paddock. Rather, I consider that the sum of necessary changes to facilitate such a use would, in combination with the time and degree of investment they would warrant, amount to the site's re-development or refurbishment.
19. I find the contention that the EUV should be based on amenity/paddock use unpersuasive when considering the site's size and existing characteristics. In my judgement, amenity/paddock use more aptly represents the value of the land for a use other than its existing use; that is an AUV. Drawing all of this together, I am of the opinion that the EUV of the appeal site should be based on its value in agricultural use.
20. On an agricultural EUV basis, the Council and Appellant's valuations, being £163,400 and £189,000 respectively, are relatively close. The Appellant concedes that the evidence of agricultural land transactions in the local area is 'somewhat historic'<sup>15</sup>, casting doubt over whether the circa £27,000 per acre figure reflects the decrease in agricultural land value that ostensibly happened between 2017 and the final quarter of 2020. Furthermore, that per hectare figure is a rounding up of the average of the price per hectare of local transactions<sup>16</sup>.
21. The KF Appraisal<sup>17</sup> comparables include guide as well as achieved sales prices. However, the transactions are more recent and have clearly taken account of site-specific factors, including land grade. The appeal site's liability to flooding

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<sup>12</sup> Para 3.23 MEPoE

<sup>13</sup> Para 5.4.3 CD26

<sup>14</sup> Paragraph:017 Reference ID: 10-017-20190509

<sup>15</sup> Para 3.32 MEPoE

<sup>16</sup> Para 3.31 MEPoE

<sup>17</sup> Knight Frank appraisal 15.03. 21 Appendix 5 DJC PoE 30.03.21 (KF Appraisal)

and division by a drainage ditch seem to me legitimate limiting factors that might influence a slightly lower-than-average value. Conversely, I fail to see why the site's proximity to the edge of a settlement would be particularly advantageous to agricultural land valuation; whereas its smaller size and attractiveness as a bolt-on to another local farm, and presumably its proximity to a main road, might.

22. On the evidence and cases put to me, I find the Council's valuation to be more convincingly substantiated. On this basis, and adopting the Council's approach, the EUV of the appeal site would be £163,400.

#### *Landowner premium*

23. The landowner's premium is the second component of the BLV. There is no definitive answer in policy or guidance to how the premium should be calculated. Rather, the PPG establishes the premium to the landowner should reflect the *minimum return* (my emphasis) at which a reasonable landowner would be willing to sell their land; and provide a *reasonable incentive* (my emphasis), in comparison with other options available, for the landowner to sell while allowing a sufficient contribution to fully comply with policy requirements<sup>18</sup>. The RICS guidance reiterates that the premium should provide a reasonable incentive for a landowner to bring forward land for development, while allowing a sufficient contribution to fully comply with policy requirements. It is the minimum return that would persuade a reasonable landowner to release the land for development, rather than exercise the option to wait or any other options available to the landowner<sup>19</sup>.
24. The Appellant considers that if the valuation of the appeal site is to be based on its agricultural use, the premium should be 20x; while the Council considers that a 10x premium would be appropriate. With an EUV of £163,400, the Appellant's 20x premium would result in a BLV of £3,268,000; a 10x premium would result in a BLV of £1,634,000.
25. Various sources of premiums and uplifts were offered, which can range from anywhere from 10x to 28x for agricultural land. However, the range of premiums put to me, or those analysed in the Council's own viability study and assessments, appear to pre-date the latest policy and guidance and, inevitably, do not reflect the site-specific and policy circumstances relevant in this case.
26. Taking the Appellant's argument that the premium should be 'sufficient to incentivise' the specific landowner to sell or that 'the premium required to incentivise the landowner to sell sites with lower EUVs is higher' would, in my view, be problematic<sup>20</sup>. On the other hand, for a premium to be linked simply to the EUV does not take account of the requirement to allow sufficient contribution to fully comply with policy requirements as endorsed by the PPG.
27. I take the point that Steeds Phase 1 neighbours the appeal site and was a fully policy-compliant scheme when it transacted in 2016. But, that scheme was not subject to a viability assessment so the assumptions are neither clear nor necessarily comparable. Additionally, that site was built out by a volume housebuilder, which is not yet certain in this case; and S106 contributions to make a policy-compliant scheme were considerably less than required of the

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<sup>18</sup> Paragraph: 013 Reference ID: 10-013-20190509

<sup>19</sup> Para 5.3.2 CD26

<sup>20</sup> Para 3.37 MEPoE



appeal site. Historically, a site's location in a high value area or an allocation may have greatly influenced landowner expectations. The latest Framework and PPG guidance has sought to resolve the more market-driven 'circular' approach, while premium should be decided on a case-specific basis. With this in mind, the decisions and transactions as cross-checks, nor may not fully-reflect current policy requirements.

28. The landowner may well be disappointed upon comparing what was achieved on neighbouring land for a seemingly similar type of development and the Council's own Viability Study documents may also suggest uplifts for agricultural land being higher than 10x EUV. That said, the land value must represent the policy compliant implications of a site at the time it is developed. The reasonable expectations of the local landowner in this case would realistically have to be tempered by the policy requirements, including greater S106 contributions.
29. There are other options the landowner could exercise. One could be to wait and hold onto the land; thereby the landowner would gain no return. Alternatively, the landowner could decide to sell on the basis of the AUV being amenity/paddock land, although this would yield no premium. Comparing these other options and striking a balance between the aspirations of the landowner and the aims of the planning system, that is making provision for full affordable housing and contributions, I fail to see why a premium 10x EUV would not reflect either a minimum return or a reasonable incentive to release the land at the appeal site. Thus, I am content to follow the Council's approach and consider the BLV in this case should be £1,634,000.

#### *Build Costs*

30. The Inquiry heard much evidence on the detailed costs of developing the site for the purposes of viability. It is agreed that the costs should be based on BCIS Median, to which it would be appropriate to apply a 15% allowance for externals, plus any abnormal costs, plus a contingency; and that garage build costs should be at £50 per m<sup>2</sup>. The main parties are also in agreement that electric vehicle charging points (EVCPs), drainage ditch realignment and culvert would be additional cost items.
31. I shall focus on the various items of outstanding disagreement between the main parties' respective quantity surveyors, as set out in the costs tracker provided during the Inquiry<sup>21</sup>.
32. In respect of changes to the Building Regulations, it is recognised that these will be forthcoming and that the costs of complying with the new Regulations would fall outside the BCIS build costs or externals allowance. Although the precise timetable remains unclear, it is common ground that the changes will not apply if a building notice is served by June 2022 and each plot is built out by June 2023<sup>22</sup>. It has been put to me that the timescales within the June 2020 MEVA are unrealistically tight<sup>23</sup> and that it would not be sensible for a developer to build some houses to different standards. However, it is far from conclusive that the cut-off dates will not be met and taking the Appellant's timetable, they surely would. The matter of market fluctuations is un evidenced and applies risk to any development. Even if not all buildings are commenced by June 2023,

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<sup>21</sup> Appendix 1 Wakemans/JA Costs and Comments tracker (ID4)

<sup>22</sup> MHCLG Transitional arrangements in practice p. 102 Future Homes Standard 2019 Consultation, January 2021

<sup>23</sup> Montagu Evans Financial Viability Assessment June 2020 (2020 MEFVA) (CD25)

should that be the eventual cut-off date, the uplift in build costs would be the type of costs typically encountered and absorbed through contingency; a matter to which I will turn in more detail subsequently.

33. The rising main and pumping station is an unresolved technical item that had been factored into early MEVAs and subsequently removed. It therefore cannot be said that these costs were unexpected yet, equally, it cannot be said that works are not required. I do not know why the costs of the rising main and pumping station were not allowed for, but there seems consensus that the costs of this element could be in the region of £600,000. The scope for future cost savings through negotiation with Thames Water or the neighbouring landowner is uncertain and so I accept the cost for this item is justified.
34. Of the outstanding disputed costs, the debate was whether they fall within the 15% allowance for externals or constitute a site-specific infrastructure cost. While I have considered each cost individually, it is generally accepted that the appeal scheme would involve development of a straightforward greenfield site where issues such as ground contamination, demolition or archaeology are not present, and where the market is currently buoyant.
35. The PPG does identify that site-specific infrastructure costs might include access roads, SuDS systems and green infrastructure<sup>24</sup>. In my view, the development's requirement for non-frontage roads, paths, landscaping, trees and footpaths, public open space, attenuation and fencing would be part and parcel of the planned and expected costs of what is to be a fairly standard scheme. These costs would all therefore be appropriately covered within the 15% uplift for externals in the BCIS rates. The need for a 350mm capping layer has not been substantiated through any specific site investigations. If a capping layer for non-plot roads was required, it would, in my opinion fall within the 15% for externals.
36. A suitable contingency is necessary to cover the costs that are not known. A 5% contingency is added in all MEFVAs and accepted as being 'fair and reasonable' in the Council's viability PoE<sup>25</sup>. This, in my view, would be reasonable and expected even for a greenfield development such as this, as it would provide insurance against items that are not known.
37. 8% for professional fees has been maintained and inputted into both the Appellant and Council's appraisals. Notwithstanding professional fees can range or that fees of 5%, 6% or 7% for greenfield sites have been mentioned, I do not know the precise nature of the schemes where those lower figures were accepted. That the appeal site will be built out by a volume housebuilder is currently a matter of assumption, albeit a reasonably likely one. Therefore, it cannot be said that the cost savings associated with supply chains and economies of scale necessarily apply. I am therefore satisfied the 8% given for the professional fees is reasonable.
38. Drawing all of this together, the 'additions' to be made to costs would be the £99,425 of costs set out in the Appraisal 1a<sup>26</sup> plus the £600,000 for the rising main and pumping station; keeping the contingency at 5% and professional fees at 8%. There is no guarantee at this stage that the scheme will be built out

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<sup>24</sup> Paragraph: 012 Reference ID: 10-012-20180724

<sup>25</sup> Para 61 David Coate Adams Integra Development Viability/Affordable Housing Proof of Evidence 30.03.21 (AIPoE)

<sup>26</sup> Adams Integra Development Appraisal 1A 13 May 2021 (Appraisal 1A)

by a volume house builder at a Lower Quartile rate, giving no certainty at this stage of a 'buffer'.

#### Viability conclusions

39. In respect of residual land value (RLV), and taking construction contingency to be 5%, the RLV is taken by the parties to be £2,916,214. Congruent to the Council's viability conclusions, I find the BLV in this case would be £1,634,000<sup>27</sup>. Even taking into account the additional cost items as above and making appropriate adjustments<sup>28</sup>, and including all the disputed leisure contributions that would be in the region of £526,000<sup>29</sup>, I calculate that the RLV would be still be in excess of the BLV.
40. I therefore come to the conclusion that, taking into consideration the viability evidence before me, the development could viably provide more than the affordable housing contributions currently proposed. Indeed, I conclude that the scheme would be viable whilst providing the full policy-compliant provision for affordable housing (that is at 35% with a 75/25 tenure split affordable/shared ownership) as sought by LPP1 Policy CP24.
41. Setting aside the conformity with the Regulation 122 tests, I likewise conclude that the proposal would be viable with the inclusion of the full complement of other (leisure) infrastructure sought in respect of LPP1 Policy CP7.
42. I have before me an S106 Agreement that secures the affordable housing and leisure infrastructure contributions at the levels sought by the Council. It is not the case that any lack of affordable housing or disputed contributions would render the proposal unsustainable or provide a reason to withhold granting planning permission. I turn next to the content of the S106.

#### **Leisure contributions and the Regulation 122 tests**

43. Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 requires that if planning obligations contained in S.106 Agreements are to be taken into account in the grant of planning permission, those obligations must be necessary, directly related, and fairly and reasonably related in scale and kind to the development in question.
44. LPP1 Policy CP7 requires all new developments provide for, inter alia, off-site infrastructure requirements arising from the proposal, delivered by an appropriate financial contribution. LPP2 Policy DP34 and the Developer Contributions SPD<sup>30</sup>, indicate that major development sites are required to provide financial contributions towards providing or improving off-site provision of leisure and sports. That is, subject to meeting the Regulation 122 tests.
45. CIL compliance and the burden of justifying contributions rests with the Council and is a matter I would have to satisfy myself of, irrespective of whether or not the Appellant advanced a case against various leisure contributions during the course of the appeal.
46. The Council is seeking £215,371 towards floodlighting, drainage and the pavilion at Faringdon Rugby and Cricket Club. The Council's CIL Compliance

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<sup>27</sup> Para 75 David Coate Development Viability/Affordable Housing Rebuttal 23.04.21

<sup>28</sup> As set out in para 6b) Faringdon S106 Mechanism Agreed Note (ID12)

<sup>29</sup> The S106 disputed contributions package less the public art contributions now agreed

<sup>30</sup> Developer Contributions – Delivering Infrastructure to Support Development SPD (CD10)

Statement<sup>31</sup> sets out that this sum has been calculated on the basis of the population proposed by the development. However, whilst there may be aspirations towards improving lighting and facilities, to my mind rugby and cricket facilities would be of benefit to a relatively small sub-section of the population associated with the development. This causes me to doubt the sum of money being sought, especially in comparison with the sums requested for the general leisure facilities at Faringdon Leisure Centre or the more specific squash and tennis facilities.

47. On the evidence before me, the Council have failed to properly justify the implication of the proposed housing on these facilities in relation to their catchment and the likely levels of participation. There is insufficient evidence on the evidence on the necessity of contributions, in relation to the implication such participation would have on the ongoing maintenance of those facilities. Therefore, I am not satisfied that the level of contribution at the Rugby and Cricket Club is proportionate or amply justified.
48. £107,425 is sought towards football pitch improvements at Tucker Park. The CIL Compliance Statement identifies this being a proportionate cost towards improvements and enhancements for the population generated by the proposal. As with rugby and cricket, I do accept that the development would create some increase in use of the football pitches, which may require improvements to provide additional capacity. However, the need to improve the quality and capacity of pitches was identified in a study from 2015<sup>32</sup>. I therefore find the evidence-base behind the football pitch contributions to be of some vintage causing me to doubt whether the contribution fully reflects the current need, or contributions already made from more recent developments. I therefore find that the Tucker Park football pitch contribution has not been justified.
49. To my mind, a very small proportion of the increased population associated with the development would utilise Faringdon Bowls Club. Furthermore, the £6,066 contribution being sought by the Council would be towards improvement and expansion of the existing car park, a very specific project. While noting that the sum requested has been calculated utilising the Sports England Calculator, there is very little evidence to indicate the extent to which the population generated by the proposal would utilise the car park or benefit from improvements to it. On this basis, I am unconvinced that the contribution towards car part improvements at Faringdon Bowls Club is justified.
50. Various contributions are sought in respect of improvements and enhancements at Faringdon Leisure Centre (sports hall, swimming pool, health and fitness, and squash). The Appellant contends that these are unjustified, principally based on there being no current capacity issues. Each of the leisure contributions ought, to my mind, to fairly reflect the increase in population resulting from the development and the proportion of the development that would be able to access and utilise Faringdon Leisure Centre. Whether or not there is capacity at Faringdon Leisure Centre, a current requirement for specific built infrastructure, or funding in place for a new boiler system, I consider it not unreasonable to consider that the impact of the development would generate a need over time for maintenance, improvements and enhancements of those facilities. Thus, these contributions would be directly attributable to

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<sup>31</sup> CIL Compliance Statement March 2021

<sup>32</sup> Playing pitch Study Final Report 2015 (CD12)

the development. The sums sought are evidenced as being calculated on a proportionate basis and, in my judgement, are reasonably related in scale to it. It follows that I am satisfied that the contributions sought in relation to improvements and enhancements of the health and fitness facilities, the sports hall, squash facilities, and the swimming pool at Faringdon Leisure Centre are justified.

51. £1,232 is sought towards the provision of marked running routes within Faringdon. There may be a network of footways and footpaths in the vicinity of the appeal site. Even so, I consider the sum of money sought would be fairly and reasonably related in scale and kind to the development, supporting the policy requirements for off-site leisure that would promote the health and well-being of its new residential population. Thus, this athletics contribution would comply with the Regulation 122 tests and is justifiably sought.
52. The sum of £14,884 is sought towards improvements and enhancements of outdoor tennis facilities in Faringdon. Whether or not the tennis facilities are at capacity does not preclude a need for refurbishment or upgrading of the existing facilities that would, in all reasonable likelihood, be utilised by a proportion of the future population of the appeal proposal. In my view, the contribution for outdoor tennis facilities would be justified by policy requirements, proportionate to the population increase that would arise from the development and reasonably related in scale and kind to it.
53. The contribution sought in respect of a multi-use games area (MUGA) at Tucker Park has been calculated using the Sports England Calculator. The 2014 Leisure Study<sup>33</sup> identifies a need for youth provision/MUGAs and it seems reasonable to expect that such a provision, for which the Town Council have a costed plan, would be fairly and reasonably related in scale and kind to the development and is justified.
54. In conclusion, on the disputed leisure infrastructure contributions, I find that the contributions sought in relation to football pitches Tucker Park, the outdoor bowls and the cricket and rugby clubs have not convincingly been shown to be necessary, directly related, and fairly and reasonably related in scale and kind to the development in question. Therefore, the requirements of the Regulation 122 tests would not be met for these leisure contributions and they have not been justified.
55. On the other hand, I am satisfied that the contributions sought towards the sports hall, swimming pool, health and fitness and squash facilities at Faringdon Leisure Centre, along with the athletics, outdoor tennis and MUGA at Tucker Park contributions, would all be reasonably related in scale and kind to the development and therefore justified in respect of the Regulation 122 tests.

#### *Heritage Assets*

56. I must have special regard to the desirability of preserving a listed building or its setting<sup>34</sup>. No equivalent statutory obligations for the settings of Conservation Areas or Scheduled Monuments exist, but, paragraphs 193 and 194 of the Framework<sup>35</sup> confirm that great weight should be given to the significance of a designated heritage asset and that that significance can be

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<sup>33</sup> P. 20 Leisure and Sport Facilities Study Appendices 2014 (CD13)

<sup>34</sup> Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act)

<sup>35</sup> National Planning Policy Framework, Revised February 2019 (the Framework)

harmed by development within its setting. In respect of Little Coxwell, I agree with the main parties that the appeal scheme would not affect the character and setting of the Little Coxwell CA, causing no harm to its significance as a designated heritage asset.

57. Badbury Camp, a Scheduled Monument, is an Iron Age hillfort that rises to the west of the appeal site. Although its relationship between the surrounding countryside is fundamental to an understanding of why it stands where it does, that relationship has been altered by changes over time, including settlement development. From what I have seen and read, the significance of the hillfort is due to its surviving defence structure and buried archeologically evidence of its former occupation; its woodland setting and the views it affords across the surrounding landscape. The local topography and vegetation severely limit intervisibility between Badbury Camp and the appeal site, which does not contribute meaningfully to its setting. I therefore conclude that the proposed development would not harm the significance of the heritage asset, either through any direct impact on buried archaeological remains within the scheduled area, or through its development within its setting.
58. The Grade I listed building known as The Great Barn is a monastic farm building dating from the 13<sup>th</sup> century. As well as the considerable interest derived from its age, architecture, materials and construction, the significance and special interest of The Great Barn is informed by its historic associations and the influence this had on the land and agricultural practices in the local area. The Great Barn is an important structure connected, if not still functionally so, with the agricultural landscape and historic settlements around it, which form a part of its setting. The appeal site forms part of the lands historically associated with The Great Barn and, to some slight extent, provides a continuing connection to an essentially agricultural landscape. Thus, the appeal site contributes in a small way to The Great Barn's overall significance as a designated heritage asset.
59. Irrespective of limited intervisibility or that intervening planting may screen or soften the proposed development from certain vantages, the appeal scheme would reduce something of the open, agricultural landscape that is of value to the setting and significance of The Great Barn. Some harm would arise as a result; however, I find the degree of harm would be less than substantial and at the lower end of that scale. Paragraph 196 of the Framework requires less than substantial harm be weighed against the planning benefits of the proposal.
60. The special interest and significance of the Great Coxwell Conservation Area (CA) is, in part, derived from the integral relationship between the historic and the vernacular buildings, some of which are listed, and its development over many centuries as a small rural settlement. The appeal site is part of the undeveloped lands surrounding Great Coxwell, which creates a green 'buffer' and emphasises its rural character. In this way, the appeal site is part of the conservation area's setting that contributes to its significance as a whole.
61. The proposal would reduce the extent of open, undeveloped agricultural land that forms the setting of Great Coxwell, lessening the undeveloped 'buffer' between it and Faringdon. The proposal would diminish, to a very small extent, the rural context around Great Coxwell, causing some harm to its setting and significance, although that harm would be less than substantial and at lesser end of that scale.

62. The less than substantial harm the appeal scheme would have on the significance of The Great Barn and the Great Coxwell CA shall be weighed against the public benefits of the proposal within my overall planning balance.

*The S106 Agreement*

63. As I have determined that the proposal would be viable if it were to provide the full policy-compliant level of affordable housing set out in LPP1 CP24, it would be appropriate to increase the affordable housing from that proposed up to the 35% affordable housing and comprising 75% affordable rented units and 25% shared ownership units, and provision of payment of an affordable housing contribution towards a fraction of a unit. The relevant S106 Agreement contains a mechanism by which this level of affordable housing can be secured. I am therefore satisfied that the affordable housing is required as part of the scheme and is justified to ensure compliance with the development plan.

64. I have already concluded that leisure contributions sought towards the sports hall, swimming pool, health and fitness and squash facilities at Faringdon Leisure Centre, athletics and outdoor tennis contributions, are justified in terms of mitigating the potential effects of the development and to ensure compliance with the development plan. The 'essential infrastructure contributions' for health service, the Pumphouse Project, Reading Room, street naming, and waste and recycling are all justified as directly related and proportionate in scope and necessary to making the proposal acceptable in planning terms.

65. The S106 Agreement would secure contributions towards funding on-site public art; the laying out and ongoing maintenance of public open space, including a play area and access routes to retained farmland; as well as provisions to secure the management of open space, public art and landscaping on the site. These facilities and features would ensure the development provides adequate recreation and an attractive environment. They would therefore be directly related, proportionate in scope and necessary to making the development acceptable in planning terms.

66. As the proposal would have a direct impact on the demand for school places, mitigation is required. The contributions sought in respect of Primary, Early Years, Secondary and SEN Education are directly linked to the development, reasonably related in scale to it and necessary to making it acceptable in planning terms.

67. Financial contributions relating to public transport infrastructure and services, Travel Plan Monitoring, and highways works, all stem from the development. These are all warranted to ensure that the development mitigates the impact on the surrounding highways network and to ensure that future occupiers have a choice of means of travel. I am satisfied that all of these contributions are fair, reasonable and necessary to mitigate the impacts of the development.

68. As already established, contributions towards football pitches at Tucker Park, outdoor bowls, cricket and rugby are not convincingly justified as being necessary, directly related, and fairly and reasonably related in scale and kind to the proposal. Thus, the requirements of the Regulation 122 tests would not be met for these leisure contributions. Accordingly, I have afforded no weight to these elements of the S106 Agreement and I take no account of them in the overall planning balance.

### *The Planning Balance*

69. The Appellant and the Council agree that the appeal site is an appropriate location for housing and that the appeal proposals are in accordance with the spatial strategy of the development plan. The addition of up to 125 homes, even if they are over and above the 'around 200' for the allocated site and where a sufficient supply of housing land exists, would be wholly consistent with development and national policy that seeks to boost the supply of housing and make efficient use of land. The proposal would provide affordable dwellings at a full policy compliant level and with a mix of dwellings that would contribute to the choice of homes in the District. In economic terms, there would be jobs and spend arising during the development's construction phase and future residents would feed into the local economy, supporting the range of services and facilities therein. Opportunities to access those services and facilities by a range of sustainable modes also exist. These are economic and social benefits that carry very substantial weight in favour of the scheme.
70. The harm to the significance of designated heritage assets (to the Grade I listed Great Barn and to the Great Coxwell Conservation Area) would, in each case, be less than substantial and at a minor level. In my judgement, the public benefits of the proposal, by way of planning benefits outlined above, would be sufficient to outweigh the harm that would arise to designated heritage assets and the considerable weight I attribute to that harm.
71. By way of planning obligations, the proposal would mitigate its effect on essential and other infrastructure, highways and education that would accrue as a direct result of the development. Such contributions are now an express requirement of the site allocation and policy and in mitigation for the intensification associated with development increases in Faringdon<sup>36</sup>. I therefore consider these contributions to be neutral in the overall planning balance.

### **Other matters**

72. Concerns have been raised about the additional vehicular movements likely to be associated with the proposed new housing and the potential increased pressures on the local road network and parking. While noting these concerns, I see no reason to doubt the professional assessment of the Highway Authority or the Council that there would be no reason to refuse the development on the basis of transport grounds. Furthermore, the proposal will secure highways upgrades and a travel plan in order to mitigate transport impacts and encourage sustainable travel.
73. The indicative figure of 'around 200' that the South of Faringdon strategic allocation is expected to deliver sets no circumscribed upper limit on the quantum of housing<sup>37</sup>. Neither this, nor the Council's ability to demonstrate a 5-year housing land supply indicate that outline planning permission should not be granted. Fundamentally, the appeal site forms part of a strategic allocation under the development plan where the principle of development is acceptable, including in respect of locational sustainability.
74. Detailed consideration of landscape, layout and appearance can properly be dealt with at reserved matters stage and, subject to the conditions I have

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<sup>36</sup> Appendix A CD7

<sup>37</sup> Appendix A Western Vale Sub-Area CD7



imposed, there is no reason to doubt that a high-quality scheme would not be delivered. I therefore give very little weight to the objections citing additional housing; the site's proximity to facilities, services and employment or the limitation of those within Faringdon; the proposals effect on highway safety, or the character and appearance of the area.

### *Conditions*

75. I have considered the suggested conditions that were discussed at the Inquiry against the six tests set out in paragraph 55 of the Framework. A condition relating to dwelling mix is not necessary in light of my conclusions on viability and affordable housing. With that exception, there was very little dispute as to the need or wording of the suggested conditions. I have removed the addition of tailpieces to various conditions where I considered they would be made imprecise; otherwise, I have adopted the suggested conditions with only minor changes to add clarity as appropriate.
76. Conditions setting out the reserved matters details, timescales for their approval and the commencement of the development, the list of approved plans, and limiting the number of dwellings, are all required as in the interests of providing planning certainty and clarity.
77. A condition requiring access arrangements and visibility splays be carried out in accordance with the approved details is necessary in the interests of highway safety. A condition requiring a construction management plan is required to mitigate the effects of construction traffic in terms of highway safety and safeguarding local air quality. A condition requiring the installation of electric vehicle charging points is necessary in the interests of mitigating climate change and contributing to sustainable development. A condition requiring the submission of a Travel Plan is necessary to ensure that the future occupiers are offered a sustainable choice of means of travel.
78. A condition requiring the submission of a biodiversity enhancement plan is necessary to ensure the proposal achieves a net gain in biodiversity. Conditions requiring details of green interfaces and building heights parameters are necessary in the interests of protecting the local landscape, the setting of settlements and designated heritage assets. Conditions controlling finished floor levels and lighting are also necessary to ensure the development does not harm the character and appearance of the area.
79. Safeguarding the living conditions of future residents in respect of air quality, noise and the disturbance associated with the Coxwell Road, mean a condition requiring submission of acoustic insulation and ventilation is necessary. Conditions are required to safeguard water management and water resources as a result of the development; also, to secure details of foul and surface water drainage in order to mitigate the risk of pollution or flooding that might arise as a result of the development.

### **Conclusion**

80. I have concluded that the proposed development would be viable whilst providing the affordable housing and, where appropriate, leisure infrastructure sought by the Council. In all respects, the proposed development would accord with the development plan; it would satisfy all the strands of sustainable development in accordance with the Framework and deliver significant public

benefits to outweigh any heritage harms. I find no material considerations that indicate to me that a decision should be made other than in accordance with the development plan.

81. For all the reasons set out above and having considered all matters raised in evidence and during the Inquiry, I conclude that the appeal should be allowed.

*H Porter*  
INSPECTOR

## **APPEARANCES**

### FOR THE LOCAL PLANNING AUTHORITY:

Mr James Burton of Counsel  
Instructed by Solicitor to VoWH DC

He called

Mrs Tracy Smith BA (Hons) BTP MRTPI	Principal Appeals Officer
Mr David Coate BSc (Hons) MCIOB ACIOH	Associate Director, Adams Integra
Mr Gavin Johnson	Managing Director, Johnson Associates (UK) Ltd
Ms Geri Beekmeyer	Principal Infrastructure Funding Negotiator, OCC
Dr Melanie Smans	Economic Development Manager
Mrs Sarah Commins	Solicitor
Mr Edward Church BSc MSc ACIEEM	Senior Countryside Officer

### FOR THE APPELLANT:

Mr Daniel Kolinsky QC  
Instructed by Mr John Baird, Osbourne Clarke

He called

Mr Nathan McLoughlin MRTPI	Director, McLoughlin Planning
Mr Will Seamer RICS	Partner, Montagu Evans
Mr Anthony Hooper ACIOB	Divisional Director, Wakemans Limited
Mr John Baird	Partner, Osbourne Clarke
Mrs Alice Lack, MRTPI	Director, Welbeck Land

### INTERESTED PERSONS:

Cllr David Grant	Faringdon Ward Councillor
Cllr Mike Wise	Faringdon Town Council

**Annex 1**  
SCHEDULE OF CONDITIONS

1. Details of the appearance, landscaping, layout (including internal access arrangements), and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
3. The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
4. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 7929-L-01-A; Proposed Access Arrangement Ghost Island Junction 5761.001; Framework Plan 7929-L-02 G (in respect of access only).
5. The development hereby permitted shall be limited to a maximum of 125 dwellings.
6. Prior to the first occupation of any dwelling hereby approved, the access arrangements and visibility splays shall have been carried out in accordance with the approved details as shown on the Access Arrangement Ghost Island Junction 5761.001 plan. The vehicular access and visibility splays shall thereafter be retained as approved and maintained free from obstruction to vision.
7. Concurrent with the submission of the reserved matters, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority. The BEP shall include the following:
  - a) details of the biodiversity net gain metric calculations that demonstrate how the proposal will achieve a net gain in biodiversity compared to the biodiversity value of the site prior to the development;
  - b) details of the extent and location of any habitat creation or biodiversity enhancements shown on scaled plans;
  - c) details of the elevation, type and location of any species enhancements shown on scaled plans (such as bat and bird boxes etc. as appropriate);
  - d) details of strategies for creating / restoring target habitats or introducing target species;
  - e) details of the selection of specific techniques and practices for establishing vegetation;
  - f) details of sources of habitat materials (e.g. plant stock) or species individuals;
  - g) a Method Statement for site preparation and establishment of target features;

The habitat creation and biodiversity enhancements measures within the BEP shall be included within the landscaping plans that shall be submitted

as part of the reserved matters applications. The development shall be carried out in accordance with the approved BEP prior to the final occupation of the development or at the end of the next planting season (whichever is later), and thereafter be retained as approved.

8. Concurrent with the submission of the reserved matters, a Building Heights Parameters Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Building Heights Parameters Plan shall include details of building heights across the site that shall have been informed by an analysis of the site's context and sensitivity to the scale of development.

The development shall be carried out in accordance with the approved Building Heights Parameters Plan, and thereafter be retained as approved.

9. Concurrent with the submission of the reserved matters, a Green Interface Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Green Interface Plan shall include details of green interfaces along the boundaries of the site; as well as a green 'buffer' that shall be at a minimum depth of 20m along the southern and western sides of the site.

The development shall be carried out in accordance with the approved Green Interface Plan and thereafter be retained as approved.

10. Concurrent with the submission of the reserved matters, a Lighting Scheme for the external areas of the development shall have been submitted to and approved in writing by the Local Planning Authority. The Lighting Scheme shall include details of how external lighting would be directed downwards to avoid light spillage.

The development shall be carried out in accordance with the approved Lighting Scheme, and thereafter be retained as approved.

11. Concurrent with the submission of the reserved matters, an Acoustic Insulation and Ventilation Scheme for the development shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved Acoustic Insulation and Ventilation Scheme, and thereafter be retained as approved.

12. Concurrent with the submission of the reserved matters, details of any off-site foul water network upgrades to accommodate the additional flows required from the development, or a housing and infrastructure phasing plan agreed in consultation with Thames Water, shall have been submitted to and approved in writing by the Local Planning Authority.

Prior to the first occupation of any dwelling, written confirmation shall have been provided that development has been carried out in accordance with the approved off-site foul water network upgrades or housing and infrastructure phasing plan.

13. Concurrent with the submission of the reserved matters, details of any off-site water supply network upgrades to accommodate the additional flows required to serve the development, or a housing and infrastructure phasing plan agreed in consultation with Thames Water, shall have been submitted to and approved in writing by the Local Planning Authority.

Prior to the first occupation of any dwelling, written confirmation shall have been provided that development has been carried out in accordance with the approved off-site water supply network upgrades or housing and infrastructure phasing plan.

14. As part of the reserved matters application, full details of the finished levels, above ordnance datum, of the ground floors of the proposed dwellings, in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority.
15. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall provide for:
  - a) the parking of vehicles of site operatives and visitors;
  - b) loading and unloading of plant and materials;
  - c) storage of plant and materials used in constructing the development;
  - d) wheel washing facilities;
  - e) installation and maintenance of security hoarding / fencing;
  - f) measures to control the emission of dust and dirt during construction;
  - g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
  - h) routing of construction traffic;
  - i) location of site offices and other temporary buildings;
  - j) delivery and construction working hours.

The approved CMS shall be adhered to throughout the construction period for the development.

16. Concurrent with the submission of the reserved matters, details of on-site foul and surface water drainage works shall have been submitted to and approved in writing by the Local Planning Authority. The submitted on-site foul and surface water drainage details shall include:
  - a) evidence that an assessment has been carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the Local Planning Authority;
  - b) detailed design information, including detailed drawings, network arrangements and calculations in support of the on-site foul and surface drainage works, which shall include calculations demonstrating the drainage system performance for a range of storms period and intensities (including 1 in 1 year, 1 in 2 years, 1 in 30 years, 1 in 100 years, 1 in 100 years + climate change);
  - c) the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; include a timetable for its implementation;

- d) a management and maintenance plan for the lifetime of the development that shall include the name and contact details of any party responsible for the maintenance of any on-site drainage features (outside of individual plot boundaries); arrangements for adoption by any public authority or statutory undertaker including copies of correspondence with Thames Water indicating agreement to discharge foul drainage to the public sewer; and any other arrangements, to secure the operation of the scheme throughout its lifetime.

No dwelling hereby permitted shall be occupied until the on-site foul and surface water drainage works have been implemented in accordance with the approved details.

17. Prior to the first occupation of any dwelling hereby approved, a Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Residential Travel Plan shall include details of:

- a) clear objectives to maximise the opportunities to promote sustainable transport access both within the development site and linking with surrounding facilities and employment;
- b) a time-bound programme of implementation, distribution, monitoring, and review of the Travel Plan;

Thereafter, the development shall be operated in accordance with the agreed details.

18. Concurrent with the submission of the reserved matters, an Electric Vehicle Charging Point (EVCP) Scheme shall have been submitted to an approved in writing by the Local Planning Authority. The EVCP Scheme shall include the specification and locations for EVCPs to be installed on no less than 93 of the dwellings hereby approved.

Thereafter, an EVCP shall be installed and available for use in accordance with the approved details (or as subsequently upgraded).

## **Annex 2**

### **DOCUMENTS SUBMITTED AT THE INQUIRY**

- ID1 Appellant's Opening Statement
- ID2 Tony Hooper Experience and Declaration
- ID3 LPA Opening Statement
- ID4 Appendix 1 Wakemans/JA Costs and Comments tracker
- ID5 Email correspondence Thames Water re. rising main 3656\_001
- ID6.1 Draft S106 27.04 - PINS
- ID6.2 Draft S106 27.04 – PINS Clean
- ID7 Email from LPA 28.04 suggested wording for EV charging point condition
- ID8.1 Cover email David Coate to Will Seamer 30.04
- ID8.2 Appendix 1A – 29 April 2021
- ID8.3 Appendix 2A – 29 April 2021
- ID8.4 Appendix 2B – 29 April 2021
- ID8.5 Appendix 2C – 29 April 2021

ID9 Recommended Conditions inc EV charging (reason amended) and mix 30.04  
ID10 Fernham Fields Appeal Decision 3133745 – 30.04  
ID11 Nathan McLoughlin cover email 20.05 re. updated appraisals and mechanism  
ID12 Faringdon S106 Mechanism Note 20.05  
ID13 Development Appraisal App 1A Adams Integra 13 May 2021  
ID14 Development Appraisal Montagu Evans LLP 13 May 2021  
ID15 Revised S106 Mechanism Note 24.05  
ID16 234\_5\_21 S106 Clean for Inspector 24.05  
ID18 Inspector’s suggested amendments to conditions (without prejudice) 21.05  
ID17 NM TS Edit to Inspector’s suggested amendment to conditions 25.05  
ID18 LPA’s Closing Submissions  
ID20 Appellant’s Closing Submissions