# SHLAA Site Viability Study

## Final Report

On behalf of **Telford and Wrekin Council**

Project Ref: 29104 - 002 | Date: September 2014

Office Address: 61 Oxford Street, Manchester, M1 6EQ
T: +44 (0)161 245 8900  F: +44 (0)161 245 8901  E: manchester@peterbrett.com

# Document Control Sheet

**Project Name:** **Telford and Wrekin SHLAA Viability Study**

**Project Ref:** **29104-002**

**Report Title:** **Final Report**

**Date:** **September 2014**

| | Name | Position | Signature | Date |
|---|---|---|---|---|
| **Prepared by:** | Stuart Cook | Principal Surveyor | SC | 26.09.2014 |
| **Prepared by:** | Michael Gilbert | Associate | MG | 26.09.2014 |
| **Reviewed by:** | David Codling | Director of Property | DC | 07.10.2014 |
| **Approved by:** | Bernard Greep | LLP Director | BG | 07.10.2014 |
| **For and on behalf of Peter Brett Associates LLP** | | | | |

# Contents



# Figures



# Tables

# Appendices

# 1 Introduction

## 1.1 Introduction

1.1.1 Peter Brett Associates LLP (PBA) has been commissioned by Telford and Wrekin Council to undertake a Strategic Housing Land Availability Assessment (SHLAA) Viability Study[1]. The Council is currently preparing a new Local Plan, and requires a robust and up-to-date housing evidence base to inform the preparation of new planning policies and assist in the selection of sites and/or locations for future development.

1.1.2 The Council's 2012 SHLAA contained over 600 sites of which approximately 160 were considered to be 'deliverable', and capable of accommodating almost 9,000 dwellings. As part of this study the Council undertook a detailed assessment of the 'suitability' and 'availability' of sites, together with a high level appraisal of 'achievability'.

1.1.3 The purpose of this study is to undertake a more comprehensive and detailed 'achievability' assessment of sites in the 2012 SHLAA, to support and where necessary update the findings of the previous assessment. The Study will provide part of the robust evidence based needed to inform the housing policies of the emerging Local Plan, and to ensure they are found sound at Examination. The study does not seek to prejudge or predetermine the formal land allocations process, as this is a matter to be considered as part of the new Local Plan taking into account other relevant evidence.

## 1.2 Structure of Our Report

1.2.1 The remainder of this Study is structured as follows:

- Section 2 contains a review of the national and local planning policy contexts, as well as the requirements of the National Planning Practice Guidance;
- Section 3 describes the methodology that we employed for the study;
- Section 4 provides the results from the 'high level' achievability assessments of sites over 0.4ha;
- Section 5 provides the results of the detailed development appraisal sampling; and
- Section 6 sets out the overall Study findings and conclusions

1.2.2 Our overall outputs from the Study are as follows:

- Volume A – 'Main Report';
- Volume B – 'Appendices to the Main Report'.

[1] Hereafter referred to as the 'Study' for brevity.

# 2 National Planning Policy Requirements

## 2.1 National Planning Policy and Guidance

### National Planning Policy Framework (March 2012)

#### Requirement to Undertake a SHLAA

2.1.1 Paragraph 159 of the NPPF sets out the requirement for LPAs to undertake a SHLAA, the purpose of which is to '*establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period*'.

2.1.2 Unlike the precursor national planning policy statement on housing (PPS3), the NPPF does not contain any detailed advice as to how a SHLAA should be carried out. We appreciate that PPS3 is no longer in force but we nevertheless consider it worthwhile highlighting the guidance that was contained in Annex C of PPS3, which stated that a SHLAA should:

- assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development;
- assess land availability by identifying buildings or areas of land (including previously developed and greenfield land) that have development potential for housing, including within mixed use developments;
- assess the potential level of housing that can be provided on identified land;
- where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;
- identify constraints that might make a particular site unavailable and/or unviable for development;
- identify sustainability issues and physical constraints that might make a site unsuitable for development; and
- identify what action could be taken to overcome constraints on particular sites.

#### Achieving Sustainable Development

2.1.3 The very first sentence of the NPPF, in the Ministerial Foreword, makes clear that the purpose of planning is to help achieve sustainable development. The Ministerial Foreword then states that '*sustainable development is about positive growth*' and that the planning system is about making this happen.

2.1.4 Paragraph 7 of the NPPF states that there are three dimensions to sustainable development: economic, social and environmental. We do not consider it worthwhile repeating in full what the NPPF says in relation to each 'dimension', but we note that under the economic dimension, the NPPF states that in order to build a strong, responsive and competitive economy, it is important to ensure that '*sufficient land of the right type is available in the right places and at the right time to support growth and innovation'*.

2.1.5 Paragraph 17 of the NPPF sets out 12 core planning principles. Again, we do not repeat those principles here but we note the third principle, which implores the planning system to '*proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs*'. The NPPF then goes onto emphasise the Government's commitment to securing economic growth.

### Delivering a Wide Choice of High Quality Homes

2.1.6 Paragraph 47 of the NPPF advises that, in order to significantly boost the supply of housing, LPAs should ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing. The same paragraph requires councils to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing, but it goes further than the precursor PPS3 which it replaced, stating that LPAs should provide sufficient land for an additional 5 per cent 'buffer', or a 20 per cent buffer where there has been a persistent record of under-delivery. Local authorities are also advised to identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

2.1.7 Footnote 11 of the NPPF states that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Footnote 12 of the NPPF explains that to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

2.1.8 Paragraph 48 of the NPPF permits the use of a windfall allowance in the five-year supply, if there is 'compelling evidence' that such sites have made a consistent contribution to the supply and where there is confidence that such sites will continue to provide a reliable source of supply.

2.1.9 Paragraph 49 of the NPPF states that *'Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'*. Paragraph 14 of the NPPF advises that, where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted for development proposals unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed in this Framework taken as a whole*' or where specified policies in the NPPF indicate that development should be restricted.

2.1.10 It is therefore imperative that any sites which are included in a council's five-year land supply are genuinely deliverable. Failure to do so could result in a council facing pressure to release sites in an unplanned fashion.

2.1.11 We also wish to highlight paragraph 50 of the NPPF, which advocates a mix of high-quality housing that is capable of meeting the needs of different groups in the community. The same paragraph also advises LPAs to ensure an adequate supply of housing in terms of size, type and tenure.

### 2.1.12 National Planning Practice Guidance (March 2014)

2.1.13 The National Planning Practice Guidance (NPPG) site was launched in March 2014. The section entitled 'Housing and economic land availability assessment' replaces the DCLG's SHLAA Practice Guidance of July 2007.

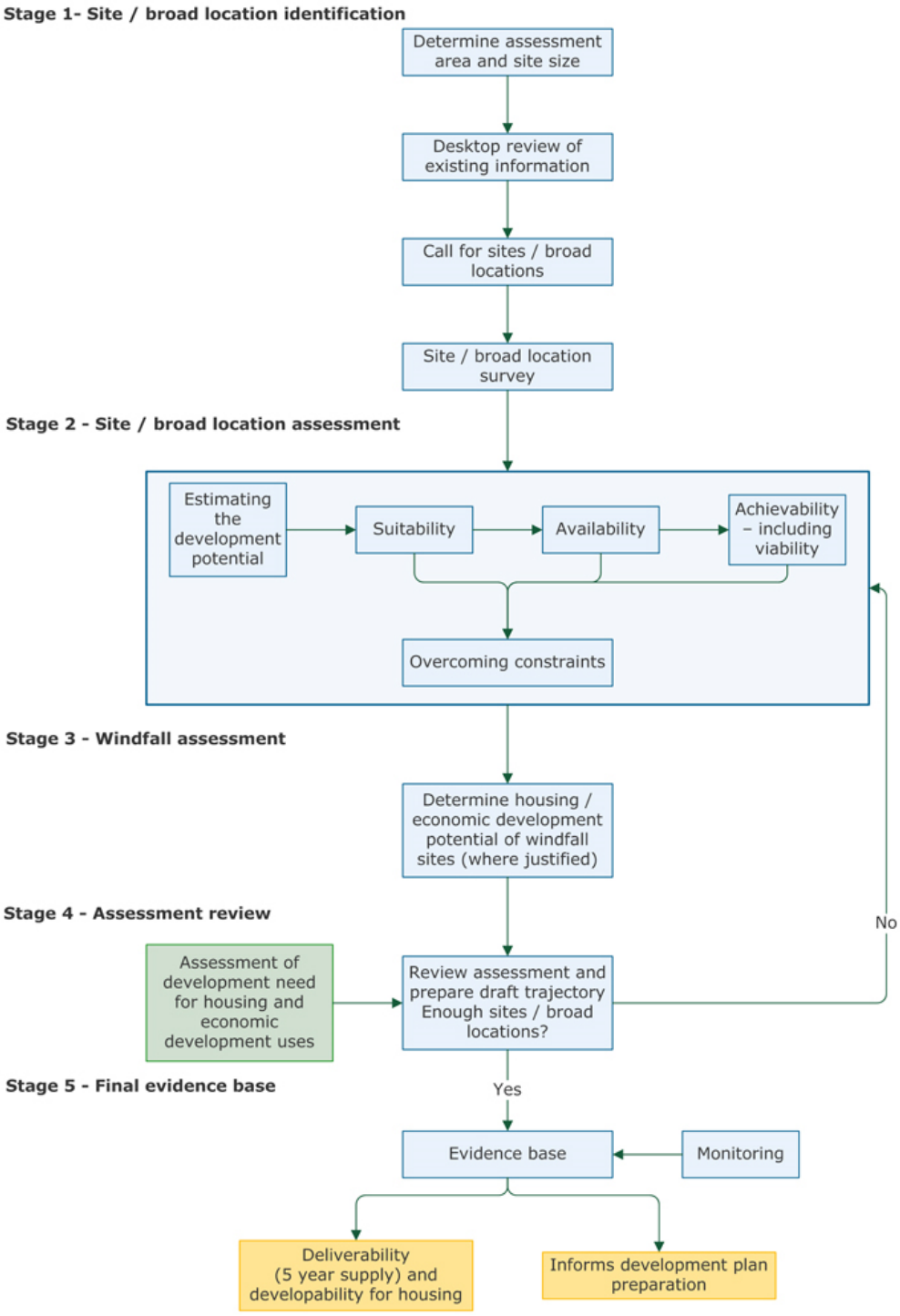
2.1.14 The guidance explains that an assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

2.1.15 The NPPG states that this approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use. The assessment therefore forms a key component of the evidence base to underpin policies in development plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses.

2.1.16 The NPPG contains a SHLAA methodology which comprises five main stages, as shown in the diagram below at Figure 2.1.

Figure 2.1 SHLAA Methodology



2.1.17 At Stage 1 the area selected for the assessment should be the housing market area and functional economic market area. This could be the local planning authority area or a different area such as two or more local authority areas or areas covered by a Local Enterprise Partnership. The assessment should identify all sites and broad locations regardless of the amount of development needed to provide an audit of available land. The process of the assessment will, however, provide the information to enable an identification of sites and locations suitable for the required development in the Local Plan.

2.1.18 Stage 2 assesses when and whether sites are likely to be developed. Central to this is the consideration of whether sites are suitable, available and achievable for housing.

2.1.19 This Study focuses on the 'achievability' assessment of sites in the 2012 SHLAA, and will enable the Council to update and review the findings of the work carried out in 2012, which can then form the basis of future planning policies and decisions. For the avoidance of doubt, the scope of this Study does not extend to assessing the theoretical supply from SHLAA sites against the Council's dwelling targets. The Council will use the evidence contained in this Study – together with the findings of the 2012 SHLAA – to complete a review of the housing supply position that will inform decision-making and if necessary identify sites for development in the emerging Local Plan.

2.1.20 The NPPG makes clear that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. This will be affected by market factors, cost factors (including site preparation costs relating to any physical constraints) and delivery factors (including phasing and build-out rates, which mostly concerns larger sites). In assessing the sites in this study we have taken into account the NPPG guidance above.

# 3 Methodology

## 3.1 Broad Approach to Assessing the 'Achievability' and 'Deliverability' of Identified Sites

3.1.1 In this section we provide an overview of the Study methodology, which reflects the requirements of the NPPF and NPPG, and takes account of the best practice and expertise we have amassed through undertaking viability work and numerous SHLAA studies across the country. Later Sections provide greater detail in terms of the assessment of value areas, site typologies, and the application of this to the choice of sites to be subject to viability testing.

3.1.2 At the outset it should be noted that this Study does not represent a full SHLAA update. The Council has confirmed that the purpose of the work is to focus on the achievability and viability of sites, and is not intended to revisit the suitability and availability assessment undertaken as part of the 2012 SHLAA. Accordingly, the methodology and fee proposal herein is based on the assumption that the Council's previous work in relation to site 'suitability' and 'availability' is robust.

3.1.3 Paragraph 1.3 of the Brief makes clear that the primary purpose of this commission is *'to undertake an assessment of the viability of land identified in the Council's Strategic Housing Land Availability Assessment (2012)'*. Through our considerable experience of undertaking viability work and SHLAA studies across the country, we have developed a sound methodology for undertaking the 'achievability' assessment of sites, and we are therefore well-placed to undertake this critically important piece of work.

### 'First phase' High Level Achievability Assessments

3.1.4 The first phase of our analysis involved a high-level achievability assessment of all SHLAA sites over 0.4ha, given that the majority of the supply in terms of the number of units is likely to come from these larger sites. The contribution to the housing supply from smaller sites will be more limited, and therefore we focused our assessment on those sites which are more important to the strategic delivery of housing in Telford & Wrekin.

3.1.5 This stage of work does not constitute a detailed development appraisal, but it involves the consideration of:

- housing market issues at both the macro and micro levels; and
- other factors which are likely to influence/affect achievability, including known information relating to land values, geo-environmental factors, obvious physical constraints, and so on.

3.1.6 The overall output from the high level achievability assessment described above enabled us to place each site into one of three broad 'achievability' category bands, as follows:

- **Category 1** – sites with no significant constraints that would prevent delivery, and provided they are also suitable and available could come forward within 5 years.
- **Category 2** – sites which face some constraints which could affect achievability, but which are capable of being overcome in the medium term. These sites may not be deliverable within the first five year period, but delivery within the 6-10 year period will be a reasonable prospect provided there are no other suitability or availability issues.
- **Category 3** – sites which face some significant constraints which are likely to affect their viability. For these sites, it will be unrealistic to rely on delivery within the first ten year period, but it would be reasonable to plan for delivery in the 11-15 year period provided there are no other significant issues in terms of suitability and availability.

3.1.7 Sites in Category 1 may be considered 'deliverable' in the context of NPPF footnote 11 and the definition of 'achievable' in the NPPG, provided that they are also suitable and available for development. Sites in Category 2 may be considered 'developable' in the context of NPPF footnote 12, although again this would depend on the nature and severity of any constraints. Sites in Category 3 are unlikely to be developable at present, particularly if they face severe suitability and/or availability constraints.

3.1.8 It is important to note that the output from this stage of work (i.e. the 'category' rating) should only be viewed as a broad indicator of achievability. At this point the assessment does not take into account factors such as policy requirements (i.e. affordable housing), build costs, sales values, site remediation, flood mitigation works and other Section 106 contributions, all of which will inevitably have an impact on achievability. For this reason, it is acknowledged that there may be some instances when a site may appear to be relatively unconstrained and therefore placed in Category 1 or 2, but when a detailed viability appraisal is undertaken and other development costs are taken into account – together with a more detailed consideration of land values – the site may be less viable. This should not be regarded as an inconsistency between the 'high level' assessment and detailed appraisals, but rather an indication of the importance of policy requirements and development costs on site delivery, and the need to look at each site on a case-by-case basis for a full understanding of achievability.

### 'Second phase' Achievability Assessments – Residential Viability Appraisal

3.1.9 The second phase of the assessment involved undertaking residential development appraisals for a representative sample of sites across the study area and value zones, which were agreed with the Council in advance.

3.1.10 The purpose of these second phase development appraisals is two-fold. Firstly, the appraisals demonstrate that our assumptions in the 'first phase' achievability assessments were robust. Secondly, the appraisals provide the Council with a set of representative 'templates' which can then be used as the basis for detailed assessment of any site as and when required.

3.1.11 The PBA residential model is designed to be entirely transparent, with all inputs visible and verifiable. Unlike other models in common use, it uses Excel and has no hidden formulae or default assumptions. Also unlike other models, it does not require so many input assumptions that it can produce almost any answer. Inputs to the model include:

- the developable area (site area less permanent features);
- the density of development (dwellings per ha);
- the type of residential properties;
- the tenure of the residential properties - private, social rented, affordable rented or shared ownership;
- construction costs;
- overheads including professional fees for architects, planning etc. & insurances;
- land cost (threshold land value);
- sales values and sales rates;
- 'Residual' S106 costs; and
- finance costs.

3.1.12 These inputs are based on the evidence collected in the previous stage, interpreted in the light of our professional knowledge and supplemented by forecasts of future change that are informed by past trends and the market forecasts by leading agents. We also undertook stakeholder consultation, which involved semi-structured interviews with local housebuilders, developers, landowners and agents.

3.1.13 The output of the model is an assessment of the residual value. The full detailed viability appraisals for each site are contained at Appendix D. The overall findings and conclusions of the analysis are discussed in Sections 5 and 6.

# 4 First Phase 'High Level' Achievability Assessment

## 4.1 Assessment Outputs

4.1.1 The methodology set out in paragraphs 3.1.4 to 3.1.6 sets out the approach adopted for undertaking the high level achievability assessment of 406 sites above 0.4ha in the SHLAA. The high level approach has been used to give an understanding of the likely achievability of development but should not be considered an absolute and detailed development appraisal of each site. The findings of the high level assessment for each site can be viewed at Appendix E.

4.1.2 For the avoidance of doubt, the net site areas in Appendix E have been provided by the Council following a survey of each site, and therefore take into account any permanent features which would reduce the developable area. The net yield is therefore based on the amount of land that could realistically be brought forward for housing.

4.1.3 The sites covered a broad range of typologies ranging from greenfield sites in open countryside to brownfield urban locations, disused quarries and dense forest areas. Our high level assessment showed that:

- 128 (31.5%) of SHLAA sites were placed in Category 1 (i.e. achievable now).
- 173 (42.6%) of SHLAA sites were placed in Category 2 (i.e. achievable in the medium term).
- 105 (25.9%) of SHLAA sites were placed in Category 3 (i.e. not achievable until later in the plan period).

4.1.4 To be considered achievable the site needed to be capable of accommodating housing and free from any serious constraints that would prevent development. Typical characteristics of sites which were assessed as being achievable include greenfield locations on the edge of settlements where infrastructure connectivity and site remediation work poses no issue, or brownfield sites in sustainable locations and where little remediation is expected. These sites could be deliverable within the 0-5 year period, provided there are no other issues in terms of suitability or availability.

4.1.5 Sites that were considered to be achievable in the medium term faced some obvious constraints which might affect viability, but which could be overcome. These sites are more likely to come forward for development in the medium term (i.e. years 6-10). Typically, sites that fell within this category had likely remediation issues, were in existing use or faced issues relating to access or infrastructure.

4.1.6 Sites which we assessed as being not achievable until later in the plan period generally faced a combination of more significant constraints which would affect delivery, such as accessibility/infrastructure issues, site remediation, and existing uses. These sites are highly unlikely to come forward for development in the short to medium term, but the identified constraints could possibly be overcome in the longer term and as such the site could come forward later in the plan period (i.e. years 11-15). We also noted that some sites appeared to be generally inappropriate for residential development at any stage, mainly by virtue of their location or other physical constraints that are unlikely to be overcome.

4.1.7 The plan at Appendix F shows the distribution of sites in each category across the different value zones[2] in the study area. Category 1 sites are shown in green (i.e. no significant achievability constraints), Category 2 sites are shown in yellow sites (i.e. face some

[2] The value zones are covered in more detail later in the report and in Appendix C.

achievability constraints, although these can be overcome), and Category 3 sites are shown in red (i.e. they face significant achievability constraints and will come forward much later in the plan period). The darker areas on the plan indicate higher value zones, and the lighter area lower value zones.

4.1.8 The plan shows that there is a relatively broad spread of sites in each category across Telford and Wrekin. The high level assessment shows that there are deliverable sites in all parts of the District, including the medium and lower value zones. There appear to be many 'developable' sites in the medium value zones, which indicates that these sites are on the margins of viability and could theoretically come forward in the right conditions. Sites classified as 'not currently developable' are found across each value zone, including higher value areas. In these cases although the site is likely to be attractive to the market and could achieve good future values, it faces constraints which are likely to prevent it from coming forward until later in the plan period.

4.1.9 This mixed result is to be expected given that the high level achievability assessment does not take into account land values and achievable house prices, nor does it take into account other costs associated with development such as affordable housing provision and other planning contributions. This stage of the assessment is necessarily more concerned with clear physical constraints which are likely to affect the costs of development (i.e. site remediation, infrastructure connection and so on).

4.1.10 The purpose of the second stage detailed viability assessment is to take this information and place this within the context of a viability appraisal. This is underpinned by a market analysis and factors in all other known costs and assumptions to reach a more robust view on viability. The high level assessment should therefore be viewed a broad indicator of likely constraints rather than a comprehensive analysis of viability.

# 5 Second Phase Detailed Viability Appraisals

## 5.1 Introduction

5.1.1 To assess site viability we have used the residual method. This is an industry recognised approach to assessing the viability of a potential development site. Furthermore, it is the recommended approach in the Harman Report[3] when assessing the viability of plan-level policies. This method is therefore deemed suitable for the purposes of the SHLAA viability testing.

5.1.2 A residual appraisal works on the basis that a developer can calculate the total development value of the scheme and the total costs (including planning policy, profit and fees) to build the scheme. The balance which is left over (the residual), once the developer deducts their costs from the development value, is what they can bid for the land. Should the resulting residual land value provide a sufficient return the landowner, they will sell. If not the landowner will hold. As the NPPF states at paragraph 173*, 'competitive returns to both a willing landowner and a willing developer are required if development is to be deliverable'*.

5.1.3 In simple terms the residual land value is summarised as follows:

**Value of completed development scheme**

***Less* development costs** – including build costs, fees, finance costs, etc

***Less* developer's return (profit)** – the minimum profit acceptable in the market to undertake the scheme

***Less* policy costs** – building in (for example) S106 costs and other policy requirements

***Equals* residual land value**

5.1.4 To assess a sufficient landowner return we use a threshold land value. If the residual land value achieves the threshold land value the scheme is deemed viable, if not then the land owner would not sell and would hold.

5.1.5 Theoretically, if residual land values exceed the threshold by a large amount, the scheme will be very viable, and developers will be keen to take the scheme forward. They will make a profit in excess of their target figure. Those sites that are in a 20% margin of the threshold land value are deemed to be marginally viable.

### Approach to threshold land values

5.1.6 Calculating a threshold land value is not a precise science and involves much subjectivity. Since the economic downturn there has been a dearth of land transactions resulting in a lack of widely available comparable evidence. In addition, there is no single industry-recognised methodology in setting a land value. But, in whichever way the land value is calculated, it needs to be at a level sufficient to induce the landowner to sell, and the comparable evidence used must compare transactions on a like for like basis.

5.1.7 Where sites are shown to be unviable, sensitivity testing has been undertaken on planning policy contributions and density assumptions to establish whether 'flexing planning policy' and/or changing the scheme could improve viability sufficiently enough to facilitate viable development. This study is based on current cost and values, but over time these will change depending on market forces. This may result in sites currently tested as being unviable becoming viable without the need to alter the planning policy provision.

[3] Local Housing Delivery Group Chaired by Sir John Harman (2012) *Viability Testing Local Plans* (26)

5.1.8 In our approach to setting suitable threshold land values we have undertaken a market assessment of residential land values across the Borough, contained in Appendix C2.

5.1.9 As this is a Borough wide assessment it is not possible to reflect every nuance of each site constraint in this assessment when establishing land values. An assessment has been made of the general type of sites that are to be developed based on analysis of the SHLAA data. The SHLAA data shows that there will be a mix of brownfield and greenfield sites that may come forward for development. Some of the greenfield sites are large and could deliver in excess of 1,000 units. As set in Appendix B (development assumptions) the assessment of land values assumes a serviced site, with roads and major utilities to the site boundary. Note that where sites require remediation and mitigation for flood risk this has been dealt with by way of a separate cost to the developer and not borne by the land owner.

5.1.10 Residential land values are not consistent across the Borough, and one key driver for change in land values are unit sale values. Typically, where sale values are higher so in turn are land values. Residential sale vales are driven by a multitude of demand and supply factors such as; schools, transport links, and the general desirability of the area. As sale values data is more transparent than land value data, the sale value zones that have been established in the market assessment have also been used to establish differential residential greenfield land values across the Borough.

5.1.11 In the assessment of brownfield sites, we have applied employment land values. These values vary much less than residential land values across the Borough. In our assessment of brownfield sites we have assumed these sites will come forward for development at employment land value plus premium. This approach is consistent with the methodology set out in the Harman report. Planning case law[4] suggests a premium of between 15% to 30% should be applied over the existing use value, and in our assessment we have used the upper end of 30% which is the most generous to the landowner. In practice the level of premium will be negotiated between the vendor and purchaser and reflected in the overall purchase price.

5.1.12 It should be noted that some sites may come forward at much higher or lower values then those stated in the report, but this may be due to landowner's expectations, the need to sell, or whether the landowner undertakes works to enhance value.

## 5.2 Sites tested

5.2.1 In conjunction with the Council it was agreed that a sample of 34 SHLAA sites would be tested. These sites are listed in Appendix A. These sites were selected on the basis of testing a range of different site typologies in a range of locations across the Borough.

## 5.3 Viability testing assumptions

5.3.1 Viability testing requires us to make a series of assumptions about the developments in question. We therefore use industry standard cost and value assumptions. A full list of the assumptions used in the development appraisals are contained in Appendix B.

5.3.2 Build costs have been based on industry recognised data sources such as Build Cost Information Service (BCIS) and comparable schemes PBA has been involved in.

5.3.3 To establish suitable sale values for the study a detailed market assessment has been undertaken to establish typical value zones. The market assessment has analysed published data from nethouserprices.com, Land Registry, and rightmove.co.uk. This has been supplemented with consultation with local estate agents and active house builders. The market assessment is contained in Appendix C1.

[4] Maunsell House, 154 - 160 Croydon Road, Beckenham (ref: APP/G1580/A/08/2084559) and Oxford Street, Woodstock (ref: APP/D3125/A/09/2104658)

5.3.4 Planning contributions either through on-site provision and/or off-site commuted sums represents a development cost, and therefore impacts on viability. The Council has not introduced a Community Infrastructure Levy charge, and so when assessing policy contributions the saved Wrekin Local Plan (1995 – 2006) has been considered. In addition, the Council has produced a Planning Obligations Guidance Note (2013) to supplement the Local Plan. The guidance note provides a range of affordable housing percentages depending on area, these percentages range from 20% for the CTAAP to 40% for the rural areas and has been applied at the varying rates in the study.

5.3.5 The viability testing assumes S.106 contributions of £2,850 per unit. The contributions per unit have been based on analysis of current agreements which have been completed for developments across the Borough.

5.3.6 The density assumptions from the 2012 SHLAA have been applied. However, it should be noted that for the sites tested in Newport, the development density has been changed from that assumed in the 2012 SHLAA (highlighted in blue in the Appendix A). This is because the density assumed in 2012 is significantly lower than what is actually being built now. The Council undertook an analysis of schemes built in Newport and as a result a density of 31dph has been used in the viability testing.

## 5.4 Results of viability testing

5.4.1 The remainder of this chapter sets out our viability analysis of the 34 sites tested, and analysed against the SHLAA housing market areas and the PBA value zones. Appraisal summaries can be found in Appendix D based on current affordable housing policy and Section 106 Contributions of £2,850 per unit.

### Newport and rural areas – high and medium value zones

5.4.2 The viability testing of the higher and medium value zones in Newport and rural areas (see Table 5.1) has shown that all sites tested produce a positive residual land value. However, not all scenarios achieve the threshold land value (i.e. a landowners return is not achieved) and are therefore are not classified as being viable. In market reality some of sites classified as being unviable may come forward for development if either the landowners and/or developer aspirations differ from that assumed in the study.

5.4.3 Those sites in the higher and medium value zones that have a known constraint such as flood risk incur additional development costs and it is these costs that make the sites unviable. Sites that are large (i.e. over 150 units) are marginal or unviable in these areas. This is because draw down of land starts to have a bigger impact on viability. These could be viable if the developer is able to structure land payments in such a way to limit the impact on the cashflow to improve viability.

Table 5.1 Viability testing results Newport & Rural areas at affordable housing policy level & S.106 £2,850 per unit

| | | | | | | | Residual Value | Benchmark | Viable? |
|---|---|---|---|---|---|---|---|---|---|
| | PBA Value zone | SHLAA Ref | Value areas | Net site area ha | No of dwellings | Density dph | Per Ha | Per Ha | Per Ha |
| | | | **Newport** | | | | | | |
| Newport | Medium value | 318 | Scout hut Bouchey Road, Newport | 0.296 | 9 | 31 | £799,869 | £750,000 | Yes |
| Newport | Medium value | 329 | Land of West of Wellington Road, Church Aston | 1.188 | 30 | 31 | £677,240 | £900,000 | No |
| Newport | Medium value | 374 | Sites 42 &, Plough Farm and Nursery, Newport | 6.006 | 152 | 31 | £522,454 | £900,000 | No |
| Newport | Medium value | 755 | Land At Forton Road, Newport | 9.824 | 246 | 31 | £594,927 | £900,000 | No |
| Newport | Medium value | 617 | Plough Farm and Nursery, Newport | 3.793 | 95 | 31 | £652,863 | £900,000 | No |
| | | | **Rural** | | | | | | |
| Rural | Higher Value | 8 | Land off Park Lane, High Ercall | 1.417 | 37 | 26 | £870,614 | £1,100,000 | No |
| Rural | Higher Value | 364 | Whitehouse Farm, Roden | 6.094 | 152 | 25 | £898,668 | £1,100,000 | Marginal |
| Rural | Higher Value | 584 | Angel Centre, High Ercall | 12.936 | 323 | 25 | £719,570 | £750,000 | Marginal |
| Rural | Higher Value | 438 | MOD Donnington | 45.738 | 1,146 | 25 | £708,665 | £750,000 | Marginal |
| Rural | Higher Value | 361 | Off Wappenshall Hadley extension | 96.512 | 2,429 | 25 | £447,942 | £1,100,000 | No |

5.4.4 Sensitivity analysis of the Newport and rural areas (Table 5.2) shows that reducing the affordable housing threshold to 20% and changing the tenure split to 50/50 has a positive impact on viability and moves sites from being unviable to marginal. Therefore, developers may seek to negotiate on the level of policy contributions on these sites to facilitate delivery. The sites that remain unviable are generally sites which have known constraints such as significant flood risk. Nevertheless, these sites still produce a residual land value therefore on some sites the landowner may take a view on the threshold land value assumed (i.e. accept a lower return) and development may come forward on this basis.

Table 5.2 Sensitivity testing results Newport & Rural areas at 20% affordable housing, tenure split 50% intermediate and 50% affordable rent & S.106 £2,850 per unit

| | | | | | | | Residual Value | Benchmark | Viable? |
|---|---|---|---|---|---|---|---|---|---|
| | PBA Value zone | SHLAA Ref | Value areas | Net site area ha | No of dwellings | Density dph | Per Ha | Per Ha | Per Ha |
| | | | **Newport** | | | | | | |
| Newport | Medium value | 318 | Scout hut Bouchey Road, Newport | 0.296 | 9 | 31 | £990,877 | £750,000 | Yes |
| Newport | Medium value | 329 | Land of West of Wellington Road, Church Aston | 1.188 | 30 | 31 | £842,248 | £900,000 | Marginal |
| Newport | Medium value | 374 | Sites 42 &, Plough Farm and Nursery, Newport | 6.006 | 152 | 31 | £675,353 | £900,000 | No |
| Newport | Medium value | 755 | Land At Forton Road, Newport | 9.824 | 246 | 31 | £737,788 | £900,000 | Marginal |
| Newport | Medium value | 617 | Plough Farm and Nursery, Newport | 3.793 | 95 | 31 | £810,182 | £900,000 | Marginal |
| | | | **Rural** | | | | | | |
| Rural | Higher Value | 8 | Land off Park Lane, High Ercall | 1.417 | 37 | 26 | £1,116,349 | £1,100,000 | Yes |
| Rural | Higher Value | 364 | Whitehouse Farm, Roden | 6.094 | 152 | 25 | £1,127,227 | £1,100,000 | Yes |
| Rural | Higher Value | 584 | Angel Centre, High Ercall | 12.936 | 323 | 25 | £925,340 | £750,000 | Yes |
| Rural | Higher Value | 438 | MOD Donnington | 45.738 | 1,146 | 25 | £952,733 | £750,000 | Yes |
| Rural | Higher Value | 361 | Off Wappenshall Hadley extension | 96.512 | 2,429 | 25 | £619,619 | £1,100,000 | No |

### Wellington and North West Telford/Telford Outer Fringe – medium/lower value zones

5.4.5 The viability testing of sites in Wellington and North West Telford (Table 5.3) shows that viability is an issue in these areas. This is because the sales values are not sufficient enough to support viable development and policy contributions. Those sites that have constraints such as flood risk and/or brownfield are less viable producing a small positive residual land value, even before factoring in the need to purchase the site.

Table 5.3 Viability testing results Wellington and North West / Telford Outer Fringe at affordable housing policy level & S.106 £2,850 per unit

| | | | | | | | Residual Value | Benchmark | Viable? |
|---|---|---|---|---|---|---|---|---|---|
| | PBA Value zone | SHLAA Ref | Value areas | Net site area ha | No of dwellings | Density dph | Per Ha | Per Ha | Per Ha |
| | | | **Wellington and north west** | | | | | | |
| Wellington and north west | Medium/lower value | 426 | Cottage House, Haygate Road, Wellington | 0.698 | 21 | 30 | £358,168 | £750,000 | No |
| Wellington and north west | Medium/lower value | 432 | Haybridge Scrap Yard | 4.182 | 167 | 40 | £170,135 | £750,000 | No |
| Wellington and north west | Medium value | 435 | Land West of Lawley | 162.809 | 4,084 | 25 | £174,619 | £900,000 | No |
| Wellington and north west | Medium/lower value | 100 | Land off Horton Road | 1.65 | 49 | 30 | £81,730 | £750,000 | No |
| | | | **Telford Outer Fringe** | | | | | | |
| Telford Outer Fringe | Medium value | 563 | Moor House Farm 1 | 2.05 | 51 | 25 | £623,684 | £900,000 | No |
| Telford Outer Fringe | Medium value | 482 | Land at Station Road, Donnington | 9.678 | 243 | 25 | £352,138 | £900,000 | No |
| Telford Outer Fringe | Medium value | 508 | Land adjacent to Brookside Primary School 1 | 49.402 | 1,235 | 25 | £589,208 | £900,000 | No |
| Telford Outer Fringe | Medium/lower value | 286 | Rear of Haybridge Road, Hadley | 0.51 | 40 | 40 | £81,730 | £750,000 | No |

5.4.6 There is a potential that sites in these areas could come forward for development as the sites produce a positive residual land value, but do not reach the threshold land value. However, the difference between the residual land value and threshold land value is significant which could put additional pressure on policy contributions not being achieved. As illustrated in Table 5.4 when affordable housing is reduced to 10%, the tenure split is changed to 80% intermediate and 20% affordable rent, and S.106 contribution of £2,850 per unit then viability is significantly improved.

Table 5.4 Sensitivity testing results Wellington and North West / Telford Outer Fringe 10% affordable housing, tenure split 80% intermediate and 20% affordable rent & S.106 £2,850 per unit

| | | | | | | | Residual Value | Benchmark | Viable? |
|---|---|---|---|---|---|---|---|---|---|
| | PBA Value zone | SHLAA Ref | Value areas | Net site area ha | No of dwellings | Density dph | Per Ha | Per Ha | Per Ha |
| | | | **Wellington and north west** | | | | | | |
| Wellington and north west | Medium/lower value | 426 | Cottage House, Haygate Road, Wellington | 0.698 | 21 | 30 | £652,056 | £750,000 | Marginal |
| Wellington and north west | Medium/lower value | 432 | Haybridge Scrap Yard | 4.182 | 167 | 40 | £513,741 | £750,000 | No |
| Wellington and north west | Medium value | 435 | Land West of Lawley | 162.809 | 4,084 | 25 | £312,787 | £900,000 | No |
| Wellington and north west | Medium/lower value | 100 | Land off Horton Road | 1.65 | 49 | 30 | £510,169 | £750,000 | No |
| | | | **Telford Outer Fringe** | | | | | | |
| Telford Outer Fringe | Medium value | 563 | Moor House Farm 1 | 2.05 | 51 | 25 | £923,395 | £900,000 | Yes |
| Telford Outer Fringe | Medium value | 482 | Land at Station Road, Donnington | 9.678 | 243 | 25 | £618,550 | £900,000 | No |
| Telford Outer Fringe | Medium value | 508 | Land adjacent to Brookside Primary School 1 | 49.402 | 1,235 | 25 | £882,350 | £900,000 | Marginal |
| Telford Outer Fringe | Medium/lower value | 286 | Rear of Haybridge Road, Hadley | 0.51 | 40 | 40 | £510,169 | £750,000 | No |

5.4.7 In this scenario the residual land value improves with some developments becoming viable or marginally viable. The very large development sites remain particularly unviable, but this may be overcome with increasing development densities and/or structuring land payments and policy contributions in such a way to improve the cashflow and hence viability. The smaller to medium sized sites which are currently showing to be unviable, but are producing a positive

residual land value are likely to come forward over the medium to longer term if the housing market continues to improve.

### South East Telford/North and West Central Telford – medium and medium/lower value zones

5.4.8 For the sites tested in South East Telford/North and West Central (Table 5.5) viability is a concern due to the particularly low sale values in these areas, and the number of site constraints in terms of flood risk and/or brownfield development.

5.4.9 Sites that are viable in these areas fall in the medium value zone and do not have the cost burden of flood risk alleviation. But as soon as the cost of flood risk mitigation is factored in there is not sufficient value in the development to absorb this cost.

Table 5.5 Viability testing results South East Telford / North and West Central Telford at affordable housing policy level & S.106 £2,850 per unit

| | | | | | | | Residual Value | Benchmark | Viable? |
|---|---|---|---|---|---|---|---|---|---|
| | PBA Value zone | SHLAA Ref | Value areas | Net site area ha | No of dwellings | Density dph | Per Ha | Per Ha | Per Ha |
| | | | **South East Telford** | | | | | | |
| South East Telford | Lower value | 249 | Land north of Brookside Avenue | 2.159 | 65 | 30 | -£184,949 | £600,000 | No |
| South East Telford | Lower value | 29 | Tweedale Industrial Estate, Madeley | 7.292 | 219 | 30 | -£243,685 | £750,000 | No |
| South East Telford | Lower value | 605 | The Hem Phase I | 3.979 | 99 | 25 | -£137,548 | £600,000 | No |
| South East Telford | Lower value | 607 | The Hem Phase IV | 5.276 | 132 | 25 | -£255,502 | £600,000 | No |
| | | | **North and West Central** | | | | | | |
| North and West Central | Lower value | 206 | Land off Fence Road | 2.91 | 115 | 40 | -£209,499 | £600,000 | No |
| North and West Central | Lower value | 214 | Land south of Springhill Road | 0.89 | 36 | 40 | -£264,904 | £600,000 | No |
| North and West Central | Medium value | 587 | Land off Lightmoor Road | 0.803 | 32 | 40 | £409,866 | £750,000 | No |
| North and West Central | Medium value | 542 | Land at Rookery Road, Oakengates | 3.315 | 112 | 34 | £750,024 | £750,000 | Yes |
| North and West Central | Medium/lower value | 138 | Land adjacent to Wellington Road | 18.953 | 594 | 31 | £224,006 | £750,000 | No |

5.4.10 Due to the weaker values in these areas, to facilitate delivery both a reduction in planning policy contributions and a change of assumptions for the development proposals have been considered. Planning policy contributions have been reduced to 10% affordable housing with a tenure of 100% intermediate and S.106 at £500 per unit. Development density has been increased on those unviable sites in the lower values areas to 40 dwellings per hectare (dph). However it should be noted that further site specific analysis would be required to ascertain if these sites could actually deliver a density of 40 dph at the unit sizes assumed.

5.4.11 The results of the sensitivity testing (Table 5.6) shows that these significant changes improve viability across all sites. Sites in the medium and medium/lower value areas becoming viable/ marginally viable. However, those sites that fall in the lower value area are still not viable despite some of these sites not having development constraints (e.g. infrastructure, flood risk or brownfield development) that could impact viability.

Table 5.6 Sensitivity testing results South East Telford / North and West Central Telford 10% affordable housing, tenure 100% intermediate, S.106 £500 per unit, and increased density to 40 dph on previous unviable sites in lower value areas

| | PBA Value zone | SHLAA Ref | Value areas | Net site area ha | No of dwellings | Density dph | Per Ha | Per Ha | Per Ha |
|---|---|---|---|---|---|---|---|---|---|
| | | | **South East Telford** | | | | | | |
| South East Telford | Lower value | 249 | Land north of Brookside Avenue | 2.159 | 86 | 40 | £197,856 | £600,000 | No |
| South East Telford | Lower value | 29 | Tweedale Industrial Estate, Madeley | 7.292 | 292 | 40 | £155,008 | £750,000 | No |
| South East Telford | Lower value | 605 | The Hem Phase I | 3.979 | 159 | 40 | £202,434 | £600,000 | No |
| South East Telford | Lower value | 607 | The Hem Phase IV | 5.276 | 211 | 40 | £34,098 | £600,000 | No |
| | | | **North and West Central** | | | | | | |
| North and West Central | Lower value | 206 | Land off Fence Road | 2.91 | 115 | 40 | £202,845 | £600,000 | No |
| North and West Central | Lower value | 214 | Land south of Springhill Road | 0.89 | 36 | 40 | £181,640 | £600,000 | No |
| North and West Central | Medium value | 587 | Land off Lightmoor Road | 0.803 | 32 | 40 | £962,740 | £750,000 | Yes |
| North and West Central | Medium value | 542 | Land at Rookery Road, Oakengates | 3.315 | 112 | 34 | £1,215,957 | £750,000 | Yes |
| North and West Central | Medium/lower value | 138 | Land adjacent to Wellington Road | 18.953 | 594 | 31 | £547,846 | £750,000 | No |

5.4.12 Development in the lower value area is only likely to be viable should market conditions over the medium to long term improve, with house prices outstripping costs. Even then policy contributions may have to be lower than what is currently sought and development densities increased to move closer to a viable position.

### Ironbridge Gorge & Central Telford – medium/lower value zones

5.4.13 The viability testing (see Table 5.7) shows that sites in the Ironbridge Gorge area are viable as they fall in the medium value zone. The sites in this area, at these values, can withstand brownfield remediation costs and still be viable.

5.4.14 Despite the sites in Central Telford having a much lower affordable housing policy of 20% compared with between 35% to 40% elsewhere in the Borough, development is still unviable due to the lower sale values combined with being brownfield development.

Table 5.7 Viability testing results Ironbridge Gorge & Central Telford at affordable housing policy level & S.106 £2,850 per unit

| | | | | | | | Residual Value | Benchmark | Viable? |
|---|---|---|---|---|---|---|---|---|---|
| | PBA Value zone | SHLAA Ref | Value areas | Net site area ha | No of dwellings | Density dph | Per Ha | Per Ha | Per Ha |
| | | | **Ironbridge Gorge** | | | | | | |
| Ironbridge Gorge | Medium value | 338 | Land at Riverside Avenue, Coalport | 0.198 | 8 | 40 | £1,074,699 | £750,000 | Yes |
| Ironbridge Gorge | Medium value | 733 | Land adjacent to Ivydale, High Street, Coalport | 0.675 | 27 | 40 | £1,012,577 | £900,000 | Yes |
| Ironbridge Gorge | Medium value | 375 | Beeches Hospital | 3.448 | 138 | 40 | £910,317 | £750,000 | Yes |
| | | | **Central Telford** | | | | | | |
| Central Telford | Lower value | 499 | Land off The Crest | 0.293 | 12 | 41 | -£115,361 | £750,000 | No |
| Central Telford | Lower value | 672 | Land off Dinthill, Hollinswood | 2.4 | 96 | 40 | -£258 | £600,000 | No |
| Central Telford | Lower value | 323 | Old Park 1, Old Park Way | 10.633 | 324 | 30 | -£70,144 | £750,000 | No |
| Central Telford | Lower value | 488 | Land of New Road, Madeley | 6.571 | 263 | 40 | -£39,909 | £750,000 | No |

5.4.15 Sensitivity testing of the sites in central Telford (see Table 5.8) shows that even reducing the affordable housing to 5% with 100% intermediate housing and applying a S.106 contribution of £500 per unit is still not sufficient to generate viable development. However, it is noted that the residual land value increase significantly from a negative to a positive.

Table 5.8 Sensitivity testing results Ironbridge Gorge & Central Telford 5% affordable housing, tenure 100% intermediate, S.106 £500 per unit

| | PBA Value zone | SHLAA Ref | Value areas | Net site area ha | No of dwellings | Density dph | Residual Value Per Ha | Benchmark Per Ha | Viable? Per Ha |
|---|---|---|---|---|---|---|---|---|---|
| | | | **Ironbridge Gorge** | | | | | | |
| Ironbridge Gorge | Medium value | 338 | Land at Riverside Avenue, Coalport | 0.198 | 8 | 40 | £1,747,753 | £750,000 | Yes |
| Ironbridge Gorge | Medium value | 733 | Land adjacent to Ivydale, High Street, Coalport | 0.675 | 27 | 40 | £1,676,858 | £900,000 | Yes |
| Ironbridge Gorge | Medium value | 375 | Beeches Hospital | 3.448 | 138 | 40 | £1,536,258 | £750,000 | Yes |
| | | | **Central Telford** | | | | | | |
| Central Telford | Lower value | 499 | Land off The Crest | 0.293 | 12 | 41 | £176,242 | £750,000 | No |
| Central Telford | Lower value | 672 | Land off Dinthill, Hollinswood | 2.4 | 96 | 40 | £260,015 | £600,000 | No |
| Central Telford | Lower value | 323 | Old Park 1, Old Park Way | 10.633 | 324 | 30 | £119,149 | £750,000 | No |
| Central Telford | Lower value | 488 | Land of New Road, Madeley | 6.571 | 263 | 40 | £207,630 | £750,000 | No |

5.4.16 Development over the medium to longer term in central Telford is likely to remain challenging in viability terms. This is because of the characteristic of the area means that there are a high number of brownfields sites. Brownfield sites have a higher land value (existing use value plus developers premium) compared to a greenfield sites in the same location which impacts viability.

## 5.5 Conclusion

5.5.1 Those sites that fall in the medium value and higher value areas such as Newport and Rural areas, and parts of Wellington and North West, Telford Outer Fringe, North and West Central and Iron Gorge are generally viable. This is as long as development densities are between 30 dph to 40 dph, except rural areas which can typically support development at a lower density of around 25 dph. However, in some areas the Council's affordable housing policy (which varies across the Borough) may need to be 'flexed' on certain sites which have abnormals such as flood risk or remediation to facilitate viable development in these areas.

5.5.2 Those sites that fall in the lower and medium/lower value areas, such as parts of Wellington and North West, Telford Outer Fringe, North and West Central and all of South East Telford and Central Telford have greater viability concerns. Some of the sites that are particularly constrained with flood risk and/or remediation do not produce a positive residual land value, even when affordable housing policy and S.106 contributions are reduced, and development density is increased. However, these changes do at least move the negative residual land value to a positive and therefore closer to the possibility that these sites may come forward for development in the latter part of the plan period. These sites should be considered only suitable for development over the medium to longer term, on the assumption that the housing market will improve further, house price inflation will outstrip build cost inflation, and possibility the developer's attitude risk may reduce and they are prepared to accept a lower margin.

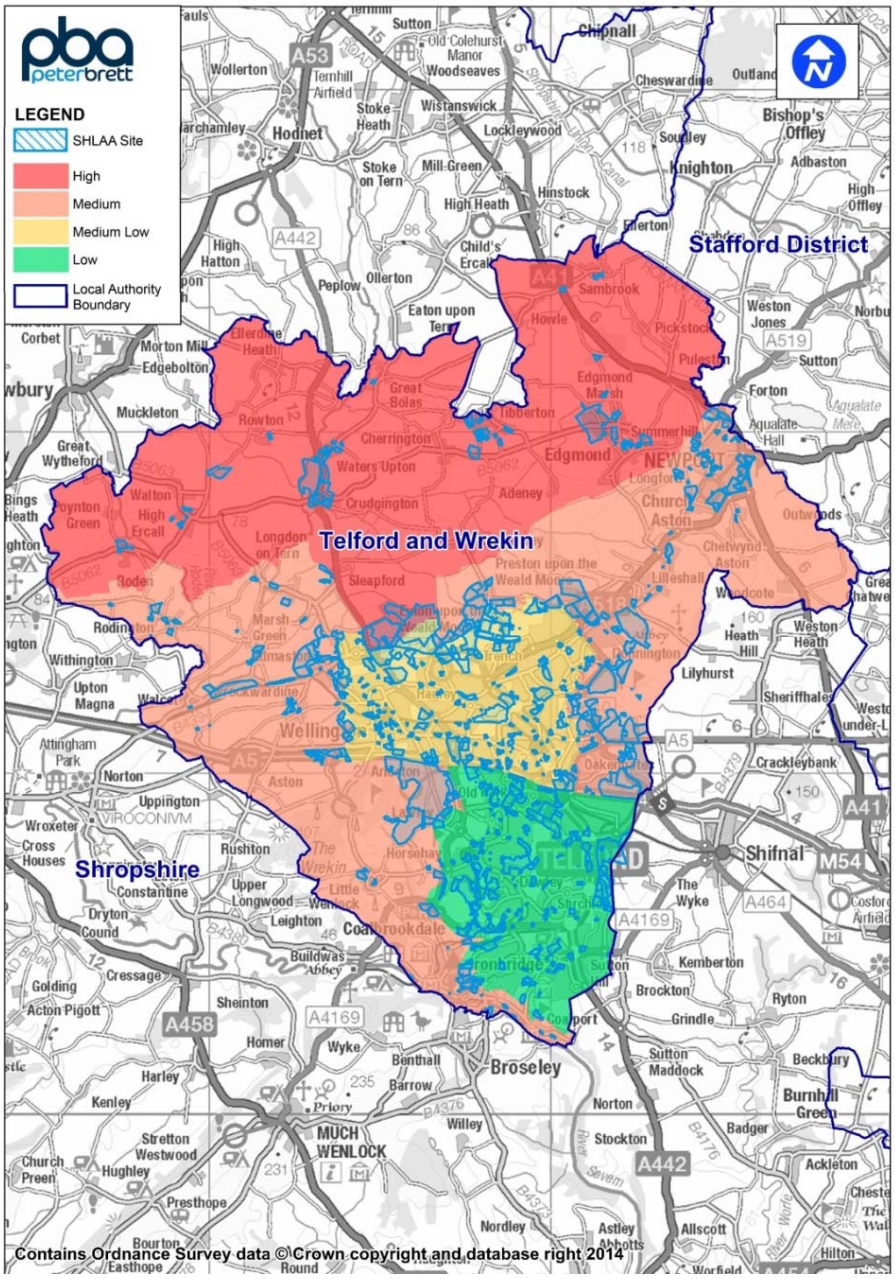
# 6 Conclusions

## 6.1 Achievability of SHLAA Sites

6.1.1 The viability testing established those areas where development is viable, marginal and unviable in the different values zones identified by PBA. The analysis also included sensitivity testing which looked at flexing policy contributions to improve viability. This commentary may be useful to assist the Council with understanding the effect of policy contributions on viability, and may inform future negotiations with developers.

6.1.2 The map at Figure 6.1 shows that the majority of the SHLAA sites fall in the medium / lower and lower value areas.

Figure 6.1 Map of SHLAA site across PBA value zones




6.1.3 Using the results of the detailed analysis of the 34 sample sites, we can start to assess in broad terms how many sites in the SHLAA are likely to be viable. When we cross reference

the number of SHLAA sites against their total potential dwelling yield (see Table 6.1), those that are in the higher and medium value zones (including the 'dual zone' medium lower/higher) represent around 45% of the all sites. Importantly, these sites also represent around 59% of the total theoretical dwelling supply from all SHLAA sites.

6.1.4 Therefore, based on our viability testing of the sample sites, we are able to draw the broad conclusion that around 59% of potential dwellings identified in the SHLAA are theoretically viable or marginally viable. These sites may need a higher development density (around 35 dph)and /or flexibility in the application of affordable housing policy and other contributions if sites have abnormals such as flood risk or contamination to facilitate delivery. Therefore, approximately 43,000 potential dwellings are on sites which are considered viable or capable of becoming viable with some relaxation of policy requirements.

Table 6.1 Location of SHLAA sites against PBA Value Zones

| Value zone | No. of sites | % of total sites | Total yield | % of total yield |
|---|---|---|---|---|
| Higher value | 75 | 10.82% | 8322 | 11.41% |
| Medium | 240 | 34.63% | 32288 | 44.26% |
| Medium lower | 197 | 28.43% | 14186 | 19.44% |
| Lower value | 175 | 25.25% | 15117 | 20.72% |
| Dual value zones | | | | |
| Medium lower / higher | 1 | 0.14% | 2429 | 3.33% |
| Medium lower / medium | 5 | 0.72% | 613 | 0.84% |
| **Total** | **693** | | **72955** | |

Source: Telford & Wrekin SHLAA / PBA

6.1.5 As previously identified in this report those sites in the medium lower and lower value zones are more at risk of being unviable. Further analysis of these sites show that 332 out of 376 sites (or 88%) in the medium lower and lower value zones have no flood risk constraints. This accounts for 24,331 out of 29,916 units (80%). Therefore, based on our analysis of sample sites and applying this to other sites in the SHLAA with similar characteristic, we estimate that around 44 sites (representing 5,585 units) are particularly constrained in viability terms and are unlikely to come forward at present. Of the sites which do not have flood risk constraints in the lower and medium lower value zones, 133 sites or 10,121 units are identified as brownfield development. Our viability analysis of the sample sites has shown that these sites are generally not viable in the medium lower and lower value zones.

6.1.6 Therefore, based on our analysis of the sample sites there are around 177 sites or 15,706 units in the SHLAA that are particularly constrained in viability terms and may not come forward. This accounts for 25% of total sites and 21% of total units.

# Appendix A List of Sites Tested

| Market Value Area | Revised values zones | SHLAA Reference | Size Category | Net site area | Gross yield | Net yield | Dwellings per ha[5] |
|---|---|---|---|---|---|---|---|
| Newport | Medium value | 318 | Small | 0.296 | 9 | 9 | 31 |
| Newport | Medium value | 329 | Medium | 1.188 | 30 | 30 | 31 |
| Newport | Medium value | 374 | Large | 6.006 | 152 | 150 | 31 |
| Newport | Medium value | 755 | Large | 9.824 | 246 | 246 | 31 |
| Newport | Medium value | 617 | Large | 3.793 | 95 | 95 | 31 |
| Rural | Higher Value | 8 | Small | 1.417 | 37 | 35 | 26 |
| Rural | Higher Value | 364 | Medium | 6.094 | 152 | 152 | 25 |
| Rural | Higher Value | 584 | Medium | 12.936 | 323 | 323 | 25 |
| Rural | Higher Value | 438 | Large | 45.738 | 1146 | 1143 | 25 |
| Rural | Higher Value | 361 | Large | 96.512 | 2429 | 2413 | 25 |
| Wellington and north west | Medium/lower value | 426 | Small | 0.698 | 21 | 21 | 30 |
| Wellington and north west | Medium/lower value | 432 | Medium | 4.182 | 167 | 167 | 40 |
| Wellington and north west | Medium value | 435 | Large | 162.809 | 4084 | 4070 | 25 |
| Wellington and north west | Medium/lower value | 100 | Small | 1.65 | 49 | 49 | 30 |
| Telford Outer Fringe | Medium value | 563 | Small | 2.05 | 51 | 51 | 25 |
| Telford Outer Fringe | Medium value | 482 | Medium | 9.678 | 243 | 242 | 25 |
| Telford Outer Fringe | Medium value | 508 | Large | 49.402 | 1235 | 1235 | 25 |
| Telford Outer Fringe | Medium/lower value | 286 | Small | 0.51 | 20 | 20 | 40 |
| Telford Outer Fringe | Medium/lower value | 286 | Small | 0.51 | 20 | 20 | 40 |
| South East Telford | Lower value | 249 | Small | 2.159 | 65 | 65 | 30 |

[5] The density assumptions from the 2012 SHLAA have been applied. However, it should be noted that for the sites tested in Newport, the development density has been changed from that assumed in the 2012 SHLAA (highlighted in blue). This is because the density assumed in 2012 is significantly lower than what is actually being built now. The Council undertook an analysis of schemes built in Newport and a density of 31dph has been used in the viability testing.

| Market Value Area | Revised values zones | SHLAA Reference | Size Category | Net site area | Gross yield | Net yield | Dwellings per ha[5] |
|---|---|---|---|---|---|---|---|
| South East Telford | Lower value | 29 | Medium | 7.292 | 219 | 219 | 30 |
| South East Telford | Lower value | 605 | Large | 3.979 | 99 | 99 | 25 |
| South East Telford | Lower value | 607 | Large | 5.276 | 132 | 132 | 25 |
| North and West Central | Lower value | 206 | Medium | 2.91 | 115 | 115 | 40 |
| North and West Central | Lower value | 214 | Small | 0.89 | 36 | 36 | 40 |
| North and West Central | Medium value | 587 | Small | 0.803 | 32 | 32 | 40 |
| North and West Central | Medium value | 542 | Medium | 3.315 | 112 | 99 | 34 |
| North and West Central | Medium/lower value | 138 | Large | 18.953 | 594 | 569 | 31 |
| Ironbridge Gorge | Medium value | 338 | Small | 0.198 | 8 | 8 | 40 |
| Ironbridge Gorge | Medium value | 733 | Medium | 0.675 | 27 | 27 | 40 |
| Ironbridge Gorge | Medium value | 375 | Large | 3.448 | 138 | 138 | 40 |
| Central Telford | Lower value | 499 | Small | 0.293 | 12 | 12 | 41 |
| Central Telford | Lower value | 672 | Medium | 2.4 | 96 | 96 | 40 |
| Central Telford | Lower value | 323 | Large | 10.633 | 324 | 319 | 30 |
| Central Telford | Lower value | 488 | Large | 6.571 | 263 | 263 | 40 |

# Appendix B Development Appraisal Assumptions

| Assumption | Source | Notes |
|---|---|---|
| Average unit size | | Each development scenario assumes either an average unit size, assuming a 3 bed semi-detached, for housing schemes and 2 bed apartment for flatted development. The unit sizes assumed are suitable for the development densities proposed. However, should the development densities change then the unit sizes may have to be reviewed accordingly.<br><br>The market housing unit sizes are as follows:<br>Houses - **85** sq.m<br>Flats NIA - **65** sq. m<br>Flats GIA - **87** sq m<br><br>The following minimum sizes of affordable housing units have been used in the viability testing. These are based upon Homes & Communities space standards and are bigger units than the market units.<br>Houses - **93** sq.m<br>Houses - **106** sq.m<br>Flats NIA - **66** sq. m<br>Flats GIA - **88** sq m |
| Build Costs | BCIS Review of Building Prices online version accessed 07 November 2013 | Build costs are based on median rates adjusted for location derived from BCIS Review of Building Prices data of actual prices in the marketplace. This is based on part L of Building Regulations which equates to at least level 3 of the CSH and some Lifetime Homes standards. This excludes any allowance for externals which is treated separately.<br><br>Build costs for market houses **£811** sq m<br>Build costs for affordable rent houses **£811** sq m<br>Build costs for intermediate houses **£811** sq m<br><br>Build costs of market flats **£926** sq m<br>Build costs for affordable rent flats **£926** sq m<br>Build costs for intermediate flats **£926** sq m |
| Plot external | Industry standards | These covers external build costs for site preparation and includes items such as internal access roads, landscaping, open space, drainage, utilities and services within the site. We have allowed the following percentage of build costs for these items:<br><br>Greenfield **15%**<br>Brownfield **10%**<br><br>These exclude abnormal site development costs and exceptional offsite infrastructure. |
| Remediation/ Demolition | Industry standards | We have assumed the following remediation costs:<br><br>Greenfield **£0** per ha<br>Brownfield **£200,000** per ha |
| Flood mitigation | Allowance | The extent of flood risk mitigation will vary from site to site and will depend on many factors such as: development size, development type, site area gross to net, and site typography. To reflect additional costs involved for flood mitigation measures we have allowed for the following increases in BCIS costs. the definitions are based on the description in the DCLG's Technical Guidance to the National Planning Policy Framework March 2012. |

| | Flood risk score | Cost allowance uplift |
|---|---|---|
| Zone 1: Low Probability | 1 | 3% |
| Zone 2: Medium Probability | 2 | 8% |
| Zone 3a: High Probability | 3a | 15% |
| Zone 3b: The Functional Floodplain | 3b | 20% |

| | | |
|---|---|---|
| Developer Contributions (S106/S278) | Planning policy | In addition to affordable housing contributions the Council seeks planning obligations through saved policy T22 for highways, public transport improvements etc.<br><br>The Council has undertaken analysis of policy contributions for major mixed tenure residential schemes (10+ dwellings) achieved since April 2010. These contributions are in addition to any affordable housing that may have been delivered. The average contribution analysed on a per unit basis for sites in Telford is approximately £2,100 per unit, sampled across 18 sites. The average contribution per unit in Newport is higher at £3,600 per unit, sampled across 4 sites (3 of which greenfield). We have applied a mid-point to the viability testing as follows. |

| | Cost | |
|---|---|---|
| S.106 | **£2,850** | per unit |

| | | |
|---|---|---|
| Affordable housing | Planning policy | The current affordable housing policy for the District is a target of 38% on sites of 0.5ha or above 15 dwellings - as set out in saved policy H23 of the Wrekin Local Plan 1995-2006 Affordable housing is being delivered through a mix of social rent and low cost market housing. The Council has recently produced a Planning obligations Guidance Note 2013 to provide more detailed guidance to the Local Plan. The guidance note states that the following % of affordable housing will be sought: |

| | % of affordable housing | Affordable rent | Intermediate |
|---|---|---|---|
| Telford – 38% | 38% | **80%** | **20%** |
| Telford - CTAAP - 20% | 20% | **80%** | **20%** |
| Newport – 35% | 35% | **80%** | **20%** |
| Rural Area – 40% | 40% | **80%** | **20%** |

The guidance note further states that where viability is identified as a concern in achieving the Policy position, a viability statement will need to be provided. While on-site provision remains the preference, for schemes in Telford of less than 50 units, where robust evidence through viability assessment indicates it acceptable, a commuted sum or off-site provision may be accepted in respect of all or part of the affordable housing requirement.

| | | |
|---|---|---|
| Professional Fees | Industry standards | Professional fees are based upon accepted industry standards and has been calculated as a percentage of build costs at<br>**8%** |
| Contingency | Industry standard & developer workshop | Contingency is based upon the risk associated with each site and has been calculated as a percentage of build costs at<br>**3%** |
| Sale costs | Industry standards | These rates are based on industry accepted scales at the following rates: |

| | | |
|---|---|---|
| Legals - | **£500** | per unit |
| Sales & Marketing cost - | **3.50%** | private sale value |

| | | |
|---|---|---|
| Finance costs | Industry standards | Based upon the likely cost of development finance we have used current market rates of interest.<br>**7%** |
| Stamp Duty on Land Purchase | HMRC | These are the current rates set by Treasury at the following rates: |

| | |
|---|---|
| up to £125,000 | **0.00%** |
| Over £125,000 to £250,000 | **1.00%** |
| Over £250,000 to £500,000 | **3.00%** |
| Over £500,000 | **4.00%** |

| | | |
|---|---|---|
| Professional fees on Land Purchase | Industry standards | Fees associated with the land purchase are based upon the following industry standards: |

| | |
|---|---|
| Surveyor - | **1.00%** |
| Legals - | **0.75%** |

| | | |
|---|---|---|
| Profit | Market comparables | Developer profit is a reflection of development risk, the more risk associated with a project the greater return is sought to off-set the risk. It is industry practice that a lower developer profit is applied to the affordable housing units as the risk here is mitigated through having a end-user in place (i.e. pre-sales) prior to construction. The following rates have been applied based on market comparables of similar schemes: |

| | | |
|---|---|---|
| Private - Housing | **20%** | of sales |
| Affordable | **6%** | of sales |

| | | | | |
|---|---|---|---|---|
| Time-scales - build rate units/per annum | Consultations | We have assumed the following build out period: | | |
| | | Lower value | **24** | per annum |
| | | Medium/lower value | **24** | per annum |
| | | Medium value | **32** | per annum |
| | | Higher value | **32** | per annum |
| | | Large sites 500 units plus | **50** | per annum |
| | | Large Strategic Sites - 1,000 unit plus | **150** | per annum |
| **Residential threshold land value per net developable ha** | | | | |
| | PBA, developer interviews, market comparables, Land Registry | We have examined a cross section of residential land comparables. We aim to arrive at the price that a landowner will accept for a serviced site, with roads and major utilities to the site boundary. Note that where sites require remediation and mitigation for flood risk this has been dealt with by way of a separate cost to the developer.<br><br>In setting a suitable threshold land value we have considered the Harman report that: "Threshold Land Value is based on a premium over current use values and credible alternative use values (noting the exceptions below)." Therefore, where the site has been identified as brownfield we have considered this to be an employment value plus landowners premium (applied at 30%), with greenfield sites assessed against residential values.Employment land values are consistent across the District with residential values more subject to change depending on local market conditions. The existing use value plus premium is an acceptable methodology set out in the Harman report. A full market report on land values is contained in Appendix C2 of the report.<br><br>Those sites that are in a 20% margin of the threshold land value are deemed to be marginally viable. The following land | | |
| | | Brownfield | £750,000 | per ha |
| | | Greenfield lower value | £600,000 | per ha |
| | | Greenfield medium/lower value | £750,000 | per ha |
| | | Greenfield medium value | £900,000 | per ha |
| | | Greenfield higher value | £1,100,000 | per ha |
| **Assumption** | **Source** | **Notes** | | |
| **Revenue** | | | | |
| Average sales value residential | PBA, developer interviews, market comparables, Land Registry | Property values are derived from different sources, depending on land use. For housing, Land Registry data forms a basis for analysis. This provides a full record of all individual transactions. This data is then supplemented following conversations with agents and house builders' sales representatives, which allows us to form a view on new build sales values. Values used are as follows. | | |
| | | | **Value per sq.m** | |
| | | Lower value – Houses | **£1,529** | sq m |
| | | Medium/lower value – Houses | **£1,941** | sq m |
| | | Medium value – Houses | **£2,176** | sq m |
| | | Higher value – Houses | **£2,471** | sq m |
| | | Lower Value – Flats | **£1,846** | sq m |
| Affordable housing transfer values | HCA policy and consultation with RSL's | We have assumed the following price paid per unit as a percentage of market value as follows:<br>• Affordable rent = 55% of open market value<br>• Intermediate housing = 55% of open market value. | | |
| | | **Affordable Rent** | | |
| | | **Type** | **Value per sq.m** | |
| | | Lower value – Houses | **£841** | sq m |
| | | Medium/lower value – Houses | **£1,068** | sq m |
| | | Medium value – Houses | **£1,197** | sq m |
| | | Higher value – Houses | **£1,359** | sq m |
| | | **Intermediate** | | |
| | | **Type** | **Value per sq.m** | |
| | | Lower value – Houses | **£841** | sq m |
| | | Medium/lower value – Houses | **£1,068** | sq m |
| | | Medium value – Houses | **£1,197** | sq m |
| | | Higher value – Houses | **£1,359** | sq m |

# Appendix C1 Telford & Wrekin Market Assessment

## Introduction

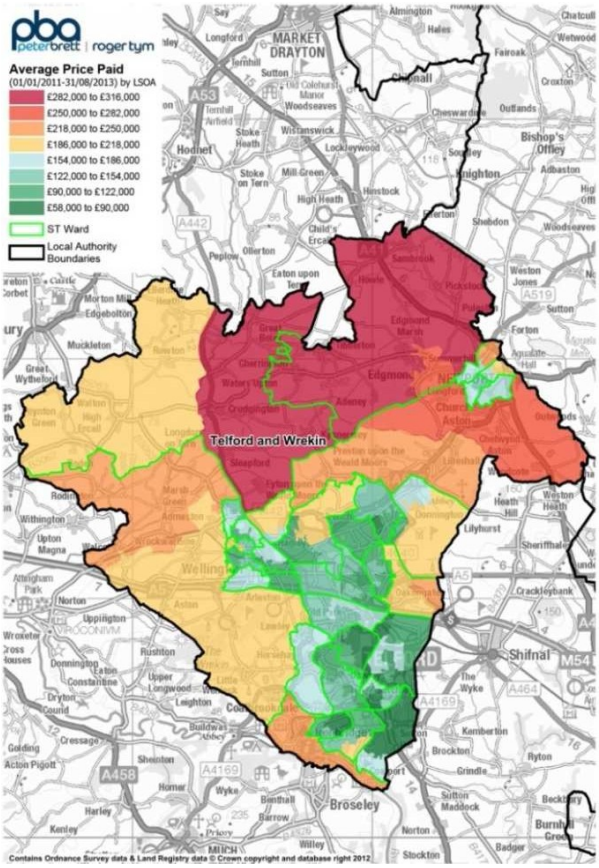
The purpose of this market assessment is to inform sale values to be used in the Telford & Wrekin SHLAA Site Viability Study.

This paper provides analysis of the residential housing market in Telford & Wrekin at a Borough level. The analysis relies on industry recognised published data from nethouserprices.com, Land Registry, and rightmove.co.uk. This has been supplemented with consultations with local estate agents and active house builders.

## Establishing value zones

As depicted in Figure 1.1 average sale prices in Telford & Wrekin Borough range from £91,000 to £283,000. The map shows that higher value areas in the area are towards the north of the Borough (coloured red on the map), prices here are between £235,000 to £283,000, which is predominantly a rural area. In comparison the medium value areas (which are coloured amber and yellow) are towards the west/south west and lower value areas (which are coloured green on the map) are central and south east of the borough, which is still relatively rural. Average prices in the lower value areas range between £91,000 to £187,000, and comprise the urban areas of Telford and Newport.

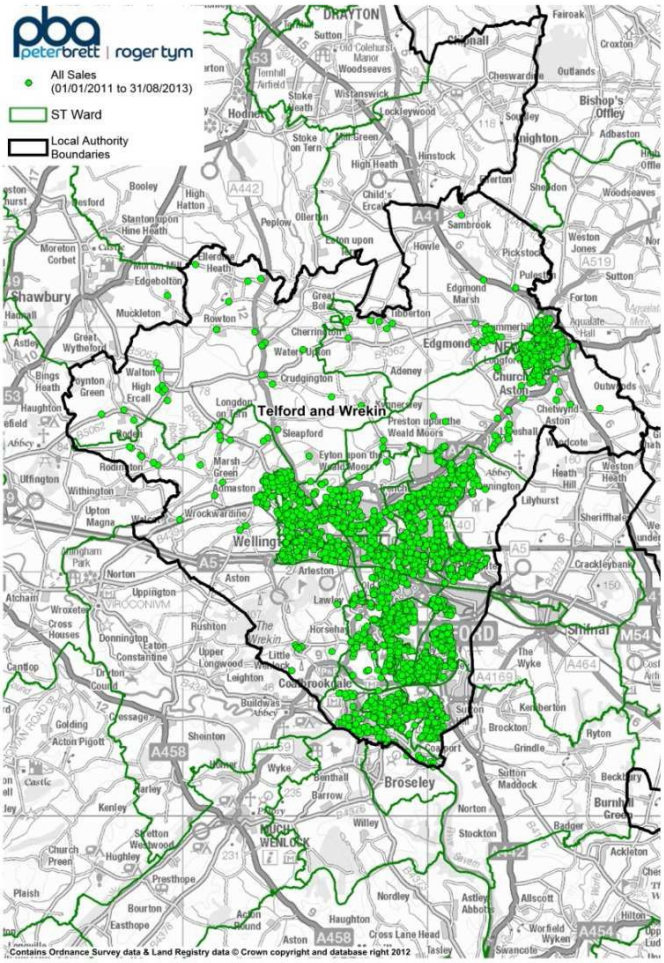
Figure 1.1 Average sale prices in Telford & Wrekin Borough Council




Source: Land Registry analysed at output area

Residential sales have been concentrated in the urban areas of Telford and Newport (see Figure 1.2). The urban areas to the north of the M54 and the area to the west of the A442 experiencing a particularly large volume of sales along with in and around Newport. Only a small number of sales have taken place in the predominantly higher value rural areas during the 32 month period (01/01/2011 to 31/08/2012) analysed. Therefore sale value data in these areas need to be used with caution because of the low volume and the average price can be easily distorted.

Figure 1.2 Residential sales in Telford & Wrekin Borough




Source: Land Registry

The consultation with stakeholders (local housebuilders, developers, landowners and agents) was undertaken in October 2013. The main purposes of the consultation was to establish; general market characteristics of the Telford & Wrekin housing markets, delivery constraints, and broad new build sale values. The results of this consultation is summaries as follows:

- There is a north/south divide in terms of values in Telford, with development viability regarded as marginal. Newport, Ironbridge and rural areas tend to higher value than Telford town itself. The prime value areas are north of Wellington, Bratton, and Admaston.

- The majority of housing is bought by occupiers who already live and work in the surrounding area although there is some evidence of commuting into Birmingham (40 minutes by train).

- Lawley Development; sales and build rates have increased. Currently 200 plots per year (67 per developer) are being developed. In the worst of the down turn they were only selling 75 a year (15 per developer).

- Sales values on sites are limited by the stamp duty ceiling. Only a very small number of units sell above £250,000.

- 3 bed houses appear most popular. 4 and 5 bed houses are cheap compared to the national average and are seen as good value for money in Telford.

Consultation with local agents has shown:

- Sales for 2 and 3 bedroom houses have generally been with Help to Buy. Where Help to Buy is used no substantial incentives are offered.

- Sales rate of approximately 4-7 per month.

- South Telford housing market area new build prices are:

  - 2 bedroom terraced/semi £115,000 to £132,000.

  - 2 bedroom semi/detached £150,000 to £162,000.

  - 4 bedroom detached £170,000 to £185,000.

- In the central Telford market area, new build prices are improving. Quoting prices are 3 bed detached £185,000, 4 bed semi-detached £190,000, and 5 bedroom detached £270,000.

- The North Telford market area has similar new build values to south central with 2 bedroom terraced £133,000 to £140,000, 3 bedroom semi-detached £162,000 to £170,000 and 4 bedroom detached quoting process £185,000 to £210,000.

- In Newport, there have been 3 recent new build schemes. Prices here are higher than to the south but unit sizes tend to be smaller. Prices are 2 bedroom semi-detached from £140,000, 3 bedroom semi-detached £160,000 to £175,000, 4 bedroom semi-detached £210,000 to £220,000 and 4 bedroom detached £225,000 to £280,000.

Finally, quoting new build prices for apartments as follows:

- 1 bed apartment, Woodland View, Lawley Village - £115,950.

- 2 bed apartment, Poyner Court, Lawley Rise, Newdale, Telford - £109,950 to £119,950.

- 2 bed apartment, Frame Lane, Doseley, Telford - £120,000.

- 2 bed apartment, Regents Crescent, Marshbrook Way, Muxton - £135,000.

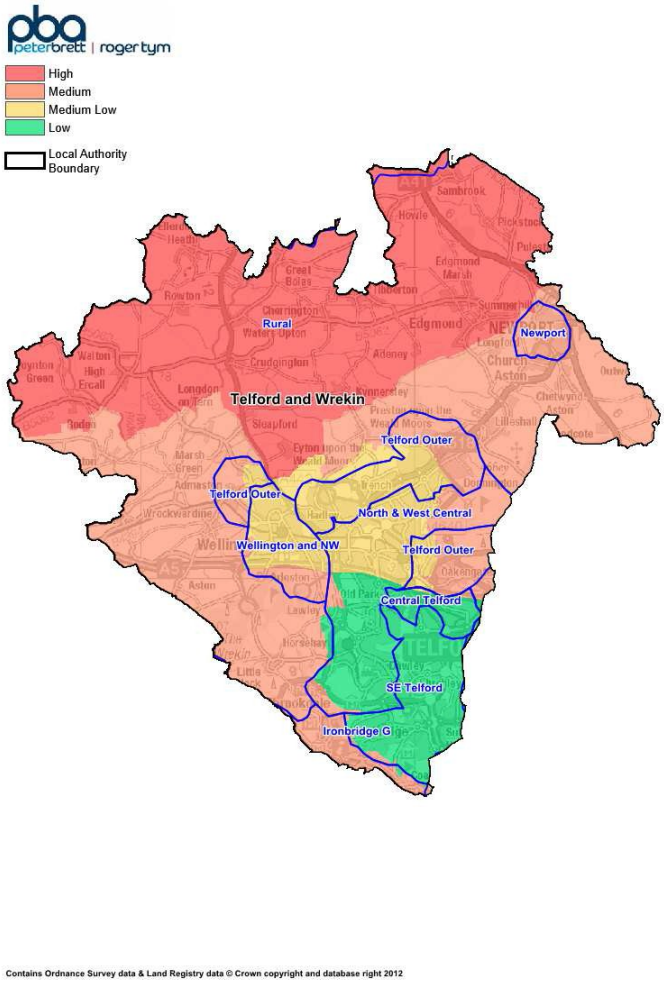
## Conclusion on sale values

The market analysis has shown that residential sales have been concentrated in the urban areas of Telford and Newport. The urban areas to the north of the M54 and the area to the west of the A442 experiencing a particularly large volume of sales along with in and around Newport. Only a small number of sales have taken place in the relatively higher value rural areas during the 32 month period (01/01/2011 to 31/08/2012) analysed.

Values across the borough increase towards the north-west and north-east of Telford, however they have experienced a generally low volume of sales in recent years.

The evidence indicates that the Borough can be broadly divided into four value zones (see Figure 1.3 below). The relatively lower value areas are towards the south east of the borough around the urban area of Telford. North of Telford values improve but not as much as the more rural areas and Newport. The evidence shows that the relatively medium value areas are found in the rural areas which surround Telford and leading to Newport. The rural areas to the north have the highest values in the Borough.

Figure 1.3 Value zones across Telford & Wrekin Borough




Source: PBA

Using the four broad value zones for the Borough, the following sale value bands (set out in Table 1.1 below) have been created and these values are used in the appraisals. The unit price sale values are based on the unit sizes of 85 sq m for houses and 65 sq m NIA on the flats. These unit sizes have also been used in the appraisals, cross referenced with the zones in the map in Figure 1.3.

Table 1.1 Sale values for value zones created

| Zone | Typology | Value per sq.m | Unit value |
|---|---|---|---|
| Low Value | Houses - | £1,529 | £130,000 |
| Lower Value | Flats - | £1,846 | £120,000 |
| Medium/Low Value | Houses - | £1,941 | £165,000 |
| Medium Value | Houses - | £2,176 | £185,000 |
| Higher Value | Houses - | £2,471 | £210,000 |

Source: PBA

# Appendix C2 Threshold Land Values

## Introduction

1. Assessment of land values is always fraught with difficulties because obtaining accurate data to make a like for like comparison is challenging. This is because any two land transactions are rarely the same, and the availability of evidence is scarce. With all analysis of comparable evidence it is important to make a like for like comparison to ensure a consistent approach, therefore some of the data needs adjustment (i.e. site constraints, planning status, remediated/unremediated). In recent years the assessment of land values has been further hindered due to the economic downturn which has resulted in fewer land transactions and some sites now only coming forward based on historic land deals.

2. In our assessment of land values we have drawn on a range of data sources to from an opinion of threshold land value values, sources used include:

   - VOA published land value data.

   - Analysis of land registry data of residential development sites. Although this needs to be treated with caution as the precise nature of these deals are unknown.

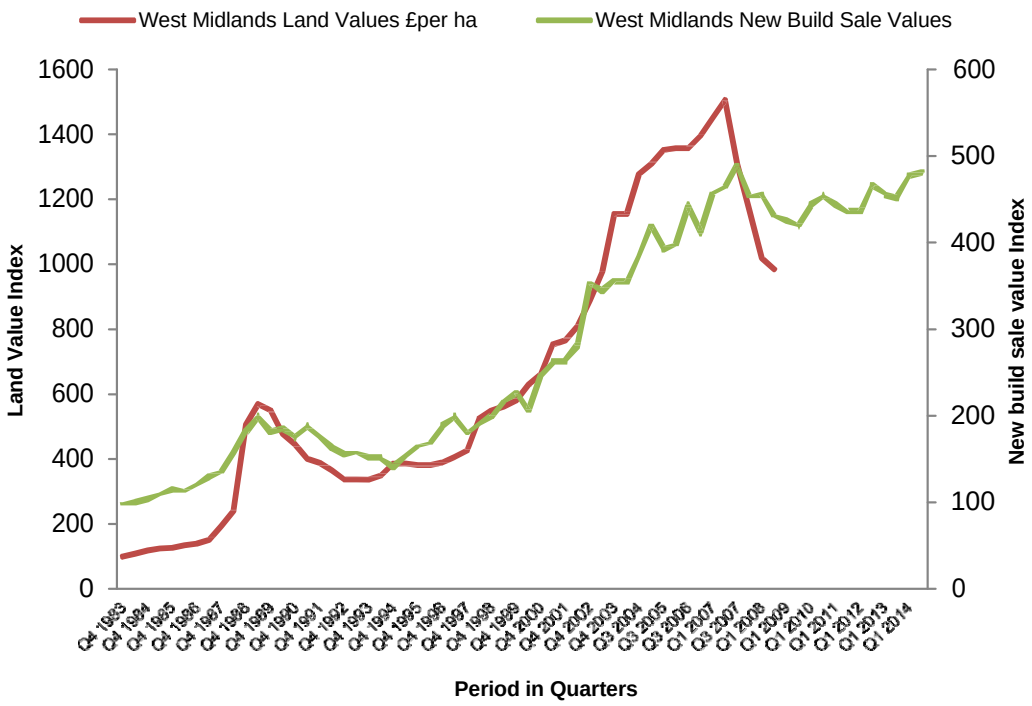
   - Consultations with local property agents and developers. In some instances, the actual comparables which have used were provided in confidence and cannot be made public.

3. It is important to appreciate that assumptions on threshold land values can only be broad approximations, subject to a wide margin of uncertainty. This uncertainty is taken into account when drawing conclusions and recommendations from the analysis.

## Land values and house prices – interaction

4. There is a direct correlation between new build house prices and land values at a regional level. As shown in the graph in Figure 1.1, as house prices increased from the early 1990s to 2007 so did land values. With the increase in land values more pronounced due to market factors such as competitive bidding and restricted supply. The years 2007/08 saw the onset of the global credit crisis which resulted in the UK entering into a double dip recession. As a result both house prices and land values fell. Unfortunately the VOA data stopped being published in 2010 but it is likely that as sale values have slightly improved, but not entirely recovered to pre-recession levels, and land values would have at least started to stabilise.

Figure 1.1 Correlation between new build houses prices and land values – West Midlands




Source: PBA,VOA, Nationwide

## VOA land value data

5. As set out in Table 1.2 the VOA data covering areas near Telford (i.e. Birmingham Suburbs, Shrewsbury & Atcam, and Wolverhampton) shows that in July 2010 residential land values were between £1.5 million to £1.62 million per hectare for small sites, £1.4 million to £1.5 million per hectare for bulk land sites, and between £1.3 million to £1.8 million per hectare for flatted schemes.

6. The VOA data relates to a suburban site of 0.5 hectare, with density, S.106 Contributions and affordable housing ratios based on market expectations in the locality[1]. Any changes to the Council's Section 106 Contributions combined with market conditions are likely to have impacted the values listed by the VOA in July 2010. Despite this, the VOA data is helpful in providing background information for where land values have been.

Table 1.2 VOA land values, West Midlands – July 2010

| Region | Location | Small sites £/ha | Bulk Land sites £/ha | Sites for flats or maisonettes sites £/ha |
|---|---|---|---|---|
| Birmingham | Birmingham suburbs | 1,620,000 | 1,530,000 | 1,440,000 |
| Shrewsbury & Atcham | Shrewsbury | 1,500,000 | 1,400,000 | 1,300,000 |
| Wolverhampton | Wolverhampton | 1,500,000 | 1,500,000 | 1,800,000 |

Source: VOA

[1] VOA (2011) *Page 14 Property Market Report*

## Actual sold prices – residential development sites

7. Analysis of actual sold prices (Table 1.3) for residential development sites has been undertaken using a combination of Land Registry data, local planning documents and press releases. The majority of land sales analysed postdate the VOA data therefore provide a good indication of how prices have changed. But with this type of analysis it is not always transparent as it does not provided details of any incentives offered by the vendor such as site remediation, servicing etc, therefore making like for like comparison difficult.

8. The analysis of actual sold sites shows that the majority of sites that have recently traded are brownfield, and have achieved a value per gross hectare between £294,000 to £995,000. With the largest land transactions occurring at Trench Lock i.e. former Capewell Works and Former Michelmersh Brick sites.

Table 1.3 Analysed land value transactions and advertised sites

| Date | Address | Purchaser | Gross site area ha | £ per gross ha | Development density | Descrption |
|---|---|---|---|---|---|---|
| 14 April 2010 | Former Capewell Works - Trench Lock | Redrow Homes | 9.7 | £605,000 (inclusive of VAT) | 36 dph gross | Former gas works, chemical works and automotive rubber products factory. The vendor Harrow Estates cleared all buildings |
| 28 August 2009 | Watkins Nursery and Garden Centre, Apley Castle, Telford | Shropshire Homes | 0.68 | £294,118 | 31 dph gross | Former Watkins Nursery and Garden Centre |
| 31 May 2013 | Land at Hill Farm, Church Road, Lilleshall, Newport | Shropshire Homes | 0.977 | £614,125 | 26 dph gross | Former farm and out buildings, serviced site |
| 28 March 2013 | Land at Grooms Alley, Wellington, Telford | Lioncourt Homes | 1.096 | £994,560 | 36 dph gross | Greenfield site with service road |

| Date | Address | Purchaser | Gross site area ha | £ per gross ha | Development density | Description |
|---|---|---|---|---|---|---|
| 20 November 2013 | Land on the south-west side of Sommerfeld Road, Trench Lock, Telford | Bovis Homes Ltd | 6 | £920,000<br><br>(inclusive of VAT) | 31 dph gross<br><br>Press report | Former Michelmersh Brick, serviced brownfield |

Source: PBA, Land Registry, telford.gov.uk/planning applications, et al

## Agricultural land values

9. Some development in Telford & Wrekin may come forward on greenfield agricultural land. This type of land typically has a low existing use value in comparison to serviced residential development sites. The Harman report[2] makes a handy reference when dealing with nonurban sites or urban extensions. It acknowledges that these type of sites can be less straight forward, as landowners are rarely forced or distressed sellers, and generally take a much longer term view over the merits or otherwise of disposing of their asset. The report states that a prospective seller is potentially making a once in a lifetime decision over whether to sell an asset that may have been in the family, trust or institution's ownership for many generations. As a result the typical 10% to 30% premium on an existing use value which may be applied to an employment site (see employment land methodology overleaf) to persuade the landowner to sell is not sufficient for an agricultural greenfield site.

10. The Homes & Communities Agency provides further guidance on establishing a multiplier for greenfield agricultural sites. HCA guidance[3] states that *'for greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value.'*

11. Savills report[4] that agricultural land value in the West Midlands are £15,839 per hectare. Applying the HCA multiplier to current agricultural values equate to a gross land value of between £158,390 to £316,780 per hectare. Typically the gross to net ratio for large greenfield sites are around 50%, this would then equate to net value per hectare on unserviced greenfield sites to £316,780 to £633,560 per hectare. Infrastructure costs to service a site will always be site specific and can greatly vary. However, the Harman report does provide useful guidance for strategic site infrastructure and utility costs. Harman states that strategic infrastructure costs are typically in the order of £17,000 - £23,000 per plot for larger scale schemes.[5] Applying this rate, and assuming a development density of 30 dwelling per hectare, results in a potential infrastructure cost of £510,000 to £690,000 per net hectare.

[2] Harman (June 2012) *Page 30 Viability Testing Local Plans – Advice for planning practitioners*

[3] HCA (August 2010) *Area Wide Viability Model – Annex 1 Transparent Viability Assumptions*

[4] Savills (2014) *Market Survey UK Agricultural Land*

[5] Harman (June 2012) *Page 44 Viability Testing Local Plans – Advice for planning practitioners*

12. Bringing together the analysis of greenfield agricultural land values (Table 1.4) show that values per net developable hectare, fully serviced could be in the region of £830,000 to £1.3 million.

Table C1.4 Agricultural greenfield land value analysis

| Item | Value |
|---|---|
| Goss agricultural land value | £15,839 per gross hectare |
| Goss agricultural land value with multiplier | £158,390 to £316,780 per gross hectare |
| Adjust gross to net | £316,780 to £633,560 per net hectare |
| Potential infrastructure costs (assumed 35 dph) | £510,000 to £690,000 per net hectare |
| Potential serviced land value greenfield site | £826,780 to £1,323,560 million per net hectare fully serviced |

## Employment land values

13. During the plan period some development will be on brownfield sites. To help form an assessment of potential land values for brownfield development consideration has been given to employment land values. Although in reality some brownfield development may not be on employment land it does provide a good indication of value land may be released.

14. Since 2012 there has not been any employment land transactions in Shropshire recorded on industry recognised data bases such as Focus and EI Group. As a result we have looked at historic VOA data for the West Midlands and consultation with local commercial agents. In the VOA's Property Market Report, July 2009 it states that industrial land values in Telford ranged between £230,000 to £400,000 per hectare – based on sites between 0.5 to 1 hectare. Local agents tell us that good quality commercial land suitable for office and industrial development is achieving up to £740,000 per hectare.

15. The Harman report acknowledges that for a site to come forward for development the landowner will seek a premium over the existing use or credible alternative use value.

16. The Harman approach is consistent with guidance is set out in Paragraph 173 of The National Policy Planning Framework, which states:

> *'To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.'*

17. The ultimate level of premium is determined by the strength of negotiations of each party and the probability of securing planning consent for an alternative use. The greater the probability for alternative use (i.e. planning permission, allocated site etc.) the higher the premium the landowner could seek/expect. Conversely if the site does not have these characteristics then

the purchaser could expect a larger share of any uplift in value once an alternative use has been secured.

18. Standard industry practice, which is supported by planning case law suggest a premium of between15% to 30%. Applying this premium range to the land value evidence suggest employment land would come forward for residential at between £264,000 to £962,000.

## Consultation with agents

19. Consultation has been undertaken with local agents to understand typical residential land values to benchmark against analysed data. Agents have indicates that land values are about a third of historic values. Land which requires remediation is approximately £300,000 per hectare. Clean serviced land in lower value areas are likely to be around circa £740,000 per hectare, with higher value areas able to achieve £1.24 to £1.5 million per hectare.

## Recommended residential land value

20. Drawing together the evidence on land values we have used the values as set out in Table 1.5 in the viability testing. These values assume serviced with infrastructure and on based on the net developable area:

Table 1.5 Analysed land value transactions and advertised sites per plot against development densities

| Description | Land value per net developable hectare |
|---|---|
| Brownfield | £750,000 |
| Greenfield lower value | £600,000 |
| Greenfield medium/lower value | £750,000 |
| Greenfield medium value | £900,000 |
| Greenfield higher value | £1,100,000 |

# Appendix D Development Appraisals

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Newport | 318 | Small | 0.296 | 9 | Medium value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £799,869 | per ha | 6 | 3 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 6 | 85 | 497 | £2,176 | £1,082,250 |
| | | 6 | | 497 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 1 | 85 | 54 | £1,197 | £64,103 |
| | | 1 | | 54 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 3 | 85 | 214 | £1,197 | £256,410 |
| | | 3 | | 214 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **9** | | **765** | **£1,402,763** |

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Site Value | | | £236,761 |
| | Purchaser Costs | | 2.75% |
| **Residual Land Value** | | | **£243,272** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 6 | 85 | £811 | £403,270 |
| | | 6 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 1 | 85 | £811 | £43,429 |
| | | 1 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 3 | 85 | £811 | £173,716 |
| | | 3 | | | |

| | | | | |
|---|---|---|---|---|
| | **9** | | | **£620,415** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 10% | as a percentage of build costs | £62,041.50 |
| Remediation/Demolition | | £200,000 | per ha | £59,200 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£121,242** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £59,333 |
| | | | **£59,333** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £18,612 |
| | | | **£18,612** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £25,650 |
| | | | **£25,650** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £4,500 |
| Sales & Marketing cost - | 3.50% | | £49,097 |
| | | | **£53,597** |
| **TOTAL DEVELOPMENT COSTS** | | | **£1,142,120** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £216,450 |
| Affordable Housing | 6% | of sales | £19,231 |
| | | | **£235,681** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£1,377,801** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £24,961 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£24,961 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £1,402,763 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Newport | 329 | Medium | 1.188 | 30 | Medium value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £677,240 | per ha | 20 | 11 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 20 | 85 | 1,658 | £2,176 | £3,607,500 |
| | | 20 | | 1,658 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 2 | 85 | 179 | £1,197 | £213,675 |
| | | 2 | | 179 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 8 | 85 | 714 | £1,197 | £854,700 |
| | | 8 | | 714 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **30** | | **2,550** | **£4,675,875** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | £804,561 |
| | Purchaser Costs | 5.75% |
| **Residual Land Value** | | **£850,823** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 20 | 85 | £811 | £1,344,233 |
| | | 20 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 2 | 85 | £811 | £144,764 |
| | | 2 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 8 | 85 | £811 | £579,054 |
| | | 8 | | | |

| | | | | |
|---|---|---|---|---|
| | **30** | | | **£2,068,050** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £310,207.50 |
| Remediation/Demolition | | £0 | per ha | £0 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£310,208** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £190,261 |
| | | | **£190,261** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £62,042 |
| | | | **£62,042** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £85,500 |
| | | | **£85,500** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £15,000 |
| Sales & Marketing cost - | 3.50% | | £163,656 |
| | | | **£178,656** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£3,745,538** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £721,500 |
| Affordable Housing | 6% | of sales | £64,103 |
| | | | **£785,603** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£4,531,141** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £144,734 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£144,734 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £4,675,875 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Newport | 374 | Large | 6.006 | 152 | Medium value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £522,454 | per ha | 99 | 53 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 99 | 85 | 8,398 | £2,176 | £18,278,000 |
| | | 99 | | 8,398 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 11 | 85 | 904 | £1,197 | £1,082,620 |
| | | 11 | | 904 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 43 | 85 | 3,618 | £1,197 | £4,330,480 |
| | | 43 | | 3618 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **152** | | **12,920** | **£23,691,100** |

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Site Value | | | £3,137,857 |
| | Purchaser Costs | | 5.75% |
| **Residual Land Value** | | | **£3,318,284** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 99 | 85 | £811 | £6,810,778 |
| | | 99 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 11 | 85 | £811 | £733,468 |
| | | 11 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 43 | 85 | £811 | £2,933,874 |
| | | 43 | | | |

| | | |
|---|---|---|
| 152 | | **£10,478,120** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £1,571,718.00 |
| Remediation/Demolition | | £0 | per ha | £0 |
| Flood risk mitigation | Flood zone: 3a; Approx. % site effected: 50% | 15% | cost uplift as a percentage of build costs | £785,859 |
| | | | | **£2,357,577** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 8% | £1,026,856 |
| | | | **£1,026,856** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 3% | £314,344 |
| | | | **£314,344** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | | £2,850 per unit | £433,200 |
| | | | **£433,200** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | | £500 | £76,000 |
| Sales & Marketing cost - | | 3.50% | £829,189 |
| | | | **£905,189** |
| **TOTAL DEVELOPMENT COSTS** | | | **£18,833,569** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £3,655,600 |
| Affordable Housing | 6% | of sales | £324,786 |
| | | | **£3,980,386** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£22,813,955** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £877,145 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£877,145 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | £23,691,100 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Newport | 755 | Large | 9.824 | 246 | Medium value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £594,927 | per ha | 160 | 86 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 160 | 85 | 13,592 | £2,176 | £29,581,500 |
| | | 160 | | 13,592 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 17 | 85 | 1,464 | £1,197 | £1,752,135 |
| | | 17 | | 1464 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 69 | 85 | 5,855 | £1,197 | £7,008,540 |
| | | 69 | | 5855 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **246** | | **20,910** | **£38,342,175** |

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Site Value | | | £5,844,563 |
| | Purchaser Costs | | 5.75% |
| **Residual Land Value** | | | **£6,180,626** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 160 | 85 | £811 | £11,022,707 |
| | | 160 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 17 | 85 | £811 | £1,187,061 |
| | | 17 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 69 | 85 | £811 | £4,748,243 |
| | | 69 | | | |

| | | |
|---|---|---|
| 246 | | **£16,958,010** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £2,543,701.50 |
| Remediation/Demolition | | £0 | per ha | £0 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£2,543,702** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £1,560,137 |
| | | | **£1,560,137** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £508,740 |
| | | | **£508,740** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £701,100 |
| | | | **£701,100** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £123,000 |
| Sales & Marketing cost - | 3.50% | | £1,341,976 |
| | | | **£1,464,976** |
| **TOTAL DEVELOPMENT COSTS** | | | **£29,917,291** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £5,916,300 |
| Affordable Housing | 6% | of sales | £525,641 |
| | | | **£6,441,941** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£36,359,231** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £1,982,944 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£1,982,944 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | £38,342,175 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Newport | 617 | Large | 3.793 | 95 | Medium value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £652,863 | per ha | 62 | 33 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 62 | 85 | 5,249 | £2,176 | £11,423,750 |
| | | 62 | | 5,249 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 7 | 85 | 565 | £1,197 | £676,638 |
| | | 7 | | 565 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 27 | 85 | 2,261 | £1,197 | £2,706,550 |
| | | 27 | | 2261 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **95** | | **8,075** | **£14,806,938** |

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Site Value | | | £2,476,309 |
| | Purchaser Costs | | 5.75% |
| **Residual Land Value** | | | **£2,618,697** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 62 | 85 | £811 | £4,256,736 |
| | | 62 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 7 | 85 | £811 | £458,418 |
| | | 7 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 27 | 85 | £811 | £1,833,671 |
| | | 27 | | | |

| | | | | |
|---|---|---|---|---|
| | 95 | | | **£6,548,825** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £982,323.75 |
| Remediation/Demolition | | £0 | per ha | £0 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£982,324** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £602,492 |
| | | | **£602,492** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £196,465 |
| | | | **£196,465** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £270,750 |
| | | | **£270,750** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £47,500 |
| Sales & Marketing cost - | 3.50% | | £518,243 |
| | | | **£565,743** |
| **TOTAL DEVELOPMENT COSTS** | | | **£11,785,295** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £2,284,750 |
| Affordable Housing | 6% | of sales | £202,991 |
| | | | **£2,487,741** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£14,273,036** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £533,901 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£533,901 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | £14,806,938 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Rural | 8 | Small | 1.417 | 37 | Higher Value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £870,614 | per ha | 22 | 15 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 22 | 85 | 1,887 | £2,471 | £4,662,000 |
| | | 22 | | 1,887 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 3 | 85 | 252 | £1,359 | £341,880 |
| | | 3 | | 252 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 12 | 85 | 1,006 | £1,359 | £1,367,520 |
| | | 12 | | 1006 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **37** | | **3,145** | **£6,371,400** |

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Site Value | | | £1,233,660 |
| | Purchaser Costs | | 5.75% |
| **Residual Land Value** | | | **£1,304,596** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 22 | 85 | £811 | £1,530,357 |
| | | 22 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 3 | 85 | £811 | £204,048 |
| | | 3 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 12 | 85 | £811 | £816,190 |
| | | 12 | | | |

| | | |
|---|---|---|
| 37 | | **£2,550,595** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £382,589.25 |
| Remediation/Demolition | | £0 | per ha | £0 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£382,589** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 8% | £234,655 |
| | | | **£234,655** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 3% | £76,518 |
| | | | **£76,518** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | | £2,850 | per unit £105,450 |
| | | | **£105,450** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | | £500 | £18,500 |
| Sales & Marketing cost - | | 3.50% | £222,999 |
| | | | **£241,499** |
| **TOTAL DEVELOPMENT COSTS** | | | **£4,895,902** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £932,400 |
| Affordable Housing | 6% | of sales | £102,564 |
| | | | **£1,034,964** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£5,930,866** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £440,534 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£440,534 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | £6,371,400 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Rural | 364 | Medium | 6.094 | 152 | Higher Value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £898,668 | per ha | 91 | 61 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 91 | 85 | 7,752 | £2,471 | £19,152,000 |
| | | 91 | | 7,752 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 12 | 85 | 1,034 | £1,359 | £1,404,480 |
| | | 12 | | 1034 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 49 | 85 | 4,134 | £1,359 | £5,617,920 |
| | | 49 | | 4134 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **152** | | **12,920** | **£26,174,400** |

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Site Value | | | £5,476,482 |
| | Purchaser Costs | | 5.75% |
| **Residual Land Value** | | | **£5,791,380** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 91 | 85 | £811 | £6,286,872 |
| | | 91 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 12 | 85 | £811 | £838,250 |
| | | 12 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 49 | 85 | £811 | £3,352,998 |
| | | 49 | | | |

| | | |
|---|---|---|
| 152 | | **£10,478,120** |

**Externals**

| | | | | | |
|---|---|---|---|---|---|
| Plot external | | | 15% | as a percentage of build costs | £1,571,718.00 |
| Remediation/Demolition | | | £0 | per ha | £0 |
| | Flood zone | Approx. % site effected | | | |
| Flood risk mitigation | 0 | 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | | **£1,571,718** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £963,987 |
| | | | **£963,987** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £314,344 |
| | | | **£314,344** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £433,200 |
| | | | **£433,200** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £76,000 |
| Sales & Marketing cost - | 3.50% | | £916,104 |
| | | | **£992,104** |
| **TOTAL DEVELOPMENT COSTS** | | | **£20,544,852** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £3,830,400 |
| Affordable Housing | 6% | of sales | £421,344 |
| | | | **£4,251,744** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£24,796,596** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £1,377,804 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£1,377,804 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | £26,174,400 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Rural | 584 | Medium | 12.936 | 323 | Higher Value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £719,570 | per ha | 194 | 129 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 194 | 85 | 16,473 | £2,471 | £40,698,000 |
| | | 194 | | 16,473 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 26 | 85 | 2,196 | £1,359 | £2,984,520 |
| | | 26 | | 2196 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 103 | 85 | 8,786 | £1,359 | £11,938,080 |
| | | 103 | | 8786 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **323** | | **27,455** | **£55,620,600** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | £9,308,358 |
| | Purchaser Costs | 5.75% |
| **Residual Land Value** | | **£9,843,589** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 194 | 85 | £811 | £13,359,603 |
| | | 194 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 26 | 85 | £811 | £1,781,280 |
| | | 26 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 103 | 85 | £811 | £7,125,122 |
| | | 103 | | | |

| | | |
|---|---|---|
| | 323 | **£22,266,005** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 10% | as a percentage of build costs | £2,226,600.50 |
| Remediation/Demolition | | £200,000 | per ha | £2,587,200 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£4,813,801** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £2,166,384 |
| | | | **£2,166,384** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £667,980 |
| | | | **£667,980** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £920,550 |
| | | | **£920,550** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £161,500 |
| Sales & Marketing cost - | 3.50% | | £1,946,721 |
| | | | **£2,108,221** |
| **TOTAL DEVELOPMENT COSTS** | | | **£42,786,530** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £8,139,600 |
| Affordable Housing | 6% | of sales | £895,356 |
| | | | **£9,034,956** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£51,821,486** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £3,799,114 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£3,799,114 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | £55,620,600 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Rural | 438 | Large | 45.738 | 1146 | Higher Value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £708,665 | per ha | 688 | 458 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 688 | 85 | 58,446 | £2,471 | £144,396,000 |
| | | 688 | | 58,446 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 92 | 85 | 7,793 | £1,359 | £10,589,040 |
| | | 92 | | 7793 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 367 | 85 | 31,171 | £1,359 | £42,356,160 |
| | | 367 | | 31171 | | |

| Gross Development Value | 1146 | 97,410 | £197,341,200 |
|---|---|---|---|

**Development Cost**

**Site Acquisition**

| | |
|---|---|
| Total site value | £32,412,936 |
| Phase 1 | £8,103,233.91 |
| Phase 2 | £8,103,233.91 |
| Phase 3 | £8,103,233.91 |
| Phase 4 | £8,103,233.91 |
| Purchaser Costs | 5.75% |

| Residual Land Value | £34,276,679 |
|---|---|

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 688 | 85 | £811 | £47,399,706 |
| | | 688 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0.00 | 87 | £926 | £0 |
| | Houses | 91.68 | 85 | £811 | £6,319,961 |
| | | 91.68 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0.00 | 87 | £926 | £0 |
| | Houses | 366.72 | 85 | £811 | £25,279,843 |
| | | 366.72 | | | |

| | 1146 | £78,999,510 |
|---|---|---|

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | | 10% as a percentage of build costs | £7,899,951.00 |
| Remediation/Demolition | | | £200,000 per ha | £9,147,600 |
| Flood risk mitigation | Flood zone: 3a | Approx. % site effected: 50% | 15% cost uplift as a percentage of build costs | £5,924,963 |
| | | | | £22,972,514 |

**Professional Fees**

| | | |
|---|---|---|
| as percentage of construction costs (build and externals) | 8% | £8,157,762 |
| | | £8,157,762 |

**Contingency**

| | | |
|---|---|---|
| as percentage of construction costs (build and externals) | 3% | £2,369,985 |
| | | £2,369,985 |

**Developer contributions**

| | | |
|---|---|---|
| S.106 | £2,850 per unit | £3,266,100 |
| | | £3,266,100 |

**Sale cost**

| | | |
|---|---|---|
| Legals - | £500 | £573,000 |
| Sales & Marketing cost - | 3.50% | £6,906,942 |
| | | £7,479,942 |

| TOTAL DEVELOPMENT COSTS | £157,522,493 |
|---|---|

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £28,879,200 |
| Affordable Housing | 6% | of sales | £3,176,712 |
| | | | £32,055,912 |
| Phase 1 profit | | | £8,013,978 |
| Phase 2 profit | | | £8,013,978 |
| Phase 3 profit | | | £8,013,978 |
| Phase 4 profit | | | £8,013,978 |
| | | | £32,055,912 |

| TOTAL PROJECT COSTS [EXCLUDING INTEREST] | £189,578,405 |
|---|---|
| TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | £7,762,795 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£7,762,795 |

| TOTAL PROJECT COSTS [INCLUDING INTEREST] | £197,341,200 |
|---|---|

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Rural | 361 | Large | 96.512 | 2429 | Higher Value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £447,942 | per ha | 1457 | 972 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 1457 | 85 | 123,879 | £2,471 | £306,054,000 |
| | | 1457 | | 123,879 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 194 | 85 | 16,517 | £1,359 | £22,443,960 |
| | | 194 | | 16517 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 777 | 85 | 66,069 | £1,359 | £89,775,840 |
| | | 777 | | 66069 | | |

| Gross Development Value | 2429 | 206,465 | £418,273,800 |
|---|---|---|---|

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Total site value | | | £43,231,740 |
| Phase 1 | | | £10,807,935 |
| Phase 2 | | | £10,807,935 |
| Phase 3 | | | £10,807,935 |
| Phase 4 | | | £10,807,935 |
| | Purchaser Costs | | 5.75% |

| Residual Land Value | £45,717,565 |
|---|---|

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 1457 | 85 | £811 | £100,465,869 |
| | | 1457 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0.00 | 87 | £926 | £0 |
| | Houses | 194.32 | 85 | £811 | £13,395,449 |
| | | 194.32 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0.00 | 87 | £926 | £0 |
| | Houses | 777.28 | 85 | £811 | £53,581,797 |
| | | 777.28 | | | |

| | 2429 | £167,443,115 |
|---|---|---|

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £25,116,467.25 |
| Remediation/Demolition | | £0 | per ha | £0 |
| Flood risk mitigation | Flood zone: 3a; Approx. % site effected: 100% | 15% | cost uplift as a percentage of build costs | £25,116,467 |
| | | | | £50,232,935 |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £17,414,084 |
| | | | £17,414,084 |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £5,023,293 |
| | | | £5,023,293 |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £6,922,650 |
| | | | £6,922,650 |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £1,214,500 |
| Sales & Marketing cost - | 3.50% | | £14,639,583 |
| | | | £15,854,083 |

| TOTAL DEVELOPMENT COSTS | £308,607,725 |
|---|---|

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £61,210,800 |
| Affordable Housing | 6% | of sales | £6,733,188 |
| | | | £67,943,988 |
| Phase 1 profit | | | £16,985,997 |
| Phase 2 profit | | | £16,985,997 |
| Phase 3 profit | | | £16,985,997 |
| Phase 4 profit | | | £16,985,997 |
| | | | £67,943,988 |

| TOTAL PROJECT COSTS [EXCLUDING INTEREST] | £376,551,713 |
|---|---|
| TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | £41,722,087 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£41,722,087 |

| TOTAL PROJECT COSTS [INCLUDING INTEREST] | £418,273,800 |
|---|---|

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Wellington and north w | 426 | Small | 0.698 | 21 | Medium/lower value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £358,168 | per ha | 14 | 7 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 14 | 85 | 1,160 | £1,941 | £2,252,250 |
| | | 14 | | 1,160 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 1 | 85 | 125 | £1,068 | £133,403 |
| | | 1 | | 125 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 6 | 85 | 500 | £1,068 | £533,610 |
| | | 6 | | 500 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **21** | | **1,785** | **£2,919,263** |

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Site Value | | | £250,001 |
| | Purchaser Costs | | 2.75% |
| **Residual Land Value** | | | **£256,876** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 14 | 85 | £811 | £940,963 |
| | | 14 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 1 | 85 | £811 | £101,334 |
| | | 1 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 6 | 85 | £811 | £405,338 |
| | | 6 | | | |

| | | | | |
|---|---|---|---|---|
| | 21 | | | **£1,447,635** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 10% | as a percentage of build costs | £144,763.50 |
| Remediation/Demolition | | £200,000 | per ha | £139,600 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£284,364** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 8% | £138,560 |
| | | | **£138,560** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 3% | £43,429 |
| | | | **£43,429** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | | £2,850 | per unit £59,850 |
| | | | **£59,850** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | | £500 | £10,500 |
| Sales & Marketing cost - | | 3.50% | £102,174 |
| | | | **£112,674** |
| **TOTAL DEVELOPMENT COSTS** | | | **£2,343,388** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £450,450 |
| Affordable Housing | 6% | of sales | £40,021 |
| | | | **£490,471** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£2,833,858** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £85,404 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£80,683 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £2,914,542 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Wellington and north w | 432 | Medium | 4.182 | 167 | Medium/lower value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £170,135 | per ha | 109 | 58 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 109 | 85 | 9,227 | £1,941 | £17,910,750 |
| | | 109 | | 9,227 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 12 | 85 | 994 | £1,068 | £1,060,868 |
| | | 12 | | 994 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 47 | 85 | 3,975 | £1,068 | £4,243,470 |
| | | 47 | | 3975 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **167** | | **14,195** | **£23,215,088** |

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Site Value | | | £711,507 |
| | Purchaser Costs | | 5.75% |
| **Residual Land Value** | | | **£752,418** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 109 | 85 | £811 | £7,482,894 |
| | | 109 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 12 | 85 | £811 | £805,850 |
| | | 12 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 47 | 85 | £811 | £3,223,401 |
| | | 47 | | | |

| | | | | |
|---|---|---|---|---|
| | 167 | | | **£11,512,145** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 10% | as a percentage of build costs | £1,151,214.50 |
| Remediation/Demolition | | £200,000 | per ha | £836,400 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 3a / 100% | 15% | cost uplift as a percentage of build costs | £1,726,822 |
| | | | | **£3,714,436** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £1,218,127 |
| | | | **£1,218,127** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £345,364 |
| | | | **£345,364** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £475,950 |
| | | | **£475,950** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £83,500 |
| Sales & Marketing cost - | 3.50% | | £812,528 |
| | | | **£896,028** |
| **TOTAL DEVELOPMENT COSTS** | | | **£18,914,468** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £3,582,150 |
| Affordable Housing | 6% | of sales | £318,260 |
| | | | **£3,900,410** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£22,814,879** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £400,209 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£400,209 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £23,215,088 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Wellington and north w | 435 | Large | 162.809 | 4084 | Medium value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £174,619 | per ha | 2450 | 1634 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 2450 | 85 | 208,284 | £2,176 | £453,324,000 |
| | | 2450 | | 208,284 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 327 | 85 | 27,771 | £1,197 | £33,243,760 |
| | | 327 | | 27771 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 1307 | 85 | 111,085 | £1,197 | £132,975,040 |
| | | 1307 | | 111085 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **4084** | | **347,140** | **£619,542,800** |

**Development Cost**

**Site Acquisition**

| | | | | |
|---|---|---|---|---|
| Total site value | | | | £28,429,534 |
| Phase 1 | | | | £7,107,384 |
| Phase 2 | | | | £7,107,384 |
| Phase 3 | | | | £7,107,384 |
| Phase 4 | | | | £7,107,384 |
| | | Purchaser Costs | | 5.75% |
| **Residual Land Value** | | | | **£30,064,232** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 2450 | 85 | £811 | £168,918,324 |
| | | 2450 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0.00 | 87 | £926 | £0 |
| | Houses | 326.72 | 85 | £811 | £22,522,443 |
| | | 326.72 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0.00 | 87 | £926 | £0 |
| | Houses | 1306.88 | 85 | £811 | £90,089,773 |
| | | 1306.88 | | | |

| | | | |
|---|---|---|---|
| | 4084 | | **£281,530,540** |

**Externals**

| | | | | | |
|---|---|---|---|---|---|
| Plot external | | | 15% | as a percentage of build costs | £42,229,581.00 |
| Remediation/Demolition | | | £0 | per ha | £0 |
| | Flood zone | Approx. % site effected | | | |
| Flood risk mitigation | 0 | 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | | **£42,229,581** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £25,900,810 |
| | | | **£25,900,810** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £8,445,916 |
| | | | **£8,445,916** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £11,639,400 |
| | | | **£11,639,400** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £2,042,000 |
| Sales & Marketing cost - | 3.50% | | £21,683,998 |
| | | | **£23,725,998** |
| **TOTAL DEVELOPMENT COSTS** | | | **£423,536,477** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £90,664,800 |
| Affordable Housing | 6% | of sales | £9,973,128 |
| | | | **£100,637,928** |
| Phase 1 profit | | | £25,159,482 |
| Phase 2 profit | | | £25,159,482 |
| Phase 3 profit | | | £25,159,482 |
| Phase 4 profit | | | £25,159,482 |
| | | | **£100,637,928** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£524,174,405** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £95,368,395 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£95,368,395 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £619,542,800 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Wellington and north w | 100 | Small | 1.6 | 49 | Medium/lower value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £99,874 | per ha | 29 | 20 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 29 | 85 | 2,499 | £1,941 | £4,851,000 |
| | | 29 | | 2,499 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 4 | 85 | 333 | £1,068 | £355,740 |
| | | 4 | | 333 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 16 | 85 | 1,333 | £1,068 | £1,422,960 |
| | | 16 | | 1333 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **49** | **4,165** | | **£6,629,700** |

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Site Value | | | £164,437 |
| | Purchaser Costs | | 2.75% |
| **Residual Land Value** | | | **£168,959** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 29 | 85 | £811 | £2,026,689 |
| | | 29 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 4 | 85 | £811 | £270,225 |
| | | 4 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 16 | 85 | £811 | £1,080,901 |
| | | 16 | | | |

| | | | | |
|---|---|---|---|---|
| | 49 | | | **£3,377,815** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £506,672.25 |
| Remediation/Demolition | | £0 | per ha | £0 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 3a / 100% | 15% | cost uplift as a percentage of build costs | £506,672 |
| | | | | **£1,013,345** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £351,293 |
| | | | **£351,293** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £101,334 |
| | | | **£101,334** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £139,650 |
| | | | **£139,650** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £24,500 |
| Sales & Marketing cost - | 3.50% | | £232,040 |
| | | | **£256,540** |
| **TOTAL DEVELOPMENT COSTS** | | | **£5,408,935** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £970,200 |
| Affordable Housing | 6% | of sales | £106,722 |
| | | | **£1,076,922** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£6,485,857** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £143,843 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£143,843 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | £6,629,700 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Telford Outer Fringe | 563 | Small | 2.05 | 51 | Medium value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £623,684 | per ha | 32 | 19 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 32 | 85 | 2,688 | £2,176 | £5,849,700 |
| | | 32 | | 2,688 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 4 | 85 | 329 | £1,197 | £394,383 |
| | | 4 | | 329 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 16 | 85 | 1,318 | £1,197 | £1,577,532 |
| | | 16 | | 1318 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **51** | | **4,335** | **£7,821,615** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | £1,278,552 |
| | Purchaser Costs | 5.75% |
| **Residual Land Value** | | **£1,352,069** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 32 | 85 | £811 | £2,179,725 |
| | | 32 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 4 | 85 | £811 | £267,192 |
| | | 4 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 16 | 85 | £811 | £1,068,768 |
| | | 16 | | | |

| | | |
|---|---|---|
| | 51 | **£3,515,685** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | 15% | as a percentage of build costs | £527,352.75 |
| Remediation/Demolition | £0 | per ha | £0 |
| | Flood zone | Approx. % site effected | | |
| Flood risk mitigation | 0 | 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£527,353** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £323,443 |
| | | | **£323,443** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £105,471 |
| | | | **£105,471** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £145,350 |
| | | | **£145,350** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £25,500 |
| Sales & Marketing cost - | 3.50% | | £273,757 |
| | | | **£299,257** |
| **TOTAL DEVELOPMENT COSTS** | | | **£6,268,627** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £1,169,940 |
| Affordable Housing | 6% | of sales | £118,315 |
| | | | **£1,288,255** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£7,556,882** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £264,733 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£264,733 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £7,821,615 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Telford Outer Fringe | 482 | Medium | 9.678 | 243 | Medium value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £352,138 | per ha | 151 | 92 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 151 | 85 | 12,806 | £2,176 | £27,872,100 |
| | | 151 | | 12,806 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 18 | 85 | 1,570 | £1,197 | £1,879,119 |
| | | 18 | | 1570 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 74 | 85 | 6,279 | £1,197 | £7,516,476 |
| | | 74 | | 6279 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **243** | | **20,655** | **£37,267,695** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | £3,407,994 |
| | Purchaser Costs | 5.75% |
| **Residual Land Value** | | **£3,603,954** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 151 | 85 | £811 | £10,385,747 |
| | | 151 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 18 | 85 | £811 | £1,273,092 |
| | | 18 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 74 | 85 | £811 | £5,092,366 |
| | | 74 | | | |

| | | |
|---|---|---|
| | 243 | **£16,751,205** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £2,512,680.75 |
| Remediation/Demolition | | £0 | per ha | £0 |
| Flood risk mitigation | Flood zone: 3a; Approx. % site effected: 100% | 15% | cost uplift as a percentage of build costs | £2,512,681 |
| | | | | **£5,025,362** |

**Professional Fees**

| | | |
|---|---|---|
| as percentage of construction costs (build and externals) | 8% | £1,742,125 |
| | | **£1,742,125** |

**Contingency**

| | | |
|---|---|---|
| as percentage of construction costs (build and externals) | 3% | £502,536 |
| | | **£502,536** |

**Developer contributions**

| | | |
|---|---|---|
| S.106 | £2,850 per unit | £692,550 |
| | | **£692,550** |

**Sale cost**

| | | |
|---|---|---|
| Legals - | £500 | £121,500 |
| Sales & Marketing cost - | 3.50% | £1,304,369 |
| | | **£1,425,869** |
| **TOTAL DEVELOPMENT COSTS** | | **£29,743,601** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £5,574,420 |
| Affordable Housing | 6% | of sales | £563,736 |
| | | | **£6,138,156** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£35,881,757** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £1,385,938 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£1,385,938 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £37,267,695 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Telford Outer Fringe | 508 | Large | 49.402 | 1235 | Medium value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £589,208 | per ha | 766 | 469 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 766 | 85 | 65,087 | £2,176 | £141,660,235 |
| | | 766 | | 65,087 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 94 | 85 | 7,978 | £1,197 | £9,550,642 |
| | | 94 | | 7978 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 375 | 85 | 31,914 | £1,197 | £38,202,567 |
| | | 375 | | 31914 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **1235** | | **104,979** | **£189,413,443** |

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Total site value | | | £29,108,066 |
| Phase 1 | | | £7,277,016 |
| Phase 2 | | | £7,277,016 |
| Phase 3 | | | £7,277,016 |
| Phase 4 | | | £7,277,016 |
| | Purchaser Costs | | 5.75% |
| **Residual Land Value** | | | **£30,781,780** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 766 | 85 | £811 | £52,785,666 |
| | | 766 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0.00 | 87 | £926 | £0 |
| | Houses | 93.86 | 85 | £811 | £6,470,501 |
| | | 93.86 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0.00 | 87 | £926 | £0 |
| | Houses | 375.46 | 85 | £811 | £25,882,004 |
| | | 375.46 | | | |

| | | | |
|---|---|---|---|
| | 1235 | | **£85,138,172** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £12,770,725.76 |
| Remediation/Demolition | | £0 | per ha | £0 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£12,770,726** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £7,832,712 |
| | | | **£7,832,712** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £2,554,145 |
| | | | **£2,554,145** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £3,519,893 |
| | | | **£3,519,893** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £617,525 |
| Sales & Marketing cost - | 3.50% | | £6,629,471 |
| | | | **£7,246,996** |
| **TOTAL DEVELOPMENT COSTS** | | | **£149,844,422** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £28,332,047 |
| Affordable Housing | 6% | of sales | £2,865,192 |
| | | | **£31,197,239** |
| Phase 1 profit | | | £7,799,310 |
| Phase 2 profit | | | £7,799,310 |
| Phase 3 profit | | | £7,799,310 |
| Phase 4 profit | | | £7,799,310 |
| | | | **£31,197,239** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£181,041,662** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £8,371,782 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£8,371,782 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £189,413,443 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Telford Outer Fringe | 286 | Small | 0.5 | 20 | Medium/lower value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £81,730 | per ha | 12 | 8 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 12 | 85 | 1,054 | £1,941 | £2,046,000 |
| | | 12 | | 1,054 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 2 | 85 | 129 | £1,068 | £137,940 |
| | | 2 | | 129 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 6 | 85 | 517 | £1,068 | £551,760 |
| | | 6 | | 517 | | |

| | | | | | |
|---|---|---|---|---|---|
| **Gross Development Value** | **20** | | **1,700** | | **£2,735,700** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | £41,764 |
| | Purchaser Costs | 1.75% |
| **Residual Land Value** | | **£42,495** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 12 | 85 | £811 | £854,794 |
| | | 12 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 2 | 85 | £811 | £104,781 |
| | | 2 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 6 | 85 | £811 | £419,125 |
| | | 6 | | | |

| | | | | |
|---|---|---|---|---|
| | 20 | | | **£1,378,700** |

**Externals**

| | | | | | |
|---|---|---|---|---|---|
| Plot external | | | 10% | as a percentage of build costs | £137,870.00 |
| Remediation/Demolition | | | £200,000 | per ha | £102,200 |
| | Flood zone | Approx. % site effected | | | |
| Flood risk mitigation | 3a | 100% | 15% | cost uplift as a percentage of build costs | £206,805 |
| | | | | | **£446,875** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £146,046 |
| | | | **£146,046** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £41,361 |
| | | | **£41,361** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £57,000 |
| | | | **£57,000** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £10,000 |
| Sales & Marketing cost - | 3.50% | | £95,750 |
| | | | **£105,750** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£2,218,226** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £409,200 |
| Affordable Housing | 6% | of sales | £41,382 |
| | | | **£450,582** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£2,668,808** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £66,892 |

| **Finance Costs** | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£66,892 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £2,735,700 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| South East Telford | 249 | Small | 2.159 | 65 | Lower value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| -£184,949 | per ha | 40 | 25 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 40 | 85 | 3,413 | £1,529 | £5,220,462 |
| | | 40 | | 3,413 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 5 | 85 | 418 | £841 | £351,960 |
| | | 5 | | 418 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 20 | 85 | 1,674 | £841 | £1,407,841 |
| | | 20 | | 1674 | | |

| | | | |
|---|---|---|---|
| **Gross Development Value** | **65** | **5,505** | **£6,980,263** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | -£399,304 |
| | Purchaser Costs | 1.75% |
| **Residual Land Value** | | **-£406,292** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 40 | 85 | £811 | £2,768,250 |
| | | 40 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 5 | 85 | £811 | £339,334 |
| | | 5 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 20 | 85 | £811 | £1,357,336 |
| | | 20 | | | |

| | | |
|---|---|---|
| | 65 | **£4,464,920** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £669,737.99 |
| Remediation/Demolition | | £0 | per ha | £0 |
| Flood risk mitigation | Flood zone: 0 / Approx. % site effected: 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£669,738** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £410,773 |
| | | | **£410,773** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £133,948 |
| | | | **£133,948** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £184,595 |
| | | | **£184,595** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £32,385 |
| Sales & Marketing cost - | 3.50% | | £244,309 |
| | | | **£276,694** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£5,734,375** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £1,044,092 |
| Affordable Housing | 6% | of sales | £105,588 |
| | | | **£1,149,680** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£6,884,055** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £96,207 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£96,207 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £6,980,263 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| South East Telford | 29 | Medium | 7.292 | 219 | Lower value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| -£243,685 | per ha | 136 | 83 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 136 | 85 | 11,529 | £1,529 | £17,632,056 |
| | | 136 | | 11,529 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 17 | 85 | 1,413 | £841 | £1,188,742 |
| | | 17 | | 1413 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 67 | 85 | 5,653 | £841 | £4,754,967 |
| | | 67 | | 5653 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **219** | | **18,595** | **£23,575,765** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | -£1,776,950 |
| | Purchaser Costs | 1.75% |

| | |
|---|---|
| **Residual Land Value** | **-£1,808,047** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 136 | 85 | £811 | £9,349,737 |
| | | 136 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 17 | 85 | £811 | £1,146,097 |
| | | 17 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 67 | 85 | £811 | £4,584,387 |
| | | 67 | | | |

| | | |
|---|---|---|
| | 219 | **£15,080,221** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 10% | as a percentage of build costs | £1,508,022.06 |
| Remediation/Demolition | | £200,000 | per ha | £1,458,400 |
| Flood risk mitigation | Flood zone: 0 / Approx. % site effected: 0% | FALSE | cost uplift as a percentage of build costs | £0 |

| | |
|---|---|
| | **£2,966,422** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 8% | £1,443,731 |
| | | | **£1,443,731** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 3% | £452,407 |
| | | | **£452,407** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | | £2,850 | per unit £623,466 |
| | | | **£623,466** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | | £500 | £109,380 |
| Sales & Marketing cost - | | 3.50% | £825,152 |
| | | | **£934,532** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£19,692,731** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £3,526,411 |
| Affordable Housing | 6% | of sales | £356,623 |
| | | | **£3,883,034** |

| | |
|---|---|
| | **£3,883,034** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£23,575,765** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £0 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | £0 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £23,575,765 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| South East Telford | 605 | Large | 3.979 | 99 | Lower value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| -£137,548 | per ha | 62 | 38 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 62 | 85 | 5,242 | £1,529 | £8,017,685 |
| | | 62 | | 5,242 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 8 | 85 | 643 | £841 | £540,547 |
| | | 8 | | 643 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 30 | 85 | 2,570 | £841 | £2,162,189 |
| | | 30 | | 2570 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **99** | | **8,455** | **£10,720,421** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | -£547,303 |
| | Purchaser Costs | 1.75% |
| **Residual Land Value** | | **-£556,880** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 62 | 85 | £811 | £4,251,532 |
| | | 62 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 8 | 85 | £811 | £521,155 |
| | | 8 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 30 | 85 | £811 | £2,084,622 |
| | | 30 | | | |
| | | 99 | | | **£6,857,309** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £1,028,596.37 |
| Remediation/Demolition | | £0 | per ha | £0 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£1,028,596** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £630,872 |
| | | | **£630,872** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £205,719 |
| | | | **£205,719** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £283,504 |
| | | | **£283,504** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £49,738 |
| Sales & Marketing cost - | 3.50% | | £375,215 |
| | | | **£424,952** |
| **TOTAL DEVELOPMENT COSTS** | | | **£8,874,073** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £1,603,537 |
| Affordable Housing | 6% | of sales | £162,164 |
| | | | **£1,765,701** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | | | **£10,639,774** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | | | £80,647 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£80,647 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £10,720,421 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| South East Telford | 607 | Large | 5.276 | 132 | Lower value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| -£255,502 | per ha | 82 | 50 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 82 | 85 | 6,951 | £1,529 | £10,631,140 |
| | | 82 | | 6,951 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 10 | 85 | 852 | £841 | £716,745 |
| | | 10 | | 852 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 40 | 85 | 3,408 | £841 | £2,866,978 |
| | | 40 | | 3408 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **132** | | **11,212** | **£14,214,863** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | -£1,348,028 |
| | Purchaser Costs | 1.75% |
| **Residual Land Value** | | **-£1,371,618** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 82 | 85 | £811 | £5,637,366 |
| | | 82 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 10 | 85 | £811 | £691,032 |
| | | 10 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 40 | 85 | £811 | £2,764,128 |
| | | 40 | | | |

| | | |
|---|---|---|
| 132 | | **£9,092,527** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £1,363,878.98 |
| Remediation/Demolition | | £0 | per ha | £0 |
| Flood risk mitigation | Flood zone: 3a; Approx. % site effected: 50% | 15% | cost uplift as a percentage of build costs | £681,939 |
| | | | | **£2,045,818** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £891,068 |
| | | | **£891,068** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £272,776 |
| | | | **£272,776** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £375,915 |
| | | | **£375,915** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £65,950 |
| Sales & Marketing cost - | 3.50% | | £497,520 |
| | | | **£563,470** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£11,869,955** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £2,126,228 |
| Affordable Housing | 6% | of sales | £215,023 |
| | | | **£2,341,251** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£14,211,207** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £3,656 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£3,656 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £14,214,863 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| North and West Central | 206 | Medium | 2.9 | 115 | Lower value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| -£209,499 | per ha | 71 | 44 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 71 | 85 | 6,061 | £1,529 | £9,269,000 |
| | | 71 | | 6,061 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 9 | 85 | 743 | £841 | £624,910 |
| | | 9 | | 743 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 35 | 85 | 2,972 | £841 | £2,499,640 |
| | | 35 | | 2972 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **115** | | **9,775** | **£12,393,550** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | -£608,749 |
| | Purchaser Costs | 1.75% |

| | |
|---|---|
| **Residual Land Value** | **-£619,402** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 71 | 85 | £811 | £4,915,066 |
| | | 71 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 9 | 85 | £811 | £602,492 |
| | | 9 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 35 | 85 | £811 | £2,409,968 |
| | | 35 | | | |

| | | |
|---|---|---|
| | 115 | **£7,927,525** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £1,189,128.75 |
| Remediation/Demolition | | £0 | per ha | £0 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |

| | |
|---|---|
| | **£1,189,129** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £729,332 |
| | | | **£729,332** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £237,826 |
| | | | **£237,826** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £327,750 |
| | | | **£327,750** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £57,500 |
| Sales & Marketing cost - | 3.50% | | £433,774 |
| | | | **£491,274** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£10,283,434** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £1,853,800 |
| Affordable Housing | 6% | of sales | £187,473 |
| | | | **£2,041,273** |

| | |
|---|---|
| | **£2,041,273** |
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£12,324,707** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £68,843 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£68,843 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £12,393,550 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| North and West Central | 214 | Small | 0.9 | 36 | Lower value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| -£264,904 | per ha | 22 | 14 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 22 | 85 | 1,878 | £1,529 | £2,871,794 |
| | | 22 | | 1,878 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 3 | 85 | 230 | £841 | £193,615 |
| | | 3 | | 230 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 11 | 85 | 921 | £841 | £774,458 |
| | | 11 | | 921 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **36** | | **3,029** | **£3,839,867** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | -£235,964 |
| | Purchaser Costs | 1.75% |
| **Residual Land Value** | | **-£240,094** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 22 | 85 | £811 | £1,522,824 |
| | | 22 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 3 | 85 | £811 | £186,669 |
| | | 3 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 11 | 85 | £811 | £746,675 |
| | | 11 | | | |

| | | | | |
|---|---|---|---|---|
| | 36 | | | **£2,456,168** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £368,425.18 |
| Remediation/Demolition | | £0 | per ha | £0 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£368,425** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £225,967 |
| | | | **£225,967** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £73,685 |
| | | | **£73,685** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £101,546 |
| | | | **£101,546** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £17,815 |
| Sales & Marketing cost - | 3.50% | | £134,395 |
| | | | **£152,210** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£3,137,908** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £574,359 |
| Affordable Housing | 6% | of sales | £58,084 |
| | | | **£632,443** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£3,770,352** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £69,515 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£69,515 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £3,839,867 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| North and West Central | 587 | Small | 0.803 | 32 | Medium value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £409,866 | per ha | 20 | 12 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 20 | 85 | 1,686 | £2,176 | £3,670,400 |
| | | 20 | | 1,686 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 2 | 85 | 207 | £1,197 | £247,456 |
| | | 2 | | 207 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 10 | 85 | 827 | £1,197 | £989,824 |
| | | 10 | | 827 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **32** | | **2,720** | **£4,907,680** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | £329,122 |
| Purchaser Costs | | 4.75% |
| **Residual Land Value** | | **£344,755** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 20 | 85 | £811 | £1,367,670 |
| | | 20 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 2 | 85 | £811 | £167,650 |
| | | 2 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 10 | 85 | £811 | £670,600 |
| | | 10 | | | |

| | | |
|---|---|---|
| 32 | | **£2,205,920** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 10% | as a percentage of build costs | £220,592.00 |
| Remediation/Demolition | | £200,000 | per ha | £160,600 |
| Flood risk mitigation | Flood zone: 3a; Approx. % site effected: 100% | 15% | cost uplift as a percentage of build costs | £330,888 |
| | | | | **£712,080** |

**Professional Fees**

| | | |
|---|---|---|
| as percentage of construction costs (build and externals) | 8% | £233,440 |
| | | **£233,440** |

**Contingency**

| | | |
|---|---|---|
| as percentage of construction costs (build and externals) | 3% | £66,178 |
| | | **£66,178** |

**Developer contributions**

| | | |
|---|---|---|
| S.106 | £2,850 per unit | £91,200 |
| | | **£91,200** |

**Sale cost**

| | | |
|---|---|---|
| Legals - | £500 | £16,000 |
| Sales & Marketing cost - | 3.50% | £171,769 |
| | | **£187,769** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£3,841,342** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £734,080 |
| Affordable Housing | 6% | of sales | £74,237 |
| | | | **£808,317** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£4,649,659** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £258,021 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£258,021 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £4,907,680 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| North and West Central | 542 | Medium | 3.315 | 112 | Medium value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £750,024 | per ha | 69 | 43 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 69 | 85 | 5,902 | £2,176 | £12,846,400 |
| | | 69 | | 5,902 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 9 | 85 | 724 | £1,197 | £866,096 |
| | | 9 | | 724 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 34 | 85 | 2,894 | £1,197 | £3,464,384 |
| | | 34 | | 2894 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **112** | | **9,520** | **£17,176,880** |

**Development Cost**

| | | | |
|---|---|---|---|
| **Site Acquisition** | 33.78582202 | | |
| Site Value | | | £2,486,330 |
| | | Purchaser Costs | 5.75% |
| **Residual Land Value** | | | **£2,629,294** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 69 | 85 | £811 | £4,786,846 |
| | | 69 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 9 | 85 | £811 | £586,775 |
| | | 9 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 34 | 85 | £811 | £2,347,099 |
| | | 34 | | | |

| | | |
|---|---|---|
| 112 | | **£7,720,720** |

**Externals**

| | | | | | |
|---|---|---|---|---|---|
| Plot external | | | 10% | as a percentage of build costs | £772,072.00 |
| Remediation/Demolition | | | £200,000 | per ha | £663,000 |
| | Flood zone | Approx. % site effected | | | |
| Flood risk mitigation | 0 | 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | | **£1,435,072** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £732,463 |
| | | | **£732,463** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £231,622 |
| | | | **£231,622** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £319,200 |
| | | | **£319,200** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £56,000 |
| Sales & Marketing cost - | 3.50% | | £601,191 |
| | | | **£657,191** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£13,725,562** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £2,569,280 |
| Affordable Housing | 6% | of sales | £259,829 |
| | | | **£2,829,109** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£16,554,670** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £622,210 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£622,210 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £17,176,880 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| North and West Central | 138 | Large | 18.953 | 594 | Medium/lower value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £224,006 | per ha | 368 | 226 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 368 | 85 | 31,304 | £1,941 | £60,766,200 |
| | | 368 | | 31,304 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 45 | 85 | 3,837 | £1,068 | £4,096,818 |
| | | 45 | | 3837 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 181 | 85 | 15,349 | £1,068 | £16,387,272 |
| | | 181 | | 15349 | | |

| | | | |
|---|---|---|---|
| **Gross Development Value** | **594** | **50,490** | **£81,250,290** |

**Development Cost**

**Site Acquisition**

| | |
|---|---|
| Total site value | £4,245,579 |
| Phase 1 | £1,415,193.06 |
| Phase 2 | £1,415,193.06 |
| Phase 3 | £1,415,193.06 |
| Phase 4 | |
| Purchaser Costs | 5.75% |

| | |
|---|---|
| **Residual Land Value** | **£4,489,700** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 368 | 85 | £811 | £25,387,382 |
| | | 368 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0.00 | 87 | £926 | £0 |
| | Houses | 45.14 | 85 | £811 | £3,112,002 |
| | | 45.14 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0.00 | 87 | £926 | £0 |
| | Houses | 180.58 | 85 | £811 | £12,448,007 |
| | | 180.58 | | | |

| | | |
|---|---|---|
| | 594 | **£40,947,390** |

**Externals**

| | | | | | |
|---|---|---|---|---|---|
| Plot external | | | 15% | as a percentage of build costs | £6,142,108.50 |
| Remediation/Demolition | | | £0 | per ha | £0 |
| | Flood zone | Approx. % site effected | | | |
| Flood risk mitigation | 0 | 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | | **£6,142,109** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £3,767,160 |
| | | | **£3,767,160** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £1,228,422 |
| | | | **£1,228,422** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £1,692,900 |
| | | | **£1,692,900** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £297,000 |
| Sales & Marketing cost - | 3.50% | | £2,843,760 |
| | | | **£3,140,760** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£61,408,440** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £12,153,240 |
| Affordable Housing | 6% | of sales | £1,229,045 |
| | | | **£13,382,285** |
| Phase 1 profit | | | £4,460,761.80 |
| Phase 2 profit | | | £4,460,761.80 |
| Phase 3 profit | | | £4,460,761.80 |
| Phase 4 profit | | | |
| | | | **£13,382,285** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£74,790,726** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £6,459,564 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£6,459,564 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £81,250,290 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Ironbridge Gorge | 338 | Small | 0.198 | 8 | Medium value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £1,074,699 | per ha | 5 | 3 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 5 | 85 | 422 | £2,176 | £917,600 |
| | | 5 | | 422 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 1 | 85 | 52 | £1,197 | £61,864 |
| | | 1 | | 52 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 2 | 85 | 207 | £1,197 | £247,456 |
| | | 2 | | 207 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **8** | | **680** | **£1,226,920** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | £212,790 |
| Purchaser Costs | | 2.75% |
| **Residual Land Value** | | **£218,642** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 5 | 85 | £811 | £341,918 |
| | | 5 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 1 | 85 | £811 | £41,912 |
| | | 1 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 2 | 85 | £811 | £167,650 |
| | | 2 | | | |

| | | |
|---|---|---|
| | 8 | **£551,480** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | 10% | as a percentage of build costs | £55,148.00 |
| Remediation/Demolition | £200,000 | per ha | £39,600 |
| Flood risk mitigation (Flood zone 0; Approx. % site effected 0%) | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | **£94,748** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £51,698 |
| | | | **£51,698** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £16,544 |
| | | | **£16,544** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £22,800 |
| | | | **£22,800** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £4,000 |
| Sales & Marketing cost - | 3.50% | | £42,942 |
| | | | **£46,942** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£1,002,855** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £183,520 |
| Affordable Housing | 6% | of sales | £18,559 |
| | | | **£202,079** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£1,204,934** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £21,986 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£21,986 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £1,226,920 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Ironbridge Gorge | 733 | Medium | 0.675 | 27 | Medium value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £1,012,577 | per ha | 17 | 10 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 17 | 85 | 1,423 | £2,176 | £3,096,900 |
| | | 17 | | 1,423 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 2 | 85 | 174 | £1,197 | £208,791 |
| | | 2 | | 174 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 8 | 85 | 698 | £1,197 | £835,164 |
| | | 8 | | 698 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **27** | | **2,295** | **£4,140,855** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | £683,489 |
| | Purchaser Costs | 5.75% |
| **Residual Land Value** | | **£722,790** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 17 | 85 | £811 | £1,153,972 |
| | | 17 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 2 | 85 | £811 | £141,455 |
| | | 2 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 8 | 85 | £811 | £565,818 |
| | | 8 | | | |

| | | |
|---|---|---|
| 27 | | **£1,861,245** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 15% | as a percentage of build costs | £279,186.75 |
| Remediation/Demolition | | £0 | per ha | £0 |
| Flood risk mitigation | Flood zone: 0; Approx. % site effected: 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£279,187** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £171,235 |
| | | | **£171,235** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £55,837 |
| | | | **£55,837** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £76,950 |
| | | | **£76,950** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £13,500 |
| Sales & Marketing cost - | 3.50% | | £144,930 |
| | | | **£158,430** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£3,325,674** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £619,380 |
| Affordable Housing | 6% | of sales | £62,637 |
| | | | **£682,017** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£4,007,691** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £133,164 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£133,164 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £4,140,855 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Ironbridge Gorge | 375 | Large | 3.448 | 138 | Medium value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| £910,317 | per ha | 86 | 52 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 86 | 85 | 7,273 | £2,176 | £15,828,600 |
| | | 86 | | 7,273 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 10 | 85 | 891 | £1,197 | £1,067,154 |
| | | 10 | | 891 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 42 | 85 | 3,566 | £1,197 | £4,268,616 |
| | | 42 | | 3566 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **138** | | **11,730** | **£21,164,370** |

**Development Cost**

**Site Acquisition**

| | | | |
|---|---|---|---|
| Site Value | | | £3,138,772 |
| | Purchaser Costs | | 5.75% |
| **Residual Land Value** | | | **£3,319,251** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 86 | 85 | £811 | £5,898,079 |
| | | 86 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 10 | 85 | £811 | £722,990 |
| | | 10 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 42 | 85 | £811 | £2,891,961 |
| | | 42 | | | |

| | | |
|---|---|---|
| 138 | | **£9,513,030** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 10% | as a percentage of build costs | £951,303.00 |
| Remediation/Demolition | | £200,000 | per ha | £689,600 |
| Flood risk mitigation | Flood zone: 0 / Approx. % site effected: 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£1,640,903** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 8% | £892,315 |
| | | | **£892,315** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 3% | £285,391 |
| | | | **£285,391** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | | £2,850 | per unit | £393,300 |
| | | | | **£393,300** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | | £500 | | £69,000 |
| Sales & Marketing cost - | | 3.50% | | £740,753 |
| | | | | **£809,753** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£16,853,943** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £3,165,720 |
| Affordable Housing | 6% | of sales | £320,146 |
| | | | **£3,485,866** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£20,339,809** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £824,561 |

| Finance Costs | APR | PCM | |
|---|---|---|---|
| | 7.00% | 0.565% | -£824,561 |
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | | | £21,164,370 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Central Telford | 499 | Small | 0.293 | 12 | Lower value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| -£115,361 | per ha | 10 | 2 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 10 | 85 | 816 | £1,529 | £1,248,000 |
| | | 10 | | 816 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 0 | 85 | 41 | £841 | £34,320 |
| | | 0 | | 41 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 2 | 85 | 163 | £841 | £137,280 |
| | | 2 | | 163 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **12** | | **1,020** | **£1,419,600** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | -£33,801 |
| | Purchaser Costs | 1.75% |
| **Residual Land Value** | | **-£34,392** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 10 | 85 | £811 | £661,776 |
| | | 10 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 0 | 85 | £811 | £33,089 |
| | | 0 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 2 | 85 | £811 | £132,355 |
| | | 2 | | | |

| | | |
|---|---|---|
| 12 | | **£827,220** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 10% | as a percentage of build costs | £82,722.00 |
| Remediation/Demolition | | £200,000 | per ha | £58,600 |
| Flood risk mitigation | Flood zone: 0 / Approx. % site effected: 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£141,322** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 8% | £77,483 |
| | | | **£77,483** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 3% | £24,817 |
| | | | **£24,817** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | | £2,850 | per unit | £34,200 |
| | | | | **£34,200** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | | £500 | | £6,000 |
| Sales & Marketing cost - | | 3.50% | | £49,686 |
| | | | | **£55,686** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£1,126,336** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £249,600 |
| Affordable Housing | 6% | of sales | £10,296 |
| | | | **£259,896** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£1,386,232** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £33,368 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£33,368 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £1,419,600 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Central Telford | 672 | Medium | 2.4 | 96 | Lower value | Greenfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| -£258 | per ha | 77 | 19 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 77 | 85 | 6,528 | £1,529 | £9,984,000 |
| | | 77 | | 6,528 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 4 | 85 | 326 | £841 | £274,560 |
| | | 4 | | 326 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 15 | 85 | 1,306 | £841 | £1,098,240 |
| | | 15 | | 1306 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **96** | | **8,160** | **£11,356,800** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | -£620 |
| | Purchaser Costs | 1.75% |
| **Residual Land Value** | | **-£630** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 77 | 85 | £811 | £5,294,208 |
| | | 77 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 4 | 85 | £811 | £264,710 |
| | | 4 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 15 | 85 | £811 | £1,058,842 |
| | | 15 | | | |

| | | |
|---|---|---|
| | 96 | **£6,617,760** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | 15% | as a percentage of build costs | £992,664.00 |
| Remediation/Demolition | £0 | per ha | £0 |
| Flood risk mitigation (Flood zone: 0; Approx. % site effected: 0%) | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | **£992,664** |

**Professional Fees**

| | | |
|---|---|---|
| as percentage of construction costs (build and externals) | 8% | £608,834 |
| | | **£608,834** |

**Contingency**

| | | |
|---|---|---|
| as percentage of construction costs (build and externals) | 3% | £198,533 |
| | | **£198,533** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £273,600 |
| | | | **£273,600** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £48,000 |
| Sales & Marketing cost - | 3.50% | | £397,488 |
| | | | **£445,488** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£9,136,248** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £1,996,800 |
| Affordable Housing | 6% | of sales | £82,368 |
| | | | **£2,079,168** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£11,215,416** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £141,384 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£141,384 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £11,356,800 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Central Telford | 323 | Large | 10.633 | 324 | Lower value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| -£70,144 | per ha | 259 | 65 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 259 | 85 | 22,032 | £1,529 | £33,696,000 |
| | | 259 | | 22,032 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 13 | 85 | 1,102 | £841 | £926,640 |
| | | 13 | | 1102 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 52 | 85 | 4,406 | £841 | £3,706,560 |
| | | 52 | | 4406 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **324** | | **27,540** | **£38,329,200** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | -£745,843 |
| | Purchaser Costs | 1.75% |

| | |
|---|---|
| **Residual Land Value** | **-£758,896** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 259 | 85 | £811 | £17,867,952 |
| | | 259 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 13 | 85 | £811 | £893,398 |
| | | 13 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 52 | 85 | £811 | £3,573,590 |
| | | 52 | | | |

| | | |
|---|---|---|
| | 324 | **£22,334,940** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 10% | as a percentage of build costs | £2,233,494.00 |
| Remediation/Demolition | | £200,000 | per ha | £2,126,600 |
| Flood risk mitigation | Flood zone: 0 / Approx. % site effected: 0% | FALSE | cost uplift as a percentage of build costs | £0 |

| | |
|---|---|
| | **£4,360,094** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 8% | £2,135,603 |
| | | | **£2,135,603** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | | 3% | £670,048 |
| | | | **£670,048** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | | £2,850 | per unit | £923,400 |
| | | | | **£923,400** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | | £500 | | £162,000 |
| Sales & Marketing cost - | | 3.50% | | £1,341,522 |
| | | | | **£1,503,522** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£31,168,711** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £6,739,200 |
| Affordable Housing | 6% | of sales | £277,992 |
| | | | **£7,017,192** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£38,185,903** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £143,297 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£143,297 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £38,329,200 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

| Market Value Area | SHLAA Reference | Size Category | Net site area | Gross yield | Value area | |
|---|---|---|---|---|---|---|
| Central Telford | 488 | Large | 6.571 | 263 | Lower value | Brownfield |

| Residual Land Value | | No. of private units | No. of affordable units |
|---|---|---|---|
| -£39,909 | per ha | 210 | 53 |

**Development Value**

| Private Units | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 210 | 85 | 17,884 | £1,529 | £27,352,000 |
| | | 210 | | 17,884 | | |

| Intermediate | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 11 | 85 | 894 | £841 | £752,180 |
| | | 11 | | 894 | | |

| Affordable rent | | No. of units | Size sq.m | | £psm | Total Value |
|---|---|---|---|---|---|---|
| | Flats | 0 | 65 | 0 | £0 | £0 |
| | Houses | 42 | 85 | 3,577 | £841 | £3,008,720 |
| | | 42 | | 3577 | | |

| | | | | |
|---|---|---|---|---|
| **Gross Development Value** | **263** | | **22,355** | **£31,112,900** |

**Development Cost**

**Site Acquisition**

| | | |
|---|---|---|
| Site Value | | -£262,244 |
| | Purchaser Costs | 1.75% |
| **Residual Land Value** | | **-£266,833** |

**Build Costs**

| Private units | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 210 | 85 | £811 | £14,503,924 |
| | | 210 | | | |

| Intermediate | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 11 | 85 | £811 | £725,196 |
| | | 11 | | | |

| Affordable rent | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
|---|---|---|---|---|---|
| | Flats | 0 | 87 | £926 | £0 |
| | Houses | 42 | 85 | £811 | £2,900,785 |
| | | 42 | | | |

| | | | | |
|---|---|---|---|---|
| | 263 | | | **£18,129,905** |

**Externals**

| | | | | |
|---|---|---|---|---|
| Plot external | | 10% | as a percentage of build costs | £1,812,990.50 |
| Remediation/Demolition | | £200,000 | per ha | £1,314,200 |
| | Flood zone / Approx. % site effected | | | |
| Flood risk mitigation | 0 / 0% | FALSE | cost uplift as a percentage of build costs | £0 |
| | | | | **£3,127,191** |

**Professional Fees**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 8% | | £1,700,568 |
| | | | **£1,700,568** |

**Contingency**

| | | | |
|---|---|---|---|
| as percentage of construction costs (build and externals) | 3% | | £543,897 |
| | | | **£543,897** |

**Developer contributions**

| | | | |
|---|---|---|---|
| S.106 | £2,850 | per unit | £749,550 |
| | | | **£749,550** |

**Sale cost**

| | | | |
|---|---|---|---|
| Legals - | £500 | | £131,500 |
| Sales & Marketing cost - | 3.50% | | £1,088,952 |
| | | | **£1,220,452** |

| | |
|---|---|
| **TOTAL DEVELOPMENT COSTS** | **£25,204,729** |

**Developers' Profit**

| | Rate | | |
|---|---|---|---|
| Private Housing | 20% | of sales | £5,470,400 |
| Affordable Housing | 6% | of sales | £225,654 |
| | | | **£5,696,054** |

| | |
|---|---|
| **TOTAL PROJECT COSTS [EXCLUDING INTEREST]** | **£30,900,783** |
| **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]** | £212,117 |

**Finance Costs**

| APR | PCM | |
|---|---|---|
| 7.00% | 0.565% | -£212,117 |

| | |
|---|---|
| **TOTAL PROJECT COSTS [INCLUDING INTEREST]** | £31,112,900 |

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

# Appendix E High Level Assessment of Sites Over 0.4ha

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 8 | 1.417 | 35 | 1 | The greenfield site is located in a residential area and would make a logical infill development. Part of site covered by Conservation Area, TPOs on site, these issues can be easily overcome through the planning process. The site has easy access from Park Lane. Bus stop located near to the site. Located within a higher value market area. |
| 13 | 1.458 | 44 | 3 | The site is currently an existing employment use and would need to be cleared before construction work could commence. Loss of employment land. There is potential for contamination, should this not be the case then potential there may be greater potential for bringing the site forward earlier. |
| 14 | 5.785 | 145 | 1 | Large greenfield site, limited site constraints. Could be costly connecting the site to services and the need for infrastructure to make the site accessible. Site location could prove problematic. |
| 15 | 0.665 | 17 | 2 | There could potentially be high costs associated with bringing the site forward for development such as the clearance of the site. However, its location adjacent to a range of buildings would mean connecting to services may not be as expensive. |
| 16 | 5.566 | 139 | 2 | The site is located within Flood Zone 2, however there could be scope to design a scheme around the areas likely to flood. There would appear to be little other constraint on the site that would hinder it being brought forward. |
| 18 | 0.664 | 17 | 2 | The site is currently an existing employment use and so would not necessarily be achievable in the short term. Site is in a remote location and would not be considered a sensible location to achieve residential development. |
| 19 | 1.602 | 48 | 1 | The site is located within Flood Zone 2, however there would appear to be little other constraint on the site that would hinder it being brought forward. Any scheme could be designed around the area of flood zone. |
| 20 | 2.023 | 51 | 2 | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. |
| 21 | 4.999 | 150 | 3 | There are a range of issues on the site that would mean achieving residential development on this site difficult. The biggest cost being the removal of the dense vegetation that currently covers the site and any land contamination that could be found upon removal. |
| 26 | 0.953 | 29 | 2 | There would appear to be little constraint on achieving development on the site however access issues would need to be addressed. |
| 27 | 1.41 | 35 | 3 | The site is located in a conservation area, a world heritage site, an instability zone, a mineshaft zone and a flood zone. Infrastructure, utilities and access will all require significant spending. Significant work would be required to achieve residential development on the site. |
| 29 | 7.292 | 219 | 3 | Site is currently in various industrial uses. Could potentially be contamination issues with some of the uses that have previously taken place on the site. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 31 | 0.693 | 17 | 3 | Site has very poor access which would need significant improvement in order to make development achievable on the site. |
| 32 | 0.566 | 14 | 3 | The site is covered in dense vegetation and in Flood Zone 2, various elements of remediation work would be required to enable development to be achieved. |
| 34 | 0.714 | 18 | 2 | Flat, open site with limited constraints to bringing it forward for development. Access to the site and connect to utilities will be the biggest constraint to the achievability of the site. |
| 35 | 7.356 | 184 | 3 | The site is in a slightly remote location, is in a flood zone and has TPOs in place on the it. It would therefore be difficult to achieve in the short term. |
| 36 | 0.457 | 11 | 2 | Existing uses on the site would need to be cleared, could be potential for site contamination. Access could potentially be difficult. |
| 38 | 1.078 | 27 | 1 | There appear to be little issues with the achievability of the site. There would need to be some site clearing to make the site ready. |
| 39 | 6.195 | 155 | 1 | Flat, open site with limited constraints to bringing it forward for development. |
| 40 | 0.635 | 16 | 1 | The site is located in an area that would not be difficult to connect to existing services with residential properties adjacent. There are no constraints to bringing development forward on the site. |
| 41 | 1.586 | 40 | 1 | Whilst the site is a flat, open site it is the site of a former landfill and there is potential for contamination from a former brickyard. This would make it problematic to achieving development on the site. |
| 43 | 1.92 | 48 | 1 | There are TPOs on the site however there does not appear to be any other constraints to bringing forward development. |
| 45 | 0.91 | 23 | 2 | The site currently greenfield in agricultural use. Would represent a significant increase in dwelling numbers in the area. No public transport, limited accessibility by car. Although there are constraints, it would not require significant remediation works to achieve development. |
| 49 | 0.946 | 24 | 2 | The greenfield site located in Great Bolas. The site is on a reasonable gradient and access issues could prove problematic. |
| 51 | 1.47 | 37 | 3 | Large greenfield site to the east of Rowton. Limited accessibility and potential difficulties of getting service connections to the site. |
| 54 | 2.346 | 59 | 1 | Flat, open site with limited constraints to bringing it forward for development. |
| 55 | 1.51 | 38 | 1 | Flat, open site with limited constraints to bringing it forward for development. |
| 57 | 3.747 | 94 | 2 | Flat, open site with limited constraints to bringing it forward for development. Connecting the site to utilities could be costly as the site is remote. |
| 59 | 0.908 | 23 | 2 | Flat, open site with limited constraints to bringing it forward for development. Access to the site and connect to utilities will be the biggest constraint to the achievability of the site. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 60 | 2.065 | 52 | 2 | Flat, open site with limited constraints to bringing it forward for development. Access to the site and connect to utilities will be the biggest constraint to the achievability of the site. |
| 61 | 0.466 | 12 | 2 | Flat, open site with limited constraints to bringing it forward for development. Connecting the site to utilities could be costly as the site is remote. |
| 63 | 0.673 | 20 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 65 | 2.547 | 102 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 67 | 0.541 | 16 | 3 | There are a range of issues on the site that would mean achieving residential development on this site difficult. The shape of the site would make it very difficult to achieve a viable development scheme in this location. |
| 68 | 0.423 | 13 | 3 | A tight site located in the flood zone. May be difficult to design a scheme that fits on the site whilst maintaining the viability of a scheme |
| 69 | 1.651 | 50 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 72 | 0.663 | 20 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 73 | 1.547 | 62 | 2 | There would appear to be little or no constraints to bringing this site forward for development. The site is a local wildlife site and so offsetting this could have implications on achieving development on the site. |
| 74 | 0.593 | 18 | 3 | The site is very tight and it would be difficult to achieve residential development on it. Access to the site would be difficult without site 138 coming forward. Existing uses could have contamination impacts that would affect achievability. |
| 77 | 1.977 | 49 | 3 | The site is potentially on top of historic mineshafts which would require significant remediation work to enable development to be achieved. The site is also a local wildlife site which would need offsetting/mitigating, this could affect the achievability of a scheme. |
| 79 | 4.934 | 197 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 80 | 1.209 | 36 | 3 | There are a number of constraints on the site that would hinder the achievability of the site. Access would be the key constraint given the nature of the site being surrounded various filter roads to the M54 |
| 81 | 0.413 | 12 | 3 | The site is very tight and it may be difficult to achieve residential development. |
| 86 | 0.947 | 24 | 3 | The site is located in a conservation area, a world heritage site, an instability zone, a mineshaft zone and a flood zone. Infrastructure, utilities and access will all require significant spending. Significant work would be required to achieve residential development on the site. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 95 | 0.997 | 30 | 1 | There would appear to be little or no constraints to bringing this site forward for development given its town centre location. |
| 99 | 2.704 | 81 | 1 | There are a number of TPOs on the site, however there appears to be little other constraints to be found on the site. |
| 100 | 2.159 | 65 | 3 | The site is located in an area covered with flood zones 2 and 3, this would have serious constraints on the achievability of development. |
| 101 | 0.892 | 36 | 2 | The site is covered in vegetation as is located above historic mineshafts. Site remediation work would have to be carried out in order for development to take place on the site. |
| 103 | 1.522 | 46 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 104 | 3.878 | 155 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 105 | 1.146 | 34 | 2 | There would appear to be limited constraint to achieving development on this site although a significant amount of land levelling would need to take place which could have implications on the site's achievability. |
| 106 | 0.756 | 23 | 3 | It would be difficult to achieve development on this site due to a number of constraints. A significant amount of work would be required in order for the site to be in a position where it would be developable and therefore achievable. |
| 107 | 7.22 | 181 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 111 | 7.49 | 300 | 1 | There would appear to be little or no constraints to bringing this site forward for development. Part of the site has wildlife importance attached to it, however given the size of the site it is felt this could be easily mitigated against. |
| 112 | 4.045 | 162 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 113 | 21.437 | 536 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. |
| 115 | 1.036 | 26 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 116 | 0.764 | 19 | 1 | There would appear to be little or no constraints to bringing this site forward for development. Site is located within a conservation area, however a sensitive design could overcome this constraint to the achievability of the site. |
| 119 | 0.489 | 12 | 3 | The site is already in residential use and creating access to a larger development could prove difficult on this site. |
| 120 | 0.523 | 13 | 1 | Part of the site is already in residential use, the remainder of the site would appear to need clearing in order to make way for development. |
| 121 | 0.67 | 17 | 1 | Part of the site is already in residential use, the remainder of the site would appear to need clearing in order to make way for development. |
| 122 | 0.624 | 16 | 3 | Currently in commercial use. |
| 124 | 58.41 | 1460 | 3 | Currently in use for educational purposes by the University. Site would require a significant amount of demolition and preparation before development could take place. |
| 125 | 2.261 | 68 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 127 | 0.418 | 13 | 1 | There would appear to be little or no constraints to bringing this site forward for development. Although development would result in the loss of playing field space. |
| 128 | 0.602 | 18 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 134 | 0.402 | 12 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 135 | 0.804 | 32 | 1 | TPO on the site however there would appear to be little other constraint to achieving development on the site. The site is located in a conservation area and so a sensitive design may impact on a scheme viability. |
| 137 | 0.436 | 13 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 138 | 18.953 | 569 | 3 | There are a number of constraints on the site that would hinder the achievability of the site. These constraints include the location of former mine shafts, the site is currently in use, there is contaminated land on part of site. The site is also located in Flood Zone 2 and parts of the site have land instability issues. |
| 139 | 0.514 | 13 | 1 | Small scale development could be accommodated in the area. Access onto B5062. Service connections should not be problematic. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 143 | 10.087 | 303 | 3 | Part of the site would need remediation works as it is a former landfill site, the site is also located above historic mineshafts which will also hinder the achievability of development. |
| 144 | 7.559 | 189 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. Site 504 coming forward would help achieve development more quickly. |
| 145 | 5.643 | 141 | 3 | The site is currently in commercial use and is allocated for employment use. Achieving development on the site is unlikely. |
| 147 | 2.048 | 51 | 3 | The site is located in an employment area and has a historic allocation for employment use (2006). The site is also located within a flood zone. |
| 148 | 3.804 | 95 | 3 | The site is located in an employment area and has a historic allocation for employment use (2006) |
| 149 | 6.903 | 173 | 3 | The site is located in an employment area and has a historic allocation for employment use (2006). The site is also located within a flood zones. |
| 151 | 0.705 | 18 | 3 | The site is located in an employment area and has a historic allocation for employment use (2006). The site is also located within a flood zones. |
| 152 | 2.714 | 68 | 3 | The site is located in an employment area and has a historic allocation for employment use (2006) |
| 153 | 22.217 | 555 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The site also has a historic allocation for alternative uses. |
| 155 | 1.168 | 47 | 2 | There would appear to be little or no constraints to bringing this site forward for development. A small part of the site is located within the flood zone, however a sensitive design could mitigate this against this area. |
| 156 | 1.006 | 40 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 157 | 1.007 | 30 | 1 | There would appear to be little or no constraints to bringing this site forward for development. Parts of site are located above historic mineshafts which would need remediation work. |
| 159 | 0.821 | 33 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 160 | 1.509 | 45 | 2 | There would appear to be little or no constraints to bringing this site forward for development, however contaminated land would need remediating and a development would result in the loss of sports pitches. |
| 164 | 0.556 | 17 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 168 | 0.406 | 20 | 2 | There would appear to be little or no constraints to bringing this site forward for development, however if a residential scheme was built it would result in significant parking issues with the loss of a large number of spaces. |
| 174 | 0.4 | 20 | 2 | There would appear to be little or no constraints to bringing this site forward for development, however if a residential scheme was built it would result in significant parking issues with the loss of a large number of spaces. |
| 175 | 0.64 | 32 | 2 | There would appear to be little or no constraints to bringing this site forward for development, however if a residential scheme was built it would result in significant parking issues with the loss of a large number of spaces. |
| 181 | 2.455 | 74 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 182 | 7.456 | 224 | 2 | There would appear to be little or no constraints to bringing this site forward for development. Part of the site is in flood zone 2, however on such a large site there is scope to mitigate this through design and layout. The area is proposed as an LNR. |
| 183 | 1.099 | 33 | 2 | There would appear to be little or no constraints to bringing this site forward for development. Part of the site is in flood zone 2, however on such a large site there is scope to mitigate this through design and layout. The area is proposed as an LNR. Site 682 will need to be brought forward in order to achieve access to the site. |
| 184 | 2.857 | 114 | 2 | There would appear to be little constraint on bring the site forward. Cost of connecting to services and utilities could be high as it is an isolated site. Surrounding sites coming forward may free this up though. Part of the site is located in the flood zone however there may be potential to mitigate this through design. The area is proposed as an LNR. |
| 185 | 0.933 | 37 | 1 | There would appear to be little or no constraints to bringing this site forward for development. There are TPOs at the edge of the site which would not pose significant constraint on the site. |
| 186 | 0.436 | 13 | 2 | The site comprises a number of residential curtilages and gardens, could be costly and lengthy to assemble the site for development. There is also a pylon located in proximity to the site. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 187 | 0.486 | 15 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 188 | 0.855 | 26 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 189 | 1.027 | 31 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 190 | 0.535 | 16 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 191 | 0.883 | 26 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 192 | 6.248 | 250 | 2 | The site is located on top of a historic landfill site, therefore making a development achievable could require significant remediation work. |
| 193 | 0.391 | 12 | 3 | There would appear to be little or no constraints to bringing this site forward for development, however development would result in the loss of a community facility. |
| 194 | 0.418 | 13 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 195 | 0.736 | 22 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 196 | 0.601 | 18 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 197 | 0.692 | 21 | 2 | The shape of the site could potentially make it difficult to achieve an acceptable development on the site. |
| 198 | 0.413 | 12 | 2 | The shape of the site could potentially make it difficult to achieve an acceptable development on the site. |
| 199 | 0.565 | 17 | 2 | The site is located on top of a historic landfill site, therefore making a development achievable could require significant remediation work. |
| 200 | 1.051 | 32 | 2 | The site is located on top of a historic landfill site, therefore making a development achievable could require significant remediation work. |
| 204 | 12.676 | 317 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The scale of development would make this a long term site. Part of the area is proposed as an LNR. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 206 | 2.87 | 115 | 2 | Site is located on top of historic mineshafts. Significant remediation work may be required to make the site achievable. The site is located within a conservation area and so any scheme would have to be sensitively designed to mitigate any impact. |
| 207 | 1.166 | 47 | 2 | There are some constraints on bringing forward the site for development. The site is located above mineshafts which could lead to significant land remediation costs affecting viability. |
| 208 | 0.521 | 16 | 1 | There would appear to be little or no constraints to bringing this site forward for development. The shape of the site may limit the number of dwellings achievable on the site which in turn could affect viability. |
| 214 | 0.893 | 27 | 2 | Site is located on top of historic mineshafts. Significant remediation work may be required to make the site achievable. |
| 217 | 0.404 | 16 | 2 | The site would need to be levelled in order to achieve development. Could be costly relative to the size of the site. |
| 220 | 0.711 | 28 | 1 | There would appear to be little or no constraints on bringing forward the site for development. However it would involve the loss of parking facilities to the lake. |
| 221 | 2.504 | 100 | 2 | The site is located on top of a former landfill site and so there is likely to be remediation work required in order for development to be achieved on the site. |
| 224 | 1.533 | 46 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 227 | 0.765 | 23 | 2 | The site would have to improve access in order for residential development to be achievable on the site. |
| 228 | 0.822 | 25 | 3 | There is a large electricity pylon on the site that would make it very difficult to achieve residential development on the site. |
| 229 | 15.306 | 383 | 3 | The site is identified as a strategic flood zone area and so achieving development on this site would be difficult without having impact on the flood area. |
| 230 | 1.257 | 38 | 1 | TPO on the site however there would appear to be little other constraint to achieving development on the site. |
| 231 | 1.048 | 31 | 2 | Located adjacent to an area that has been used for mining and so there could be issues of instability. There appear to be limited other issues with the site. |
| 232 | 2.454 | 98 | 3 | Parts of the site are located in a conservation area, a world heritage site, and are unstable. Significant work could be required to achieve residential development on the site. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 233 | 1.145 | 34 | 3 | Parts of the site are located in a conservation area, a world heritage site, and are unstable. Significant work could be required to achieve residential development on the site. |
| 235 | 0.467 | 19 | 3 | Parts of the site are located in a conservation area, a world heritage site, and are unstable. Significant work could be required to achieve residential development on the site. |
| 236 | 2.403 | 96 | 3 | Parts of the site are located in a conservation area, a world heritage site, and are unstable. Significant work could be required to achieve residential development on the site. |
| 243 | 2.605 | 65 | 3 | Parts of the site are located in a conservation area, a world heritage site, and are unstable. Access, infrastructure and utilities costs would all be high. Significant work would be required to achieve residential development on the site. |
| 244 | 2.002 | 100 | 2 | The site is on a step gradient, significant levelling works would likely be required in order to achieve development on this site. |
| 245 | 3.336 | 133 | 3 | Isolated greenfield site that would require a significant amount of work to bring it forward as a viable development site. The site is also located within a world heritage site which will affect the achievability on the site. |
| 249 | 2.159 | 65 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 255 | 0.72 | 22 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 256 | 1.938 | 78 | 2 | There would appear to be little constraint on bring the site forward. Cost of connecting to services and utilities could be high as it is an isolated site. |
| 257 | 1.201 | 36 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 258 | 0.937 | 28 | 3 | There are a number of constraints on this site that would mean it would be difficult to achieve development on the site. Most notably the topography of the site which is made up of significant gradients. |
| 259 | 7.523 | 226 | 2 | Parts of the site are located on contaminated land and mineshafts. Given the potential size of development, these issues could be overcome. |
| 260 | 1.621 | 49 | 2 | There is currently limited access to the site which would hinder development coming forward. Access could be improved through the development of the neighbouring site. Part of the site is in the flood zone. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 262 | 0.457 | 14 | 3 | There are a number of constraints on this site that would mean it would be difficult to achieve development on the site. The site is covered in vegetation and the narrow nature of the site could limit the scope of development on the site, affecting achievability. |
| 265 | 15.297 | 382 | 3 | The site is currently being used as a composting facility and so there could be significant remediation in order to make the site able to achieve development. |
| 266 | 5.547 | 139 | 2 | The site is potentially on top of historic mineshafts which would require significant remediation work to enable development to be achieved. The site is also the location of a County Wildlife site which may need to be mitigated against. |
| 268 | 6.456 | 161 | 2 | The site is the location of the newly built park and ride, achieving development will not come forward in the near future. There are also issues of land contamination and land stability which could impact on the viability of a scheme. |
| 269 | 3.307 | 99 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 272 | 1.217 | 49 | 3 | The site is currently the surface car park for the supermarket. Achieving development on the site will be difficult without causing issues for the supermarket. |
| 280 | 1.867 | 56 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 286 | 0.511 | 20 | 2 | There is a gas pipeline running through the site which will impact on development on part of the site, however there appears to be little or no other constraints. |
| 290 | 1.391 | 56 | 2 | There would appear to be little constraint to bringing this site forward for development. However the site does fall within a flood zone. |
| 299 | 0.44 | 13 | 2 | There would appear to be little or no constraints to bringing this site forward for development, however contaminated land would need remediating. Located adjacent to an LNR and so a scheme would need to be sensitively designed to mitigate this. |
| 306 | 0.85 | 43 | 2 | There would appear to be little or no constraints to bringing this site forward for development, however if a residential scheme was built it would result in significant parking issues with the loss of a number of spaces. |
| 307 | 0.502 | 15 | 2 | Part of the site would need remediation works as it is on top of mineshafts. However there would appear to be little on no other constraints on the site. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 308 | 0.428 | 13 | 3 | There are a number of constraints on the site that would hinder the achievability of the site. Part of the site is in existing use, there is dense vegetation across the remainder of the site and the shape of the site would greatly limit the scope of development. |
| 319 | 0.461 | 23 | 3 | There are a number of constraints associated with the site that could hinder the development coming forward including in existing commercial use, potentially significant remediation work, listed buildings and a conservation area. |
| 323 | 10.633 | 319 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 324 | 2.059 | 62 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 325 | 2.019 | 61 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 329 | 1.188 | 30 | 1 | There appears to be little or no constraints to making the site developable. |
| 330 | 1.415 | 57 | 3 | The site is currently in commercial use as a scrap yard. There could be significant remediation costs required in order to make the site suitable for achieving residential development. |
| 331 | 4.556 | 114 | 3 | Site is currently in existing commercial use and therefore achieving development on the site would not be expected whilst a viable use in currently in place. |
| 332 | 1.107 | 28 | 1 | There appears to be little or no constraints to making the site developable. There are TPOs on the site however it would be possible to design a scheme around these. |
| 335 | 3.809 | 114 | 3 | The site is currently in commercial use as a scrap yard. There could be significant remediation costs required in order to make the site suitable for achieving residential development. |
| 336 | 10.421 | 261 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The scale of development would make this a long term site. |
| 337 | 0.806 | 20 | 3 | There are a number of constraints on the site that would hinder the achievability of the site. The isolated site would be difficult to connect to utilities and access is limited. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 339 | 0.676 | 17 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 342 | 2.574 | 64 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 343 | 5.211 | 130 | 3 | Isolated greenfield site that would require a significant amount of work to bring it forward as a viable development site. Site is located above historic mineshafts, significant work would be required to make suite achievable. |
| 344 | 3.555 | 89 | 2 | Site located on top of historic mineshafts, however, given the size of the site, residential elements could be accommodated on other, unaffected parts of the site. |
| 345 | 0.624 | 16 | 3 | Isolated greenfield site that would require a significant amount of work to bring it forward as a viable development site. |
| 346 | 5.011 | 125 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. |
| 347 | 4.039 | 101 | 3 | Isolated greenfield site that would require a significant amount of work to bring it forward as a viable development site. |
| 348 | 0.16 | 4 | 1 | Small scale sites located in proximity to Waters Upton. Limited constraints to the site and could be brought forward reasonably easily and quickly. |
| 349 | 0.597 | 24 | 1 | There are existing uses currently on the site however these would not hinder bringing development forward. |
| 351 | 3.019 | 75 | 2 | Greenfield site which would need little remediation work. Access to the site could prove problematic. |
| 353 | 1.122 | 28 | 2 | Greenfield site which would need little remediation work. Pylon in the centre of the site would need rerouting. |
| 354 | 0.468 | 12 | 2 | Currently brownfield site used as agricultural hard standing, could be contamination issues relating to this. |
| 356 | 0.58 | 23 | 2 | Site is formerly used as a bus depot significant site clearance would be required and there could be potential for contaminated land issues resulting from the depot use. |
| 357 | 32.777 | 1311 | 2 | The quarry site is a very large site that will have with it a wide and varied range of constraints associated that will impact on the viability and achievability of a scheme brought forward. The large amount of development would make this a long term site. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 361 | 96.512 | 2413 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. Listed buildings and flood zones could impact on the design of a scheme, however given the size of the site these could be mitigated against. The scale of development would make this a long term site. |
| 362 | 2.31 | 58 | 1 | There are existing uses currently on the site however these would not hinder bringing development forward. Part of the site falls within a flood zone however on a large site this could be mitigated against in the design of a scheme. |
| 364 | 6.094 | 152 | 2 | Could be contamination issues on the part of the site currently occupied with agricultural buildings. Site largely greenfield. Limited residential development in the surrounding area. |
| 366 | 2.63 | 66 | 1 | There would appear to be little or no constraints to bringing this site forward for development. Part of the site falls within a flood zone however on a large site this could be mitigated against in the design of a scheme. |
| 371 | 1.052 | 42 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 372 | 2.231 | 67 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 373 | 0.798 | 20 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 374 | 6.006 | 150 | 2 | The site has TPOs in place and in located within Flood Zone 2, however there appears to be little other constraints on the site. |
| 375 | 3.448 | 138 | 2 | Part of the site is occupied by former mental health services however this is no longer in use. The area of ground that does not have any buildings on is highlighted as unstable and so may need significant remediation work. |
| 377 | 5.41 | 135 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 378 | 4.221 | 169 | 1 | There would appear to be little or no constraints to bringing this site forward for development. Located adjacent to historic mining area. |
| 379 | 52.812 | 1320 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The scale of development would make this a long term site. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 380 | 1.59 | 64 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 381 | 1.276 | 38 | 2 | A tight site. May be difficult to design a scheme that fits on the site whilst maintaining the viability of a scheme. The site also falls within a flood zone. |
| 383 | 5.85 | 146 | 3 | A large portion of the site is currently in commercial use. The remainder of the site has a number of constraints to achieving housing most notably the shape of the site and the ability to bring forward a housing scheme on the narrow parcels of land. |
| 385 | 2.677 | 107 | 3 | There are a number of constraints on the site that would hinder the achievability of the site, these include listed buildings, landfill and flood zones. |
| 386 | 61.222 | 1531 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The scale of development would make this a long term site. |
| 387 | 16.891 | 507 | 2 | There are a number of constraints on the site that would hinder the achievability of the site including parts of the site being used for landfill and areas of mineshafts. However the large site could accommodate a scheme that would mitigate these impacts. |
| 388 | 17.344 | 434 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The site is located within the flood zone, however the large site size could accommodate a scheme to mitigate these areas. The scale of development would make this a long term site. |
| 389 | 3.739 | 112 | 3 | There do not appear to be many major constraints on the site however it is located in an area dominated by commercial uses. Achieving development could therefore be difficult in viability terms as a result of achievable sales values. |
| 390 | 1.995 | 50 | 1 | Site is located in a conservation area and has TPOs on-site, other than these two factors there does not appear to be serious constraint on the achievability of the site. |
| 392 | 1.409 | 35 | 1 | There do not appear to be many major constraints on the site however it is located in an area dominated by commercial uses. Achieving development could therefore be difficult in viability terms as a result of achievable sales values. |
| 395 | 5.156 | 155 | 2 | Access to this site will be determined by the other parcels of land around it being brought forward. Part of the site is also located within a flood zone, the size of the site could accommodate a scheme that could mitigate against this. The area is proposed as an LNR. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 396 | 0.694 | 21 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 400 | 1.833 | 73 | 3 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities would be high. Access to the site will be problematic. |
| 401 | 1.137 | 34 | 3 | Site is currently in commercial use and therefore a residential development would not be expected to come forward whilst the site is in a viable use. |
| 402 | 0.478 | 19 | 2 | There would appear to be little or no significant costs associated with bringing the site forward for development. However there would be a loss of parking for the patrons of the pub which could cause traffic issues. |
| 403 | 0.43 | 13 | 3 | There are a number of constraints on the site that would hinder the achievability of the site. The site is located above historic mineshafts and is in an area dominated by commercial/industrial uses. |
| 404 | 10.056 | 251 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities would be high. The size of development would make this a long term project. |
| 405 | 61.441 | 1536 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities would be high. The size of development would make this a long term project. |
| 406 | 1.905 | 48 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The size of development would make this a long term project. |
| 407 | 43.181 | 1295 | 3 | Site of former landfill will mean land is more than likely contaminated and remediation works would be required. Site is also highlighted for employment use. |
| 409 | 0.491 | 15 | 3 | There are a number of constraints on the site that would hinder the achievability of the site. |
| 411 | 18.691 | 561 | 3 | The site is still in use as a hospital and so it would be very difficult to achieve residential development on the site without the significant cost of relocating a hospital. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 413 | 0.911 | 23 | 3 | Large site located next to industrial uses. The site may have significant costs attached to it in order to connected to the necessary infrastructure and utilities to make development achievable. |
| 414 | 31.253 | 781 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The size of development would make this a long term project. |
| 416 | 4.912 | 123 | 1 | Large greenfield site adjacent to the A41. Good site access and appears to have limited site remediation requirements. |
| 418 | 2.503 | 63 | 2 | Large greenfield site outside the settlement. Connecting the site to infrastructure and utilities could be costly. |
| 420 | 2.571 | 64 | 1 | Large greenfield site adjacent to the A442. Good site access and appears to have limited site remediation requirements. TPOs on site. |
| 424 | 0.632 | 19 | 2 | Part of the site is currently in residential use, access to the remainder of the site could prove problematic to bringing the site forward for development. |
| 426 | 0.698 | 21 | 3 | Site is currently in use as a care home. |
| 428 | 2.607 | 78 | 2 | Site located on top of historic mineshafts, however, given the size of the site, residential elements could be accommodated on other, unaffected parts of the site. |
| 429 | 6.721 | 269 | 3 | There are a range of issues on the site that would mean achieving residential development on this site difficult. The site is covered in dense vegetation and there is a large lake in the centre of the site. It could be difficult to implement a viable scheme around these. |
| 432 | 4.182 | 167 | 3 | The site is currently in commercial use as a scrap yard. There could be significant remediation costs required in order to make the site suitable for achieving residential development. Part of the site is also located within flood zones. |
| 433 | 0.757 | 38 | 2 | There would appear to be little or no constraints to bringing this site forward for development. However the topography of the site could have an impact on the viability of a scheme, trying to work one that fits on the site effectively. |
| 434 | 1.56 | 39 | 1 | Small extension to the existing settlement of High Ercall. Good access and service connections should be achievable on the site. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 435 | 162.809 | 4070 | 2 | Significant and complex site that will no doubt have numerous issues associated with it and will take a long period of time to bring forward. These could include the area used as a quarry as well as the scheduled ancient monuments on the site. However, the site will greatly help to achieve the housing targets. |
| 436 | 3.931 | 197 | 2 | Site located on top of historic mineshafts, however, given the size of the site, residential elements could be accommodated on other, unaffected parts of the site. |
| 437 | 1.503 | 45 | 2 | Part of the site would need remediation works as it is a former landfill site and on top of mineshafts. However there would appear to be little on no other constraints on the site. |
| 438 | 45.738 | 1143 | 2 | Significant site that if brought forward would be done so over a long period of time. Appear to be limited constraints on the site that would hinder it being brought forward though. Located in flood zone and there are TPOs in proximity to the site. |
| 440 | 0.615 | 31 | 2 | The site is currently in use as a surface car park for the town centre. There appears to be little other constraint on the achievability of the development. |
| 443 | 0.778 | 23 | 3 | The site is currently formal amenity space. Access is restricted and would make it difficult to achieve development. |
| 444 | 1.297 | 52 | 2 | There would appear to be little or no constraints to bringing this site forward for development. However the site is located above an area of landfill and mineshafts. These could potentially have implications on the achievability of development. |
| 445 | 2.284 | 91 | 1 | There would appear to be little or no constraint on development on this site. Located adjacent to a recently built residential scheme. |
| 446 | 0.809 | 20 | 2 | There would appear to be little or no significant cost to bringing the site forward for development. There could be potential access issues to the site. |
| 449 | 9.564 | 287 | 1 | There would appear to be little or no constraints to bringing this site forward for development. There is a TPO on the site however a scheme could be designed to include/mitigate against when developing a large site like this. |
| 453 | 0.433 | 11 | 3 | Limited site remediation and preparatory works, however in close proximity to locally listed building. |
| 455 | 2.733 | 68 | 2 | Part of the site is in use for agricultural purposes and has a listed building on it. Connecting to infrastructure, utilities and services could prove costly. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 456 | 1.399 | 35 | 3 | Access to the site would be difficult and would require the demolition of an existing dwelling. |
| 457 | 2.959 | 74 | 1 | The site is located between two residential areas, there would be little remediation work required as the field is currently used for agricultural purposes. TPOs on the edge of the site, however these could easily be mitigated against in order to achieve development. |
| 460 | 1.258 | 38 | 3 | The site is currently in use as a garage. The site, as a result, could have contamination issues which would need to be remediated. Could impact on scheme viability |
| 461 | 1.269 | 38 | 2 | There is a TPO on the site and access could be problematic. The topography of the site could have implications on the achievability if enough dwellings can't be brought forward to make a scheme viable. |
| 462 | 1.986 | 60 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 463 | 1.254 | 38 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 464 | 3.662 | 110 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 468 | 1.247 | 50 | 2 | The site is located in the grounds of a school. There would appear to be little or no constraints on bringing forward development on the site, however there would be a significant loss of amenity space at the school. |
| 470 | 0.633 | 25 | 2 | The site is located in the grounds of a school. There would appear to be little or no constraints on bringing forward development on the site, however there would be a significant loss of amenity space at the school. |
| 475 | 1.916 | 48 | 3 | The site is covered in trees in it's entirety and is not located in a suitable location. No site access, no utilities connections. Achieving development on the site will be difficult. |
| 476 | 1.389 | 42 | 3 | There are a range of issues on the site that would mean achieving residential development on this site difficult. These include mineshafts under the site, access issues, the site being in existing use as well as potential land remediation work being required. |
| 478 | 1.578 | 63 | 2 | The site is currently in residential use. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 481 | 2.017 | 50 | 2 | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. Listed building would need to be taken into consideration when bringing forward development on the site. |
| 482 | 9.678 | 242 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. Parts of the site fall within flood zones, however the scale of development could allow for mitigation against these areas. The scale of development would make this a long term site. |
| 484 | 0.442 | 13 | 2 | The site is currently in commercial use, however there would appear to be little or no significant costs associated with bringing the site forward for development. Acceptable access arrangements could be problematic for a residential development on the site. |
| 485 | 1.009 | 25 | 1 | There would appear to be little or no significant costs associated with bringing the site forward for development. |
| 486 | 5.674 | 170 | 1 | There would appear to be little or no significant costs associated with bringing the site forward for development. |
| 487 | 3.019 | 121 | 1 | There would appear to be little or no significant costs associated with bringing the site forward for development. |
| 488 | 6.571 | 263 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 494 | 7.314 | 183 | 2 | Flat, open site with limited constraints to bringing it forward for development. Connecting the site to utilities could be costly as the site is remote. Adjacent site is currently under development which would benefit this site being brought forward. |
| 500 | 24.038 | 601 | 3 | The site is currently in commercial use. |
| 502 | 0.607 | 24 | 2 | Part of the site is in commercial use which could require remediation work in order for development to be achieved. Remediation work would also be required for the land above historic mineshafts. |
| 504 | 3.425 | 86 | 1 | There would appear to be little or no significant costs associated with bringing the site forward for development. |
| 505 | 0.421 | 11 | 2 | Currently in residential use, site would have to be cleared to accommodate additional dwellings. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 506 | 1.432 | 57 | 2 | Currently in residential use, site would have to be cleared to accommodate additional dwellings. Locally listed building is located on the site which could limit the scope for development. |
| 507 | 1.258 | 31 | 2 | Greenfield site with little remediation work required. Connecting the site to utilities and service networks could prove costly as it is outside the settlement. |
| 508 | 49.402 | 1235 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The scale of development would make this a long term site. |
| 509 | 1.055 | 26 | 1 | There would appear to be little or no significant costs associated with bringing the site forward for development. |
| 510 | 0.847 | 34 | 1 | Site is currently used as a haulage company depot, could be contamination issues associated with the site. The access is also limited which could hinder achieving development on the site. Previous residential PP granted. |
| 511 | 10.356 | 259 | 2 | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. |
| 512 | 0.506 | 15 | 2 | Currently in residential use, site would have to be cleared to accommodate additional dwellings. |
| 515 | 9.047 | 226 | 3 | Large site located away from the main settlement of Tibberton, would require significant work to accommodate residential development on the site. |
| 516 | 1.702 | 43 | 2 | Greenfield site located outside Tibberton, however adjacent to residential properties. The cost of connecting the site to infrastructure and utilities could be high in order to bring the site forward. |
| 517 | 5.74 | 144 | 1 | There would appear to be little or no constraints to bringing this site forward for development. A TPO on the edge of the site could easily be mitigated against on a development of this size. |
| 518 | 46.78 | 1170 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The scale of development would make this a long term site. |
| 519 | 18.704 | 468 | 3 | Remote greenfield site would require significant work to connect the site to infrastructure, utilities and services. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 524 | 5.883 | 147 | 2 | The site is located on top of historic mineshafts and there are electricity cables passing across the site. |
| 525 | 0.64 | 26 | 2 | The site is located on top of historic mineshafts and landfill which could be costly to remediate and therefore affect viabilities on a small development site like this. |
| 531 | 0.686 | 27 | 3 | There are a range of issues on the site that would mean achieving residential development on this site difficult. These include mineshafts, World Heritage Site status on part of site, a conservation area, as well as TPOs and the site being located in Flood Zone 2. |
| 537 | 0.651 | 16 | 2 | The site is currently in agricultural use, could potentially be a requirement for significant remediation works on the site. The site is also located within a conservation area and there are listed buildings in proximity to the site. |
| 538 | 0.86 | 22 | 2 | Large residential curtilage with various structures, relatively significant site clearance works would be required in order to make the site developable. |
| 542 | 3.315 | 99 | 2 | The site is currently in use for a range of industrial uses and is located on top of historic mineshafts. Significant remediation work would be required in order to achieve development on the site. |
| 543 | 3.813 | 114 | 2 | The site is located on top of historic mineshafts and so remediation work would be required. Large site could have scheme built around this potential issue. |
| 548 | 0.815 | 20 | 1 | There would appear to be little or no significant costs associated with bringing the site forward for development. |
| 549 | 4.329 | 130 | 3 | The site is currently in commercial use. A significant amount of site clearance would be required to achieve residential development. |
| 551 | 2.976 | 74 | 1 | There would appear to be little or no significant costs associated with bringing the site forward for development. There is a TPO on a corner of the site however this could easily be mitigated on a site of this size. |
| 552 | 0.413 | 10 | 2 | Site covered in existing buildings that would need to be removed. Potential contamination of site from previous uses. |
| 560 | 2.8 | 112 | 1 | There appears to be little or no significant remediation work required to make this site achievable. |
| 563 | 2.05 | 51 | 2 | There would appear to be little or no significant costs associated with bringing the site forward for development. However some highway works may be required to unlock the site. |
| 564 | 2.712 | 68 | 2 | Greenfield site with little remediation work required. Connecting the site to utilities and service networks could prove costly as it is outside the settlement. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 565 | 8.612 | 215 | 3 | Site is currently in use for MOD purposes. Potential for significant remediation works required to make the site ready for development. Service and utilities connections could also be expensive. The site is also located in a flood zone. |
| 567 | 7.868 | 197 | 2 | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. |
| 568 | 2.093 | 52 | 2 | Significant sites have been identified in the area that could deliver a large number of units. Additional sites could either contribute to a strategic development area or could hinder the delivery of sites. Neighbouring site has been given approval for residential already. |
| 569 | 5.233 | 131 | 2 | This greenfield location is isolated from the surrounding settlement. Connecting the site to infrastructure and utilities will be an expensive a drawn out process. |
| 571 | 11.462 | 458 | 3 | There are a range of issues on the site that would mean achieving residential development on this site difficult. The site is covered in dense vegetation, parts of the site are areas of former landfill and it is remote from any other development. It would therefore be difficult to achieve development on this site. |
| 574 | 1.064 | 27 | 1 | There would appear to be little or no significant costs associated with bringing the site forward for development. |
| 575 | 0.413 | 10 | 1 | There would appear to be little or no significant costs associated with bringing the site forward for development. There is a TPO on the site that could potentially impact on a scheme on a small site such as this. |
| 576 | 3.341 | 134 | 1 | There would appear to be little or no significant costs associated with bringing the site forward for development. |
| 577 | 2.164 | 87 | 3 | There are a range of issues on the site that would mean achieving residential development on this site difficult. Issues include location on a former landfill, location within a flood zone and the limited accessibility of the site for a residential development. |
| 580 | 0.809 | 20 | 2 | Located adjacent to existing residential uses. Currently used for agriculture, limited/no remediation required to prepare the site. Access to the site could be problematic. |
| 582 | 1.094 | 27 | 1 | Located adjacent to existing residential uses. Currently used for agriculture, limited/no remediation required to prepare the site. |
| 583 | 1.372 | 34 | 1 | Located adjacent to existing residential uses. Currently used for agriculture, limited/no remediation required to prepare the site. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 584 | 12.936 | 323 | 2 | Former airfield could potentially need site remediation works. Remote site with limited access. |
| 587 | 0.803 | 32 | 3 | The site is currently in commercial use. A significant amount of site clearance would be required to achieve residential development. The site is also located in an area of flood zone. |
| 591 | 3.266 | 131 | 1 | There would appear to be little or no constraint on development on this site. Located adjacent to a recently built residential scheme. |
| 595 | 21.439 | 536 | 2 | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. |
| 601 | 8.236 | 206 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 602 | 2.751 | 110 | 3 | There are a range of issues on the site that would mean achieving residential development on this site difficult. The site is densely covered in vegetation, part of the site is a former landfill and there could be issues with accessing the site effectively. |
| 603 | 6.85 | 274 | 3 | Parts of the site are located in a world heritage site, and are unstable due to mineshafts. Significant work could be required to achieve residential development on the site. |
| 605 | 3.979 | 99 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 606 | 5.918 | 148 | 3 | There could potentially be access issues to the site which could hinder the delivery of the site. The site is also located in flood zone 2. |
| 607 | 5.276 | 132 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. |
| 608 | 3.319 | 83 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. |
| 609 | 6.579 | 164 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 610 | 4.764 | 119 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. |
| 611 | 32.291 | 807 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. |
| 612 | 3.51 | 88 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 613 | 1.099 | 27 | 1 | There would appear to be little or no constraint on development on this site. Located adjacent to a recently built residential scheme. |
| 615 | 2.847 | 85 | 2 | The site is located on top of historic mineshafts and so remediation work would be required. Large site could have scheme built around this potential issue. |
| 616 | 2.684 | 67 | 2 | Part of the site is in existing commercial use, the other part of the site is greenfield and appears to have little sign of remediation requirements. |
| 617 | 3.793 | 95 | 2 | Part of the site is in existing residential use, the other part of the site is greenfield and appears to have little sign of remediation requirements. |
| 621 | 0.318 | 8 | 1 | There would appear to be little or no significant cost to bringing the site forward for development. |
| 622 | 0.96 | 24 | 2 | There would appear to be little or no significant cost to bringing the site forward for development. However site 621 would need to be brought forward to unlock the site for development. |
| 623 | 0.507 | 13 | 2 | Flat, open site with limited constraints to bringing it forward for development. Connecting the site to utilities could be costly as the site is remote. |
| 624 | 4.391 | 110 | 3 | Currently in use as a garden centre. Would require significant preparatory works for residential development. |
| 626 | 0.432 | 11 | 3 | The site is extremely overgrown and connecting the site to existing infrastructure and utilities could be costly. The site is also located within a conservation area. |
| 630 | 1.835 | 46 | 2 | There would appear to be little or no significant cost to bringing the site forward for development. There could be potential access issues to the site, there are also TPOs on the site however a site of this sizes could mitigate against these. |
| 635 | 1.184 | 30 | 2 | Neighbouring site has gained planning approval for 8 residential units and the site is being promoted alongside this site. Bringing site 634 forward for development will improve the achievability of this site. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 637 | 0.459 | 11 | 2 | Very narrow site could prove difficult to achieve enough residential development to make a scheme stack up. |
| 638 | 16.061 | 482 | 3 | It would be very difficult to achieve residential development on the site. Would involve the loss of Telford's shopping centre. |
| 640 | 0.699 | 35 | 3 | There are a number of constraints on the site that would hinder the achievability of the site. The site is currently in industrial use and so there could be issues of contamination. |
| 641 | 1.085 | 33 | 2 | Access as it stands is tight on this site and could limit the site's ability to accommodate residential development as there may be high costs involved. |
| 654 | 0.887 | 22 | 1 | There would appear to be little on no constraint to the achievability of development on the site. The site is located within a conservation area and so a scheme would need to be designed sensitively in order to achieve development in this area. |
| 656 | 0.625 | 19 | 3 | The site is currently used as a school. Access to the site would be difficult. |
| 657 | 2.471 | 74 | 3 | The site is currently used as a school. |
| 658 | 30.525 | 763 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. |
| 660 | 0.632 | 19 | 1 | There would appear to be little or no constraints on bringing forward the site for development. |
| 661 | 1.267 | 38 | 3 | The site is currently used as a pupil referral unit and therefore achieving development on this site will be unlikely. |
| 662 | 0.629 | 19 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 663 | 0.797 | 24 | 2 | There would appear to be little or no constraints to bringing this site forward for development. The site makes up an area proposed for a local nature reserve which could have implications for a scheme coming forward on this site. The area is proposed as an LNR. |
| 664 | 0.446 | 13 | 2 | There would appear to be little or no constraints to bringing this site forward for development. The site makes up an area proposed for a local nature reserve which could have implications for a scheme coming forward on this site. The area is proposed as an LNR. |
| 665 | 0.956 | 29 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 667 | 1.861 | 56 | 3 | The site is currently in use as a school. |
| 668 | 1.004 | 30 | 2 | Depending on site 396, access to the site could prove difficult. Would result in the loss of playing field. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 670 | 1.449 | 43 | 2 | Part of the site would need remediation works as it is a former landfill site and on top of mineshafts. However there would appear to be little on no other constraints on the site. |
| 671 | 0.74 | 22 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 672 | 2.4 | 96 | 2 | There would appear to be little or no constraints to bringing this site forward for development. Achieving development on the site would result in the loss of a playing field, mitigating this through offsite provision could have implications on the viability of a development scheme. |
| 673 | 1.047 | 42 | 3 | There would be issues with accessing the site and connecting the site to utilities and infrastructure, however there would appear to be little or no other constraints. |
| 676 | 0.592 | 18 | 3 | There would be issues with accessing the site and connecting the site to utilities and infrastructure, however there would appear to be little or no other constraints. |
| 678 | 0.428 | 17 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 679 | 0.582 | 17 | 2 | The site is located on top of a former landfill site and so there is likely to be remediation work required in order for development to be achieved on the site. |
| 682 | 1.783 | 71 | 2 | The site is located in a flood zone area, development would result in the loss of a playing field and the area is proposed for a local nature reserve. All of which could influence the achievability of development of the site. The area is proposed as an LNR. |
| 685 | 1.118 | 34 | 1 | The site would require limited remediation and preparatory works in order to make the site readily developable for housing. |
| 686 | 0.204 | 6 | 2 | A tight site would have difficulty getting housing located on the site whilst maintaining amenity space and access. |
| 687 | 2.394 | 72 | 3 | There are a number of constraints on the site that would hinder the achievability of the site. |
| 689 | 37.87 | 1136 | 3 | There would appear to be little or no constraints to bringing this site forward for development, however the site is currently in employment use. |
| 690 | 0.763 | 23 | 2 | There could be issues with accessing the site and connecting it the utilities. |
| 691 | 1.084 | 27 | 1 | Limited constraints to the site and could be brought forward reasonably easily and quickly. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 694 | 30.279 | 757 | **2** | Significantly large site occupied by former British Sugar plant. Could have significant remediation costs associated with a development. Size of the site would mean a long term project and delivery. |
| 696 | 2.805 | 70 | **2** | Large, open greenfield site with limited apparent constraints. Electricity pylons would need rerouting to enable development to come forward. |
| 697 | 2.021 | 51 | **2** | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. Small area of the site falls within a flood zone. |
| 699 | 6.216 | 155 | **2** | Located behind site 509. Until 509 is brought forward it would appear difficult to bring this site forward. Small area of the site falls within a flood zone area however a large site like this could easily mitigate this. |
| 700 | 3.242 | 81 | **2** | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. Part of the site falls within a flood zone. The scale of development would make this a long term site. |
| 701 | 15.289 | 382 | **2** | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. Small area of the site falls within a flood zone. |
| 702 | 2.288 | 57 | **2** | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. Small area of the site falls within a flood zone. |
| 703 | 5.255 | 131 | **2** | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The scale of development would make this a long term site. |
| 704 | 10.089 | 252 | **2** | There would appear to be little on-site remediation work needed for this site, however costs of connecting the site to the surrounding infrastructure and utilities could be high. The scale of development would make this a long term site. |
| 705 | 14.544 | 364 | **2** | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. Small area of the site falls within a flood zone. |
| 706 | 7.56 | 189 | **2** | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. Small area of the site falls within a flood zone. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 707 | 24.094 | 602 | 2 | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. Small area of the site falls within a flood zone. The scale of development would make this a long term development site. |
| 708 | 2.961 | 74 | 2 | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. Small area of the site falls within a flood zone. The scale of development would make this a long term development site. |
| 711 | 7.168 | 179 | 2 | Site is located in the flood zone, greenfield site would have significant costs associated with connected to infrastructure and utilities. Site features in an area with a number of large sites that could potentially deliver high volumes of housing. Located above historic mineshafts. |
| 712 | 7.891 | 197 | 2 | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. Small area of the site falls within a flood zone. The scale of development would make this a long term development site. |
| 713 | 3.728 | 93 | 2 | Greenfield site with little remediation work required. Connecting the site to service networks could prove costly as it is outside the settlement. The scale of development would make this a long term development site. |
| 714 | 5.705 | 143 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The scale of development would make this a long term site. |
| 716 | 0.929 | 23 | 1 | Infill development that would link up residential sites. Good access and limited site remediation work required other than clearing the site. |
| 717 | 0.417 | 10 | 2 | Significant work could be required to connect the site to existing infrastructure and utilities in order to make the site usable. |
| 719 | 1.181 | 30 | 1 | The site would require limited remediation and preparatory works in order to make the site readily developable for housing. Part of the site is located within a flood zone however this could be mitigated against. |
| 723 | 2.171 | 54 | 2 | Would appear to be a brook passing through the site. Would require site levelling and preparatory works to enable housing development. TPOs on site however a site of this size could easily mitigate against this . |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 726 | 0.567 | 14 | 1 | Small scale sites located in close proximity to Waters Upton. Limited constraints to the site and could be brought forward reasonably easily and quickly. |
| 727 | 0.477 | 12 | 1 | Small scale sites located in proximity to Waters Upton. Limited constraints to the site and could be brought forward reasonably easily and quickly. |
| 729 | 10.099 | 252 | 2 | There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. Achieving development on this site could be dependent on 113. There is a scheduled ancient monument that would need to be mitigated against, this would not be problematic on a site of this size. |
| 732 | 8.997 | 270 | 1 | There would appear to be little or no constraints to bringing this site forward for development. There are mineshafts under the site however a site of this size should be able to have a scheme designed with these in mind. |
| 733 | 0.675 | 27 | 2 | There are constraints on the site that would hinder the achievability of the site. These include being located in a conservation area, a World Heritage Site, flood zone 2 and issues of land instability |
| 734 | 0.964 | 24 | 2 | Small scale development with limited remediation costs to prepare the site. Could have higher costs connecting the site to utilities and infrastructure. |
| 737 | 1.015 | 30 | 1 | There would appear to be little or no constraints to bringing this site forward for development. However, new play equipment may need to be relocated. |
| 741 | 0.411 | 10 | 2 | Site is currently in agricultural use, a number of buildings would need to be cleared to make the site available for development. |
| 744 | 0.679 | 17 | 2 | Existing residential use which could accommodate additional residential uses within the curtilage. |
| 746 | 1.501 | 38 | 2 | The cost of connecting the site to infrastructure and utilities could be expensive. Otherwise there would appear to be little remediation work required. |
| 748 | 6.308 | 252 | 2 | The school on the site is still currently in use however is part of the disposal/BSF plan. Development could therefore be achievable in the long term. |
| 749 | 0.724 | 18 | 3 | Site has TPOs. Cost of connecting the site to infrastructure and utilities could be high as the site is removed from Tibberton. |
| 751 | 1.462 | 37 | 3 | Site located in flood zone. Could have significant costs for flood mitigation if necessary. |
| 753 | 2.847 | 85 | 3 | The site is currently in commercial use. A significant amount of site clearance would be required to achieve residential development. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 754 | 4.899 | 122 | 2 | A large electricity pylon is located on part of the site. May hinder future development of the site. |
| 755 | 9.824 | 246 | 3 | The site is currently in use as sports playing field, facilities may need to be replaced at significant cost to the developer. |
| 756 | 3.082 | 77 | 3 | Located on the edge of Long Lane. Would require significant infrastructure works to bring the site forward. The site is also located within a flood zone. |
| 757 | 1.848 | 46 | 2 | Greenfield site located at Stanford Bridge. Would significantly increase dwelling numbers in the hamlet and therefore could be issues with connecting the site to the existing infrastructure and utilities. Located immediately adjacent to the A41. |
| 758 | 2.129 | 64 | 3 | The site is currently in commercial use. A significant amount of site clearance would be required to achieve residential development. |
| 759 | 0.831 | 21 | 2 | There would appear to be little remediation work required to make the site achievable. The shape of the site could limit the amount of development that could take place on the site. |
| 760 | 0.628 | 16 | 1 | Small scale development would require little work to prepare the site for development. |
| 761 | 0.586 | 15 | 2 | There would appear to be little remediation work required to make the site achievable. Access to the site will be problematic and part of the site falls within a flood zone. |
| 762 | 2.115 | 63 | 3 | The site is currently in commercial use. A significant amount of site clearance would be required to achieve residential development. |
| 763 | 4.542 | 114 | 2 | Greenfield site with little remediation work required. Connecting the site to utilities and service networks could prove costly as it is outside the settlement. |
| 764 | 0.743 | 19 | 1 | Small scale development would require little work to prepare the site for development. |
| 765 | 1.184 | 30 | 1 | Small scale development would require little work to prepare the site for development. |
| 766 | 1.333 | 33 | 1 | The site would require limited remediation and preparatory works in order to make the site readily developable for housing. |
| 767 | 2.326 | 58 | 2 | The site has electricity cables running across the site. These would need redirecting and could be costly. Other than this there appears to be limited costs associated with bringing the site forward. |

| SHLAA_ ID | Net Site Area | Net Yield | Achievability Category | Comments |
|---|---|---|---|---|
| 769 | 0.106 | 3 | 1 | There would appear to be little or no constraints to bringing this site forward for development. |
| 770 | 1.493 | 37 | 3 | Limited site remediation works would be required however the cost of connecting the site with services and utilities would be costly given its location. |
| 771 | 0.579 | 14 | 2 | There are a number of electricity pylons that would need relocating in order for the site to be easily developable. No other constraints identified. |
| 772 | 0.274 | 7 | 2 | The site is surrounded by road and therefore is constrained. Could accommodate housing however it may not be enough to make the site achievable. |
| 773 | 17.827 | 446 | 2 | This greenfield location is isolated from the surrounding settlement. Connecting the site to infrastructure and utilities will be an expensive a drawn out process. |

# Appendix F High Level Assessment with Value Zones

pba peterbrett

## Legend

Achievability Category

- 1
- 2
- 3

Value Areas

- High
- Medium
- Medium Low
- Low