

APPENDIX 1



Accommodation Schedule		
Affordable - Rent		
Affordable Rent Apartments		
Type AA9	1 bed apartment	4
Type AA10	1 bed apartment	3
Total Affordable Rent Apartments		7
Affordable Rent Houses		
Type AH1	2 bed house	7
Type AH2	3 bed house	5
Type AH3	4 bed house	2
Total Affordable Rent Houses		14
Total Affordable Rent Dwellings		21
 Affordable - Shared Ownership		
Affordable Shared Ownership Apartments		
Type AA8	2 bed apartment	3
Type AA11	1 bed M4(3) apartment	3
Total Affordable Shared Ownership Apartments		6
Affordable Shared Ownership Houses		
Type AH2	3 bed house	2
Type AH3	4 bed house	1
Total Shared Ownership Houses		3
Total Affordable Shared Ownership Dwellings		9
 Grand Total Affordable Dwellings		
		30

APPENDIX 2

Turner Morum

Riverdale Developments

Mercer Road, North Horsham

Tab / Scheme Description	AH %	Units	AH Units	Affordable Units			GDV	Development Costs & Profit	RLV	BLV	Surplus/ Deficit	Viable/ Non-Viable
				AR	SO	FH						
1A. 40% Affordable Housing	40%	304	122	70%	30%	0%	£110,785,669	-£127,131,227	-£16,345,559	£3,764,180	-£20,109,739	NON-VIABLE
1B. 30% Affordable Housing	30%	304	91	70%	30%	0%	£119,155,137	-£130,650,428	-£11,495,291	£3,764,180	-£15,259,471	NON-VIABLE
1C. 20% Affordable Housing	20%	304	61	70%	30%	0%	£126,817,594	-£135,879,892	-£9,062,298	£3,764,180	-£12,826,478	NON-VIABLE
1D. 10% Affordable Housing	10%	304	30	70%	30%	0%	£135,953,608	-£138,128,266	-£2,174,658	£3,764,180	-£5,938,838	NON-VIABLE

Unit Type (average)	Tenure	Beds	Units	Average Unit Size (ft ²)	Average Unit Size (m ²)	Total ft ²	Total m ²	£/ft ²	£/Unit	Total Value	Market	Affordable	Non-Resi
1 Bed Flat	Market Housing	1	17	558	52	9,490	882	£417	£233,029	£3,961,500			
2 Bed Flat	Market Housing	2	18	765	71	13,769	1,279	£410	£313,500	£5,643,000			
2 Bed House	Market Housing	2	40	860	79	34,038	3,162	£470	£399,684	£15,987,353			
3 Bed House	Market Housing	3	70	1,038	96	72,358	6,722	£488	£504,150	£35,290,475			
4 Bed House	Market Housing	4	37	1,449	136	54,244	5,039	£467	£684,037	£25,309,357			
Total Market Housing		60%	182	1,010	94	183,899	17,085	£469	£473,581	£86,191,685	£86,191,685		
1 Bed Flat	Affordable Rent	1	28	582	54	16,380	1,522	£211	£121,974	£3,455,917			
2 Bed Flat	Affordable Rent	2	9	760	71	6,460	600	£211	£160,353	£1,362,998			
2 Bed House	Affordable Rent	2	20	851	79	16,878	1,568	£211	£179,553	£3,561,130			
3 Bed House	Affordable Rent	3	20	1,027	95	20,369	1,892	£211	£216,687	£4,297,627			
4 Bed House	Affordable Rent	4	9	1,265	118	10,753	999	£211	£266,903	£2,268,674			
Total Affordable Rent		70%	85	833	77	70,839	6,581	£211	£175,839	£14,946,346			
1 Bed Flat	Shared Ownership	1	12	582	54	7,130	662	£305	£176,184	£2,172,936			
2 Bed Flat	Shared Ownership	2	4	760	71	2,812	261	£305	£231,621	£856,996			
2 Bed House	Shared Ownership	2	9	851	79	7,347	683	£305	£259,354	£2,239,090			
3 Bed House	Shared Ownership	3	9	1,027	95	8,866	824	£305	£312,992	£2,702,168			
4 Bed House	Shared Ownership	4	4	1,265	118	4,681	435	£305	£385,526	£1,426,447			
Total Shared Ownership		30%	37	833	77	30,836	2,865	£305	£253,990	£9,397,637			
Total Affordable Housing		40%	122	833	77	101,675	9,446	£239	£199,541	£24,343,983		£24,343,983	
Total Scheme Housing			304	939	87	285,574	26,530	£387	£363,604	£110,535,669			
Commercial	SLV	Retail				0				£250,000			
Total Commercial						0			£0	£0	£250,000		
Total Scheme			304			285,574				£110,785,669			
Gross Ha/Acres					14.31	35.36							
Average Market Revenue (£/ft ²)						£469							
Fees and Marketing - Market & First Homes @								3.00%					
Transaction Costs - Affordable Housing @								0.50%					
Fees and Marketing - Commercial @								3.00%					
BCIS Build Costs Market Housing £ per ft ² @									3.00%				
BCIS Build Costs Market Flats £ per ft ² @									(£2,585,751)				
BCIS Build Costs Affordable Housing £ per ft ² @									(£121,720)				
BCIS Build Costs Affordable Flats £ per ft ² @									(£7,500)				
Externals (applied to standard build costs)													
Contingency													
Garages													
Single Garage													
Single Carport													
Part L - Building Regulation Amendments													
Part F / Future Homes - Building Regulation Amendments													
Technical Fees													
Developer Profit on Market Housing								20.0%					
Developer Profit on Affordable Housing								6.0%					
Developer Profit on Non-Residential								15.0%					
Blended Developer Profit Margin								16.9%					
GROSS CLEAN SERVICED VALUE										£29,239,938	£29,478,455	(£443,517)	£205,000
Infrastructure & Abnormals													
S106 Contributions													
Community Infrastructure Levy (CIL)				£/m ²	m ²	£/Net Acre	£/Unit						
				£184.56	21,160	£1,645,435	£103,047						
BNG						£/Net Acre	£/Unit						
Finance Costs - See Finance Tab						£174,816	£10,948						
RESIDUAL LAND VALUE										(£16,345,559)			
BENCHMARK LAND VALUE						£ / Gross Acre	Gross Acres	Total					
SDLT						£100,000	35.4	£3,536,000					
Agents & Legals							4.70%	£166,300					
SURPLUS/DEFICIT							1.75%	£61,880			£3,764,180		
VIABLE/NON-VIABLE											NON-VIABLE		
Finance						% Costs	% GDV						
						5.5%	6.0%						

Unit Type (average)	Tenure	Beds	Units	Average Unit Size (ft ²)	Average Unit Size (m ²)	Total ft ²	Total m ²	£/ft ²	£/Unit	Total Value	Market	Affordable	Non-Resi
1 Bed Flat	Market Housing	1	19	560	52	10,583	983	£417	£232,500	£4,417,500			
2 Bed Flat	Market Housing	2	20	765	71	15,301	1,421	£410	£313,500	£6,270,000			
2 Bed House	Market Housing	2	48	860	79	40,838	3,794	£470	£399,461	£19,174,112			
3 Bed House	Market Housing	3	85	1,038	96	87,746	8,152	£488	£503,567	£42,803,207			
4 Bed House	Market Housing	4	41	1,449	136	60,000	5,574	£467	£682,990	£28,002,607			
Total Market Housing		70%	213	1,007	94	214,468	19,925	£469	£472,617	£100,667,426	£100,667,426		
1 Bed Flat	Affordable Rent	1	14	582	54	8,286	770	£211	£121,974	£1,748,287			
2 Bed Flat	Affordable Rent	2	4	760	71	3,268	304	£211	£160,353	£689,516			
2 Bed House	Affordable Rent	2	31	851	79	26,409	2,453	£211	£179,553	£5,572,122			
3 Bed House	Affordable Rent	3	10	1,027	95	10,304	957	£211	£216,687	£2,174,094			
4 Bed House	Affordable Rent	4	4	1,265	118	5,440	505	£211	£266,903	£1,147,682			
Total Affordable Rent		70%	64	839	78	53,707	4,990	£211	£177,058	£11,331,701			
1 Bed Flat	Shared Ownership	1	6	582	54	3,469	322	£305	£293	£1,057,104			
2 Bed Flat	Shared Ownership	2	2	760	71	1,368	127	£305	£293	£416,917			
2 Bed House	Shared Ownership	2	13	851	79	11,233	1,044	£305	£293	£3,423,473			
3 Bed House	Shared Ownership	3	4	1,027	95	4,313	401	£305	£293	£1,314,568			
4 Bed House	Shared Ownership	4	2	1,265	118	2,277	212	£305	£293	£693,947			
Total Shared Ownership		30%	27	839	78	22,660	2,105	£305	£255,778	£6,906,010			
Total Affordable Housing		30%	91	839	78	76,367	7,095	£239	£200,414	£18,237,711		£18,237,711	
Total Scheme Housing			304	957	89	290,835	27,019	£409	£391,135	£118,905,137			
Commercial	SLV	Retail				0				£250,000			
Total Commercial						0		£0	£0	£250,000			£250,000
Total Scheme			304			290,835				£119,155,137			
Gross Ha/Acres					14.31	35.36							
Average Market Revenue (£/ft ²)						£469							
Fees and Marketing - Market & First Homes @								3.00%					
Transaction Costs - Affordable Housing @								0.50%					
Fees and Marketing - Commercial @								3.00%					
BCIS Build Costs Market Housing £ per ft ² @									3.00%				
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BCIS Build Costs Affordable Housing £ per ft ² @									3.00%				
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Unit Type (average)	Tenure	Beds	Units	Average Unit Size (ft ²)	Average Unit Size (m ²)	Total ft ²	Total m ²	£/ft ²	£/Unit	Total Value	Market	Affordable	Non-Resi	
1 Bed Flat	Market Housing	1	25	560	52	13,929	1,294	£417	£417	£5,814,000				
2 Bed Flat	Market Housing	2	27	765	71	20,656	1,919	£410	£410	£8,464,500				
2 Bed House	Market Housing	2	60	860	79	51,038	4,742	£469	£469	£23,954,250				
3 Bed House	Market Housing	3	76	1,038	97	79,304	7,368	£487	£487	£38,634,178				
4 Bed House	Market Housing	4	55	1,449	136	80,497	7,478	£467	£467	£37,567,750				
Total Market Housing		80%	243	1,010	94	245,424	22,800	£466	£466	£114,434,678	£114,434,678			
1 Bed Flat	Affordable Rent	1	14	578	582	8,286	770	£211	£211	£1,748,287				
2 Bed Flat	Affordable Rent	2	4	760	760	3,268	304	£211	£211	£689,516				
2 Bed House	Affordable Rent	2	10	851	851	8,538	793	£211	£211	£1,801,513				
3 Bed House	Affordable Rent	3	10	1,027	1,027	10,304	957	£211	£211	£2,174,094				
4 Bed House	Affordable Rent	4	4	1,265	1,265	5,440	505	£211	£211	£1,147,682				
Total Affordable Rent		70%	43	833	77	35,836	3,329	£211	£211	£7,561,093				
1 Bed Flat	Shared Ownership	1	6	582	54	3,469	322	£305	£305	£1,057,104				
2 Bed Flat	Shared Ownership	2	2	760	71	1,368	127	£305	£305	£416,917				
2 Bed House	Shared Ownership	2	4	851	79	3,574	332	£305	£305	£1,089,287				
3 Bed House	Shared Ownership	3	4	1,027	95	4,313	401	£305	£305	£1,314,568				
4 Bed House	Shared Ownership	4	2	1,265	118	2,277	212	£305	£305	£693,947				
Total Shared Ownership		30%	18	833	77	15,001	1,394	£305	£305	£4,571,824				
Total Affordable Housing		20%	61	833	77	50,837	4,723	£239	£198,900	£12,132,916		£12,132,916		
Total Scheme Housing			304	975	91	296,261	27,523	£427	£416,341	£126,567,594				
Commercial	SLV	Retail				0				£250,000				
Total Commercial						0				£250,000			£250,000	
Total Scheme			304			296,261				£126,817,594				
Gross Ha/Acres					14.31	35.36								
Average Market Revenue (£/ft ²)						£466								
Fees and Marketing - Market & First Homes @								3.00%						
Transaction Costs - Affordable Housing @								0.50%						
Fees and Marketing - Commercial @								3.00%						
BCIS Build Costs Market Housing £ per ft ² @									3.00%					
BCIS Build Costs Market Flats £ per ft ² @									(£3,433,040)					
BCIS Build Costs Affordable Housing £ per ft ² @									(£60,665)					
BCIS Build Costs Affordable Flats £ per ft ² @									(£7,500)					
Externals (applied to standard build costs)														
Contingency														
Garages														
Single Garage														
Single Car Port														
Part L - Building Regulation Amendments														
Part F / Future Homes - Building Regulation Amendments														
Technical Fees														
Developer Profit on Market Housing								20.0%						
Developer Profit on Affordable Housing								6.0%						
Developer Profit on Non-Residential								15.0%						
Blended Developer Profit Margin								18.7%						
GROSS CLEAN SERVICED VALUE										£38,072,610		£38,661,346	£793,736	£205,000
Infrastructure & Abnormals														
£/Net Acre														
£1,586,076								£103,047						
									(£31,326,204)					
									(£31,326,204)					
S106 Contributions														
£/Net Acre														
£168,510								£10,948						
									(£3,328,192)					
									(£3,328,192)					
Community Infrastructure Levy (CIL)														
£/m ²														
£184.56								£251,141						
									£16,317					
										(£4,960,226)				
										(£4,960,226)				
BNG														
Finance Costs - See Finance Tab														
£/ Gross Acre														
£100,000														
										(£7,120,559)				
										(£7,120,559)				
										(£47,134,908)				
										(£47,134,908)				
RESIDUAL LAND VALUE											(£9,062,298)			
BENCHMARK LAND VALUE														
SDLT														
Agents & Legals														
SURPLUS/DEFICIT												(£12,826,478)		
VIABLE/NON-VIABLE												NON-VIABLE		
Finance														
% Costs												% GDV		
5.5%												5.6%		

Unit Type (average)	Tenure	Beds	Units	Average Unit Size (ft ²)	Average Unit Size (m ²)	Total ft ²	Total m ²	£/ft ²	£/Unit	Total Value	Market	Affordable	Non-Resi	
1 Bed Flat	Market Housing	1	26	557	52	14,476	1,345	£417	£417	£6,042,000				
2 Bed Flat	Market Housing	2	30	765	71	22,952	2,132	£410	£411	£9,405,000				
2 Bed House	Market Housing	2	66	851	79	56,138	5,215	£469	£468	£26,344,319				
3 Bed House	Market Housing	3	121	1,032	96	124,932	11,606	£488	£489	£60,941,576				
4 Bed House	Market Housing	4	61	1,465	136	89,344	8,300	£467	£470	£41,690,071				
Total Market Housing		100%	304	1,013	94	307,842	28,599	£469	£475,076	£144,422,967	£144,422,967			
1 Bed Flat	Affordable Rent	1	0	0	0	0	0	£0	£0	£0				
2 Bed Flat	Affordable Rent	2	0	0	0	0	0	£0	£0	£0				
2 Bed House	Affordable Rent	2	0	0	0	0	0	£0	£0	£0				
3 Bed House	Affordable Rent	3	0	0	0	0	0	£0	£0	£0				
4 Bed House	Affordable Rent	4	0	0	0	0	0	£0	£0	£0				
Total Affordable Rent		0%	0	0	0	0	0	£0	£0	£0				
1 Bed Flat	Shared Ownership	1	0	0	0	0	0	£0	£0	£0				
2 Bed Flat	Shared Ownership	2	0	0	0	0	0	£0	£0	£0				
2 Bed House	Shared Ownership	2	0	0	0	0	0	£0	£0	£0				
3 Bed House	Shared Ownership	3	0	0	0	0	0	£0	£0	£0				
4 Bed House	Shared Ownership	4	0	0	0	0	0	£0	£0	£0				
Total Shared Ownership		0%	0	0	0	0	0	£0	£0	£0				
Total Affordable Housing		0%	0	0	0	0	0	£0	£0	£0		£0		
Total Scheme Housing			304	1,013	94	307,842	28,599	£469	£475,076	£144,422,967				
Commercial	SLV	Retail				0				£250,000				
Total Commercial						0		£0	£0	£250,000				
Total Scheme			304			307,842				£144,672,967				
Gross Ha/Acres				14.31		35.36								
Average Market Revenue (£/ft ²)						£469								
Fees and Marketing - Market & First Homes @								3.00%						
Transaction Costs - Affordable Housing @								0.50%						
Fees and Marketing - Commercial @								3.00%						
BCIS Build Costs Market Housing £ per ft ² @														
BCIS Build Costs Market Flats £ per ft ² @														
BCIS Build Costs Affordable Housing £ per ft ² @														
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Externals (applied to standard build costs)														
Contingency														
Garages														
Single Garage														
Single Car Port														
Part L - Building Regulation Amendments														
Part F / Future Homes - Building Regulation Amendments														
Technical Fees														
Developer Profit on Market Housing								20.0%						
Developer Profit on Affordable Housing								6.0%						
Developer Profit on Non-Residential								15.0%						
Blended Developer Profit Margin								20.0%						
GROSS CLEAN SERVICED VALUE										£48,854,468		£49,739,468	(£1,090,000)	
Infrastructure & Abnormals														
£/Net Acre														
£1,526,410								£103,047		(£31,326,204)				
£/Net Acre										(£31,326,204)				
£162,170								£10,948		(£3,328,192)				
£/Net Acre										(£3,328,192)				
Community Infrastructure Levy (CIL)	£/m ²	m ²	£/Net Acre	£/Unit										
£184.56	32,675	£293,841	£19,837					(£6,030,448)		(£6,030,448)				
BNG										(£399,727)				
Finance Costs - See Finance Tab										(£399,727)				
								(£5,964,781)		(£5,964,781)				
										(£47,049,352)		(£47,049,352)		
RESIDUAL LAND VALUE											£1,805,116			
BENCHMARK LAND VALUE														
SDLT														
Agents & Legals														
SURPLUS/DEFICIT														
											(£1,959,064)			
VIABLE/NON-VIABLE														
											NON-VIABLE			

40% Affordable Housing

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total ft2	Total m2	Unit Value (£)	£/ft2	Total Value
1 Bed Flat	Market Housing	1	8	547	51	4,376	407	£228,000	£417	£1,824,000
1 Bed Flat	Market Housing	1	1	546	51	546	51	£228,000	£418	£228,000
1 Bed Flat	Market Housing	1	3	619	58	1,857	173	£256,500	£414	£769,500
1 Bed Flat	Market Housing	1	2	547	51	1,094	102	£228,000	£417	£456,000
1 Bed Flat	Market Housing	1	3	539	50	1,617	150	£228,000	£423	£684,000
2 Bed Flat	Market Housing	2	5	764	71	3,820	355	£313,500	£410	£1,567,500
2 Bed Flat	Market Housing	2	5	772	72	3,860	359	£313,500	£406	£1,567,500
2 Bed Flat	Market Housing	2	5	760	71	3,800	353	£313,500	£413	£1,567,500
2 Bed Flat	Market Housing	2	3	763	71	2,289	213	£313,500	£411	£940,500
2 Bed House	Market Housing	2	19	850	79	16,150	1,500	£397,853	£468	£7,559,216
2 Bed House	Market Housing	2	19	850	79	16,150	1,500	£398,836	£469	£7,577,888
2 Bed House	Market Housing	2	1	869	81	869	81	£437,000	£503	£437,000
2 Bed House	Market Housing	2	1	869	81	869	81	£413,250	£476	£413,250
3 Bed House	Market Housing	3	20	1,100	102	22,000	2,044	£531,683	£483	£10,633,667
3 Bed House	Market Housing	3	29	1,008	94	29,232	2,716	£493,156	£489	£14,301,511
3 Bed House	Market Housing	3	21	1,006	93	21,126	1,963	£493,109	£490	£10,355,297
4 Bed House	Market Housing	4	5	1,491	139	7,455	693	£692,821	£465	£3,464,107
4 Bed House	Market Housing	4	8	1,450	135	11,600	1,078	£684,000	£472	£5,472,000
4 Bed House	Market Housing	4	8	1,353	126	10,824	1,006	£636,500	£470	£5,092,000
4 Bed House	Market Housing	4	5	1,353	126	6,765	628	£636,500	£470	£3,182,500
4 Bed House	Market Housing	4	11	1,600	149	17,600	1,635	£736,250	£460	£8,098,750
Total Market Housing		60%	182	1,010	94	183,899	17,085	£473,581	£469	£86,191,685
1 Bed Flat	Affordable Rent	1	11	540	50	6,120	569	£113,935	£211	£1,291,261
1 Bed Flat	Affordable Rent	1	9	562	52	4,777	444	£118,577	£211	£1,007,901
1 Bed Flat	Affordable Rent	1	9	645	60	5,483	509	£136,089	£211	£1,156,755
2 Bed Flat	Affordable Rent	2	9	760	71	6,460	600	£160,353	£211	£1,362,998
2 Bed House	Affordable Rent	2	20	851	79	16,878	1,568	£179,553	£211	£3,561,130
3 Bed House	Affordable Rent	3	20	1,027	95	20,369	1,892	£216,687	£211	£4,297,627
4 Bed House	Affordable Rent	4	9	1,265	118	10,753	999	£266,903	£211	£2,268,674
Total Affordable Rent		70%	85	833	77	70,839	6,581	£175,839	£211	£14,946,346
1 Bed Flat	Shared Ownership	1	5	540	50	2,664	247	£164,572	£305	£811,891
1 Bed Flat	Shared Ownership	1	4	562	52	2,079	193	£171,277	£305	£633,726
1 Bed Flat	Shared Ownership	1	4	645	60	2,387	222	£196,573	£305	£727,319
2 Bed Flat	Shared Ownership	2	4	760	71	2,812	261	£231,621	£305	£856,996
2 Bed House	Shared Ownership	2	9	851	79	7,347	683	£259,354	£305	£2,239,090
3 Bed House	Shared Ownership	3	9	1,027	95	8,866	824	£312,992	£305	£2,702,168
4 Bed House	Shared Ownership	4	4	1,265	118	4,681	435	£385,526	£305	£1,426,447
Total Shared Ownership		30%	37	833	77	30,836	2,865	£253,990	£305	£9,397,637
1 Bed Flat	First Homes	1	0	540	50	0	0	£177,232	£328	£0
1 Bed Flat	First Homes	1	0	562	52	0	0	£184,452	£328	£0
2 Bed Flat	First Homes	1	0	645	60	0	0	£211,694	£328	£0
2 Bed Flat	First Homes	2	0	760	71	0	0	£249,437	£328	£0
2 Bed House	First Homes	2	0	851	79	0	0	£279,304	£328	£0
3 Bed House	First Homes	3	0	1,027	95	0	0	£337,069	£328	£0
4 Bed House	First Homes	4	0	1,265	118	0	0	£415,182	£328	£0
Total First Homes		0%	0	0	0	0	0	£0	£328	£0
Total Affordable Housing		40%	122	833	77	101,675	9,446	£199,541	£239	£24,343,983
Total Scheme Housing			304	939	87	285,574	26,530	£363,604	£387	£110,535,669

30% Affordable Housing

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total ft2	Total m2	Unit Value (£)	£/ft2	Total Value	
1 Bed Flat	Market Housing	1	9	547	51	4,923	457	£228,000	£417	£2,052,000	
1 Bed Flat	Market Housing	1	2	546	51	1,092	101	£228,000	£418	£456,000	
1 Bed Flat	Market Housing	1	3	619	58	1,857	173	£256,500	£414	£769,500	
1 Bed Flat	Market Housing	1	2	547	51	1,094	102	£228,000	£417	£456,000	
1 Bed Flat	Market Housing	1	3	539	50	1,617	150	£228,000	£423	£684,000	
2 Bed Flat	Market Housing	2	5	764	71	3,820	355	£313,500	£410	£1,567,500	
2 Bed Flat	Market Housing	2	6	772	72	4,632	430	£313,500	£406	£1,881,000	
2 Bed Flat	Market Housing	2	6	760	71	4,560	424	£313,500	£413	£1,881,000	
2 Bed Flat	Market Housing	2	3	763	71	2,289	213	£313,500	£411	£940,500	
2 Bed House	Market Housing	2	23	850	79	19,550	1,816	£397,853	£468	£9,150,629	
2 Bed House	Market Housing	2	23	850	79	19,550	1,816	£398,836	£469	£9,173,233	
2 Bed House	Market Housing	2	1	869	81	869	81	£437,000	£503	£437,000	
2 Bed House	Market Housing	2	1	869	81	869	81	£413,250	£476	£413,250	
3 Bed House	Market Housing	3	23	1,100	102	25,300	2,350	£531,683	£483	£12,228,717	
3 Bed House	Market Housing	3	37	1,008	94	37,296	3,465	£493,156	£489	£18,246,756	
3 Bed House	Market Housing	3	25	1,006	93	25,150	2,336	£493,109	£490	£12,327,734	
4 Bed House	Market Housing	4	5	1,491	139	7,455	693	£692,821	£465	£3,464,107	
4 Bed House	Market Housing	4	9	1,450	135	13,050	1,212	£684,000	£472	£6,156,000	
4 Bed House	Market Housing	4	9	1,353	126	12,177	1,131	£636,500	£470	£5,728,500	
4 Bed House	Market Housing	4	6	1,353	126	8,118	754	£636,500	£470	£3,819,000	
4 Bed House	Market Housing	4	12	1,600	149	19,200	1,784	£736,250	£460	£8,835,000	
Total Market Housing			70%	213	1,007	94	214,468	19,925	£472,617	£469	£100,667,426
1 Bed Flat	Affordable Rent	1	6	540	50	3,096	288	£113,935	£211	£653,226	
1 Bed Flat	Affordable Rent	1	4	562	52	2,417	225	£118,577	£211	£509,879	
1 Bed Flat	Affordable Rent	1	4	645	60	2,774	258	£136,089	£211	£585,182	
2 Bed Flat	Affordable Rent	2	4	760	71	3,268	304	£160,353	£211	£689,516	
2 Bed House	Affordable Rent	2	31	851	79	26,409	2,453	£179,553	£211	£5,572,122	
3 Bed House	Affordable Rent	3	10	1,027	95	10,304	957	£216,687	£211	£2,174,094	
4 Bed House	Affordable Rent	4	4	1,265	118	5,440	505	£266,903	£211	£1,147,682	
Total Affordable Rent			70%	64	839	78	53,707	4,990	£177,058	£211	£11,331,701
1 Bed Flat	Shared Ownership	1	2	540	50	1,296	120	£164,572	£305	£394,974	
1 Bed Flat	Shared Ownership	1	2	562	52	1,012	94	£171,277	£305	£308,299	
1 Bed Flat	Shared Ownership	1	2	645	60	1,161	108	£196,573	£305	£353,831	
2 Bed Flat	Shared Ownership	2	2	760	71	1,368	127	£231,621	£305	£416,917	
2 Bed House	Shared Ownership	2	13	851	79	11,233	1,044	£259,354	£305	£3,423,473	
3 Bed House	Shared Ownership	3	4	1,027	95	4,313	401	£312,992	£305	£1,314,568	
4 Bed House	Shared Ownership	4	2	1,265	118	2,277	212	£385,526	£305	£693,947	
Total Shared Ownership			30%	27	839	78	22,660	2,105	£255,778	£305	£6,906,010
1 Bed Flat	First Homes	1	0	540	50	0	0	£177,232	£328	£0	
1 Bed Flat	First Homes	1	0	562	52	0	0	£184,452	£328	£0	
2 Bed Flat	First Homes	1	0	645	60	0	0	£211,694	£328	£0	
2 Bed Flat	First Homes	2	0	760	71	0	0	£249,437	£328	£0	
2 Bed House	First Homes	2	0	851	79	0	0	£279,304	£328	£0	
3 Bed House	First Homes	3	0	1,027	95	0	0	£337,069	£328	£0	
4 Bed House	First Homes	4	0	1,265	118	0	0	£415,182	£328	£0	
Total First Homes			0%	0	0	0	0	0	£328	£0	
Total Affordable Housing			30%	91	839	78	76,367	7,095	£200,414	£239	£18,237,711
Total Scheme Housing				304	957	89	290,835	27,019	£391,135	£409	£118,905,137

20% Affordable Housing

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total ft2	Total m2	Unit Value (£)	£/ft2	Total Value
1 Bed Flat	Market Housing	1	12	547	51	6,564	610	£228,000	£417	£2,736,000
1 Bed Flat	Market Housing	1	2	546	51	1,092	101	£228,000	£418	£456,000
1 Bed Flat	Market Housing	1	4	619	58	2,476	230	£256,500	£414	£1,026,000
1 Bed Flat	Market Housing	1	3	547	51	1,641	152	£228,000	£417	£684,000
1 Bed Flat	Market Housing	1	4	539	50	2,156	200	£228,000	£423	£912,000
2 Bed Flat	Market Housing	2	7	764	71	5,348	497	£313,500	£410	£2,194,500
2 Bed Flat	Market Housing	2	8	772	72	6,176	574	£313,500	£406	£2,508,000
2 Bed Flat	Market Housing	2	8	760	71	6,080	565	£313,500	£413	£2,508,000
2 Bed Flat	Market Housing	2	4	763	71	3,052	284	£313,500	£411	£1,254,000
2 Bed House	Market Housing	2	29	850	79	24,650	2,290	£397,853	£468	£11,537,750
2 Bed House	Market Housing	2	29	850	79	24,650	2,290	£398,836	£469	£11,566,250
2 Bed House	Market Housing	2	1	869	81	869	81	£437,000	£503	£437,000
2 Bed House	Market Housing	2	1	869	81	869	81	£413,250	£476	£413,250
3 Bed House	Market Housing	3	30	1,100	102	33,000	3,066	£531,683	£483	£15,950,500
3 Bed House	Market Housing	3	14	1,008	94	14,112	1,311	£493,156	£489	£6,904,178
3 Bed House	Market Housing	3	32	1,006	93	32,192	2,991	£493,109	£490	£15,779,500
4 Bed House	Market Housing	4	7	1,491	139	10,437	970	£692,821	£465	£4,849,750
4 Bed House	Market Housing	4	12	1,450	135	17,400	1,616	£684,000	£472	£8,208,000
4 Bed House	Market Housing	4	12	1,353	126	16,236	1,508	£636,500	£470	£7,638,000
4 Bed House	Market Housing	4	8	1,353	126	10,824	1,006	£636,500	£470	£5,092,000
4 Bed House	Market Housing	4	16	1,600	149	25,600	2,378	£736,250	£460	£11,780,000
Total Market Housing		80%	243	1,010	94	245,424	22,800	£470,925	£466	£114,434,678
1 Bed Flat	Affordable Rent	1	6	540	50	3,096	288	£113,935	£211	£653,226
1 Bed Flat	Affordable Rent	1	4	562	52	2,417	225	£118,577	£211	£509,879
1 Bed Flat	Affordable Rent	1	4	645	60	2,774	258	£136,089	£211	£585,182
2 Bed Flat	Affordable Rent	2	4	760	71	3,268	304	£160,353	£211	£689,516
2 Bed House	Affordable Rent	2	10	851	79	8,538	793	£179,553	£211	£1,801,513
3 Bed House	Affordable Rent	3	10	1,027	95	10,304	957	£216,687	£211	£2,174,094
4 Bed House	Affordable Rent	4	4	1,265	118	5,440	505	£266,903	£211	£1,147,682
Total Affordable Rent		70%	43	833	77	35,836	3,329	£175,839	£211	£7,561,093
1 Bed Flat	Shared Ownership	1	2	540	50	1,296	120	£164,572	£305	£394,974
1 Bed Flat	Shared Ownership	1	2	562	52	1,012	94	£171,277	£305	£308,299
1 Bed Flat	Shared Ownership	1	2	645	60	1,161	108	£196,573	£305	£353,831
2 Bed Flat	Shared Ownership	2	2	760	71	1,368	127	£231,621	£305	£416,917
2 Bed House	Shared Ownership	2	4	851	79	3,574	332	£259,354	£305	£1,089,287
3 Bed House	Shared Ownership	3	4	1,027	95	4,313	401	£312,992	£305	£1,314,568
4 Bed House	Shared Ownership	4	2	1,265	118	2,277	212	£385,526	£305	£693,947
Total Shared Ownership		30%	18	833	77	15,001	1,394	£253,990	£305	£4,571,824
1 Bed Flat	First Homes	1	0	540	50	0	0	£177,232	£328	£0
1 Bed Flat	First Homes	1	0	562	52	0	0	£184,452	£328	£0
2 Bed Flat	First Homes	1	0	645	60	0	0	£211,694	£328	£0
2 Bed Flat	First Homes	2	0	760	71	0	0	£249,437	£328	£0
2 Bed House	First Homes	2	0	851	79	0	0	£279,304	£328	£0
3 Bed House	First Homes	3	0	1,027	95	0	0	£337,069	£328	£0
4 Bed House	First Homes	4	0	1,265	118	0	0	£415,182	£328	£0
Total First Homes		0%	0	0	0	0	0	£0	£328	£0
Total Affordable Housing		20%	61	833	77	50,837	4,723	£198,900	£239	£12,132,916
Total Scheme Housing			304	975	91	296,261	27,523	£416,341	£427	£126,567,594

10% Affordable Housing

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total ft2	Total m2	Unit Value (£)	£/ft2	Total Value	
1 Bed Flat	Market Housing	1	12	547	51	6,564	610	£228,000	£417	£2,736,000	
1 Bed Flat	Market Housing	1	2	546	51	1,092	101	£228,000	£418	£456,000	
1 Bed Flat	Market Housing	1	4	619	58	2,476	230	£256,500	£414	£1,026,000	
1 Bed Flat	Market Housing	1	3	547	51	1,641	152	£228,000	£417	£684,000	
1 Bed Flat	Market Housing	1	4	539	50	2,156	200	£228,000	£423	£912,000	
2 Bed Flat	Market Housing	2	7	764	71	5,348	497	£313,500	£410	£2,194,500	
2 Bed Flat	Market Housing	2	8	772	72	6,176	574	£313,500	£406	£2,508,000	
2 Bed Flat	Market Housing	2	8	760	71	6,080	565	£313,500	£413	£2,508,000	
2 Bed Flat	Market Housing	2	4	763	71	3,052	284	£313,500	£411	£1,254,000	
2 Bed House	Market Housing	2	29	850	79	24,650	2,290	£397,853	£468	£11,537,750	
2 Bed House	Market Housing	2	29	850	79	24,650	2,290	£398,836	£469	£11,566,250	
2 Bed House	Market Housing	2	1	869	81	869	81	£437,000	£503	£437,000	
2 Bed House	Market Housing	2	1	869	81	869	81	£413,250	£476	£413,250	
3 Bed House	Market Housing	3	30	1,100	102	33,000	3,066	£531,683	£483	£15,950,500	
3 Bed House	Market Housing	3	45	1,008	94	45,360	4,214	£493,156	£489	£22,192,000	
3 Bed House	Market Housing	3	32	1,006	93	32,192	2,991	£493,109	£490	£15,779,500	
4 Bed House	Market Housing	4	7	1,491	139	10,437	970	£692,821	£465	£4,849,750	
4 Bed House	Market Housing	4	12	1,450	135	17,400	1,616	£684,000	£472	£8,208,000	
4 Bed House	Market Housing	4	12	1,353	126	16,236	1,508	£636,500	£470	£7,638,000	
4 Bed House	Market Housing	4	8	1,353	126	10,824	1,006	£636,500	£470	£5,092,000	
4 Bed House	Market Housing	4	16	1,600	149	25,600	2,378	£736,250	£460	£11,780,000	
Total Market Housing			90%	274	1,010	94	276,672	25,703	£473,440	£469	£129,722,500
1 Bed Flat	Affordable Rent	1	3	540	50	1,620	151	£113,935	£211	£341,804	
1 Bed Flat	Affordable Rent	1	2	562	52	1,124	104	£118,577	£211	£237,153	
1 Bed Flat	Affordable Rent	1	2	645	60	1,290	120	£136,089	£211	£272,178	
2 Bed Flat	Affordable Rent	2	2	760	71	1,520	141	£160,353	£211	£320,705	
2 Bed House	Affordable Rent	2	5	851	79	4,255	395	£179,553	£211	£897,764	
3 Bed House	Affordable Rent	3	5	1,027	95	5,135	477	£216,687	£211	£1,083,436	
4 Bed House	Affordable Rent	4	2	1,265	118	2,530	235	£266,903	£211	£533,806	
Total Affordable Rent			70%	21	832	77	17,474	1,623	£175,564	£211	£3,686,846
1 Bed Flat	Shared Ownership	1	1	540	50	540	50	£164,572	£305	£164,572	
1 Bed Flat	Shared Ownership	1	1	562	52	562	52	£171,277	£305	£171,277	
1 Bed Flat	Shared Ownership	1	1	645	60	645	60	£196,573	£305	£196,573	
2 Bed Flat	Shared Ownership	2	1	760	71	760	71	£231,621	£305	£231,621	
2 Bed House	Shared Ownership	2	2	851	79	1,702	158	£259,354	£305	£518,708	
3 Bed House	Shared Ownership	3	2	1,027	95	2,054	191	£312,992	£305	£625,985	
4 Bed House	Shared Ownership	4	1	1,265	118	1,265	118	£385,526	£305	£385,526	
Total Shared Ownership			30%	9	836	78	7,528	699	£254,918	£305	£2,294,262
1 Bed Flat	First Homes	1	0	540	50	0	0	£177,232	£328	£0	
1 Bed Flat	First Homes	1	0	562	52	0	0	£184,452	£328	£0	
2 Bed Flat	First Homes	1	0	645	60	0	0	£211,694	£328	£0	
2 Bed Flat	First Homes	2	0	760	71	0	0	£249,437	£328	£0	
2 Bed House	First Homes	2	0	851	79	0	0	£279,304	£328	£0	
3 Bed House	First Homes	3	0	1,027	95	0	0	£337,069	£328	£0	
4 Bed House	First Homes	4	0	1,265	118	0	0	£415,182	£328	£0	
Total First Homes			0%	0	0	0	0	£0	£328	£0	
Total Affordable Housing			10%	30	833	77	25,002	2,323	£199,370	£239	£5,981,108
Total Scheme Housing				304	992	92	301,674	28,026	£446,393	£450	£135,703,608

0% Affordable Housing

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total ft2	Total m2	Unit Value (£)	£/ft2	Total Value	
1 Bed Flat	Market Housing	1	13	547	51	7,111	661	£228,000	£417	£2,964,000	
1 Bed Flat	Market Housing	1	2	546	51	1,092	101	£228,000	£418	£456,000	
1 Bed Flat	Market Housing	1	4	619	58	2,476	230	£256,500	£414	£1,026,000	
1 Bed Flat	Market Housing	1	3	547	51	1,641	152	£228,000	£417	£684,000	
1 Bed Flat	Market Housing	1	4	539	50	2,156	200	£228,000	£423	£912,000	
2 Bed Flat	Market Housing	2	8	764	71	6,112	568	£313,500	£410	£2,508,000	
2 Bed Flat	Market Housing	2	9	772	72	6,948	645	£313,500	£406	£2,821,500	
2 Bed Flat	Market Housing	2	9	760	71	6,840	635	£313,500	£413	£2,821,500	
2 Bed Flat	Market Housing	2	4	763	71	3,052	284	£313,500	£411	£1,254,000	
2 Bed House	Market Housing	2	32	850	79	27,200	2,527	£397,853	£468	£12,731,310	
2 Bed House	Market Housing	2	32	850	79	27,200	2,527	£398,836	£469	£12,762,759	
2 Bed House	Market Housing	2	1	869	81	869	81	£437,000	£503	£437,000	
2 Bed House	Market Housing	2	1	869	81	869	81	£413,250	£476	£413,250	
3 Bed House	Market Housing	3	33	1,100	102	36,300	3,372	£531,683	£483	£17,545,550	
3 Bed House	Market Housing	3	52	1,008	94	52,416	4,870	£493,156	£489	£25,644,089	
3 Bed House	Market Housing	3	36	1,006	93	36,216	3,365	£493,109	£490	£17,751,938	
4 Bed House	Market Housing	4	8	1,491	139	11,928	1,108	£692,821	£465	£5,542,571	
4 Bed House	Market Housing	4	13	1,450	135	18,850	1,751	£684,000	£472	£8,892,000	
4 Bed House	Market Housing	4	13	1,353	126	17,589	1,634	£636,500	£470	£8,274,500	
4 Bed House	Market Housing	4	9	1,353	126	12,177	1,131	£636,500	£470	£5,728,500	
4 Bed House	Market Housing	4	18	1,600	149	28,800	2,676	£736,250	£460	£13,252,500	
Total Market Housing			100%	304	1,013	94	307,842	28,599	£475,076	£469	£144,422,967
1 Bed Flat	Affordable Rent	1	0	540	50	0	0	£113,935	£211	£0	
1 Bed Flat	Affordable Rent	1	0	562	52	0	0	£118,577	£211	£0	
1 Bed Flat	Affordable Rent	1	0	645	60	0	0	£136,089	£211	£0	
2 Bed Flat	Affordable Rent	2	0	760	71	0	0	£160,353	£211	£0	
2 Bed House	Affordable Rent	2	0	851	79	0	0	£179,553	£211	£0	
3 Bed House	Affordable Rent	3	0	1,027	95	0	0	£216,687	£211	£0	
4 Bed House	Affordable Rent	4	0	1,265	118	0	0	£266,903	£211	£0	
Total Affordable Rent			70%	0	#DIV/0!	#DIV/0!	0	0	#DIV/0!	£211.12	£0
1 Bed Flat	Shared Ownership	1	0	540	50	0	0	£164,670	£305	£0	
1 Bed Flat	Shared Ownership	1	0	562	52	0	0	£171,379	£305	£0	
1 Bed Flat	Shared Ownership	1	0	645	60	0	0	£196,690	£305	£0	
2 Bed Flat	Shared Ownership	2	0	760	71	0	0	£231,758	£305	£0	
2 Bed House	Shared Ownership	2	0	851	79	0	0	£259,508	£305	£0	
3 Bed House	Shared Ownership	3	0	1,027	95	0	0	£313,179	£305	£0	
4 Bed House	Shared Ownership	4	0	1,265	118	0	0	£385,756	£305	£0	
Total Shared Ownership			30%	0	#DIV/0!	0	0	0	£0	£305	£0
1 Bed Flat	First Homes	1	0	540	50	0	0	£177,232	£328	£0	
1 Bed Flat	First Homes	1	0	562	52	0	0	£184,452	£328	£0	
2 Bed Flat	First Homes	1	0	645	60	0	0	£211,694	£328	£0	
2 Bed Flat	First Homes	2	0	760	71	0	0	£249,437	£328	£0	
2 Bed House	First Homes	2	0	851	79	0	0	£279,304	£328	£0	
3 Bed House	First Homes	3	0	1,027	95	0	0	£337,069	£328	£0	
4 Bed House	First Homes	4	0	1,265	118	0	0	£415,182	£328	£0	
Total First Homes			0%	0	0	0	0	£0	£328	£0	
Total Affordable Housing			0%	0	#DIV/0!	#DIV/0!	0	0	£0	£0	
Total Scheme Housing				304	1,013	94	307,842	28,599	£475,076	£469	£144,422,967

Turner Morum

Riverdale Developments

Mercer Road, North Horsham

BCIS Costs

Q1 2025

Tab 3

Lower Quartile Quartile BCIS Costs	Base Build Cost - £/m ²	Base Build Cost - £/ft ²	Locational Weighting 1.11	Net to Gross 10%	Build Cost
Estate Housing Generally	£1,329.00	£123.47	£137.05	-	£137.05
Flats (Apartments) Generally	£1,530.00	£142.14	£157.78	£173.55	£173.55

Locational Weighting - Horsham, West Sussex **1.11**

Infrastructure Costs

Item		Total
1. Dwelling Abnormals		£7,114,640
2. Off-Site Highway Works		£1,788,620
3. Enabling Works		£424,820
4. On-Site Infrastructure		£9,336,060
5. Community Facilities		£991,920
6. Service Costs		£5,061,640
7. Landscaping Costs		£540,220
8. Fees		£4,576,560
Abnormal Costs		£29,834,480
Contingency (inc. Fees)	5.0%	£1,491,724
Total Abnormal Costs		£31,326,204

Section 106 - AV Local Plan Viability Assessment

	£/Unit	Total
Policy 30 - Green Infrastructure	£948	£288,192
Strategic Policy 38	£9,000	£2,736,000
Policy 42 (Parking)	£1,000	£304,000
	£10,948	£3,328,192

CIL - 2025	
Horsham District Council	£184.56
BNG	£399,727

Finance Cashflow

Finance Cashflow	Total	Year 1				Year 2				Year 3				Year 4				Year 5				Total		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4															
Completions	304					22	22	22	22	22	22	22	22	22	22	22	22	22	18			304		
Market Completions	182					13	13	13	13	13	13	13	13	13	13	13	13	13	13			182		
Affordable Completions	122					9	9	9	9	9	9	9	9	9	9	9	9	9	5			122		
Commercial Completions	0					0																0		
GDV																								
Market GDV	£86,191,685					£0	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£6,156,549	£86,191,685		
Affordable GDV	£24,343,983					£0	£1,409,389	£1,409,389	£1,409,389	£1,409,389	£1,409,389	£1,409,389	£1,409,389	£1,409,389	£1,409,389	£1,409,389	£1,409,389	£1,409,389	£1,409,389	£1,409,389	£24,343,983			
Commercial GDV	£250,000																					£250,000		
TOTAL GDV	£110,785,669	£0	£4,868,797	£0	£0	£7,565,937	£7,565,937	£7,565,937	£7,815,937	£7,565,937	£7,565,937	£7,565,937	£7,309,685	£0	£0	£110,785,669								
INFRASTRUCTURE LEAD-IN	100%	15%	10%	5%	5%	5%	5%	5%	100%															
Fees & Marketing - Market	-£2,585,751					£0	-£184,696	-£184,696	-£184,696	-£184,696	-£184,696	-£184,696	-£184,696	-£184,696	-£184,696	-£184,696	-£184,696	-£184,696	-£184,696	-£184,696	£0	£0	-£2,585,751	
Affordable Transfer Fees	-£121,720					£0	-£8,979	-£8,979	-£8,979	-£8,979	-£8,979	-£8,979	-£8,979	-£8,979	-£8,979	-£8,979	-£8,979	-£8,979	-£8,979	-£8,979	£0	£0	-£121,720	
Fees & Marketing - Commercial	-£7,500																						-£7,500	
Construction Costs - Market	-£26,657,654					-£1,904,118	-£1,904,118	-£1,904,118	-£1,904,118	-£1,904,118	-£1,904,118	-£1,904,118	-£1,904,118	-£1,904,118	-£1,904,118	-£1,904,118	-£1,904,118	-£1,904,118	£0	£0	£0	-£26,657,654		
Construction Costs - Affordable	-£15,984,463					-£1,179,182	-£1,179,182	-£1,179,182	-£1,179,182	-£1,179,182	-£1,179,182	-£1,179,182	-£1,179,182	-£1,179,182	-£1,179,182	-£1,179,182	-£1,179,182	-£1,179,182	-£655,101	£0	£0	-£15,984,463		
Externals	-£6,396,317					-£462,891	-£462,891	-£462,891	-£462,891	-£462,891	-£462,891	-£462,891	-£462,891	-£462,891	-£462,891	-£462,891	-£462,891	-£378,729	£0	£0	£0	-£6,396,317		
Contingency	-£2,451,922					-£177,442	-£177,442	-£177,442	-£177,442	-£177,442	-£177,442	-£177,442	-£177,442	-£177,442	-£177,442	-£177,442	-£177,442	-£145,180	£0	£0	£0	-£2,451,922		
Garages	-£1,112,500					-£80,510	-£80,510	-£80,510	-£80,510	-£80,510	-£80,510	-£80,510	-£80,510	-£80,510	-£80,510	-£80,510	-£80,510	-£65,872	£0	£0	£0	-£1,112,500		
Part L/F (Flats & Houses)	-£3,040,000					-£220,000	-£220,000	-£220,000	-£220,000	-£220,000	-£220,000	-£220,000	-£220,000	-£220,000	-£220,000	-£220,000	-£220,000	-£180,000	£0	£0	£0	-£3,040,000		
Technical Fees	-£4,451,428					-£322,143	-£322,143	-£322,143	-£322,143	-£322,143	-£322,143	-£322,143	-£322,143	-£322,143	-£322,143	-£322,143	-£263,571	£0	£0	£0	-£4,451,428			
Infrastructure & Abnormals	-£31,326,204					-£4,698,931	-£3,132,620	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£31,326,204	
Section 106	-£3,328,192					-£499,229	-£332,819	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	£0	£0	-£3,328,192	
CIL	-£3,905,316					-£1,301,772																-£3,905,316		
BNG	-£399,727					-£399,727																-£399,727		
Benchmark Land Value (inc. SDLT)	-£3,764,180					-£3,764,180																-£3,764,180		
TOTAL EXPENDITURE IN PERIOD		-£10,663,838	-£7,811,725	-£6,079,005	-£6,079,005	-£6,272,681	-£7,574,453	-£6,272,681	-£6,280,181	-£6,272,681	-£7,574,453	-£6,272,681	-£6,272,681	-£6,272,681	-£6,272,681	-£6,272,681	-£5,518,967	-£1,926,396	-£189,685	£0	£0	-£105,532,874		
NET POSITION IN PERIOD		-£10,663,838	-£2,942,929	-£6,079,005	-£6,079,005	£1,293,256	-£8,516	£1,293,256	£1,535,756	£1,293,256	-£8,516	£1,293,256	£1,293,256	£1,293,256	£1,293,256	£1,293,256	£1,293,256	£2,046,971	£5,639,542	£5,639,542	£7,120,000	£0	£0	
ROLLING BALANCE		-£10,663,838	-£13,806,714	-£20,144,595	-£26,601,312	-£25,806,830	-£26,299,224	-£25,499,078	-£24,441,430	-£23,606,450	-£24,057,587	-£23,215,411	-£22,357,443	-£21,483,389	-£20,592,947	-£18,932,093	-£13,647,528	-£8,263,878	-£1,298,825	-£1,323,178	-£1,347,988			
FINANCE COSTS IN PERIOD	7.5%	-£199,947	-£258,876	-£377,711	-£498,775	-£483,878	-£493,110	-																

Finance Cashflow

Finance Cashflow	Total	Year 1				Year 2				Year 3				Year 4				Year 5				Total	
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Completions	304					19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	304	
Market Completions	213					13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	213	
Affordable Completions	91					6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	91	
Commercial Completions	0					0																0	
GDV																							
Market GDV	£100,667,426					£6,144,021	£6,144,021	£6,144,021	£6,144,021	£6,144,021	£6,144,021	£6,144,021	£6,144,021	£6,144,021	£6,144,021	£6,144,021	£6,144,021	£6,144,021	£6,144,021	£6,144,021	£8,507,106	£100,667,426	
Affordable GDV	£18,237,711	£0	£3,647,542	£0	£0	£911,886	£911,886	£911,886	£911,886	£911,886	£911,886	£911,886	£911,886	£911,886	£911,886	£911,886	£911,886	£911,886	£911,886	£911,886	£18,237,711		
Commercial GDV	£250,000					£250,000																£250,000	
TOTAL GDV	£119,155,137	£0	£3,647,542	£0	£0	£7,055,907	£7,055,907	£7,055,907	£7,305,907	£7,055,907	£7,055,907	£7,055,907	£7,055,907	£9,418,992	£119,155,137								
INFRASTRUCTURE LEAD-IN	100%	15%	10%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	100%		
Fees & Marketing - Market	-£3,020,023					£0	-£184,321	-£184,321	-£184,321	-£184,321	-£184,321	-£184,321	-£184,321	-£184,321	-£184,321	-£184,321	-£184,321	-£184,321	-£184,321	-£184,321	-£3,020,023		
Affordable Transfer Fees	-£91,189					£0	-£6,012	-£6,012	-£6,012	-£6,012	-£6,012	-£6,012	-£6,012	-£6,012	-£6,012	-£6,012	-£6,012	-£6,012	-£6,012	-£6,012	-£91,189		
Fees & Marketing - Commercial	-£7,500																					-£7,500	
Construction Costs - Market	-£31,011,251					-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£1,892,705	-£31,011,251		
Construction Costs - Affordable	-£11,491,080					-£757,654	-£757,654	-£757,654	-£757,654	-£757,654	-£757,654	-£757,654	-£757,654	-£757,654	-£757,654	-£757,654	-£757,654	-£757,654	-£757,654	-£757,654	-£11,491,080		
Externals	-£6,375,350					-£398,459	-£398,459	-£398,459	-£398,459	-£398,459	-£398,459	-£398,459	-£398,459	-£398,459	-£398,459	-£398,459	-£398,459	-£398,459	-£398,459	-£398,459	-£6,375,350		
Contingency	-£2,443,884					-£152,743	-£152,743	-£152,743	-£152,743	-£152,743	-£152,743	-£152,743	-£152,743	-£152,743	-£152,743	-£152,743	-£152,743	-£152,743	-£152,743	-£152,743	-£2,443,884		
Garages	-£1,112,500					-£69,531	-£69,531	-£69,531	-£69,531	-£69,531	-£69,531	-£69,531	-£69,531	-£69,531	-£69,531	-£69,531	-£69,531	-£69,531	-£69,531	-£69,531	-£1,112,500		
Part L/F (Flats & Houses)	-£3,040,000					-£190,000	-£190,000	-£190,000	-£190,000	-£190,000	-£190,000	-£190,000	-£190,000	-£190,000	-£190,000	-£190,000	-£190,000	-£190,000	-£190,000	-£190,000	-£3,040,000		
Technical Fees	-£4,437,925					-£277,370	-£277,370	-£277,370	-£277,370	-£277,370	-£277,370	-£277,370	-£277,370	-£277,370	-£277,370	-£277,370	-£277,370	-£277,370	-£277,370	-£277,370	-£4,437,925		
Infrastructure & Abnormals	-£31,326,204	-£4,698,931	-£3,132,620	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£31,326,204			
Section 106	-£3,328,192	-£499,229	-£332,819	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£3,328,192			
CIL	-£4,429,454	-£1,476,485																			-£4,429,454		
BNG	-£399,727	-£399,727																			-£399,727		
Benchmark Land Value (inc. SDLT)	-£3,764,180	-£3,764,180																			-£3,764,180		
TOTAL EXPENDITURE IN PERIOD		-£10,838,551	-£7,203,902	-£5,471,183	-£5,471,183	-£5,661,516	-£7,138,000	-£5,661,516	-£5,758,101	-£190,333	-£190,333	-£256,215	-£106,278,458										
NET POSITION IN PERIOD		-£10,838,551	-£3,556,360	-£5,471,183	-£5,471,183	£1,394,391	-£82,093	£1,394,391	£1,636,891	£1,394,391	-£82,093	£1,394,391	£1,394,391	£1,394,391	£1,394,391	£1,394,391	£1,394,391	£1,394,391	£1,394,391	£1,297,806	£6,865,574	£6,865,574	£9,162,777
ROLLING BALANCE		-£10,838,551	-£14,598,134	-£20,343,031	-£26,195,646	-£25,292,423	-£25,848,749	-£24,939,022	-£23,769,737	-£22,821,029	-£23,331,016	-£22,374,082	-£21,399,204	-£20,406,048	-£19,394,270	-£18,363,522	-£17,313,446	-£16,340,268	-£9,781,074	-£3,098,896	£6,005,777		
FINANCE COSTS IN PERIOD	7.5%	-£203,223	-£273,715	-£381,432	-£491,168	-£474,233	-£484,664	-£467,607	-£445,683	-£427,457	-£419,514	-£401,235	-£382,613	-£363,643	-£344,316	-£3							

Finance Cashflow

Finance Cashflow	Total	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				Total	
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Completions	304					16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	304		
Market Completions	243					13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	9	243		
Affordable Completions	61					3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	7	61		
Commercial Completions	0					0																		0	0		
GDV																											
Market GDV	£114,434,678					£0	£2,426,583	£0	£0	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£0	£114,434,678	
Affordable GDV	£12,132,916					£0				£6,122,020	£6,122,020	£6,122,020	£6,122,020	£6,122,020	£6,122,020	£6,122,020	£6,122,020	£6,122,020	£6,122,020	£6,122,020	£6,122,020	£6,122,020	£6,122,020	£6,122,020	£0	£12,132,916	
Commercial GDV	£250,000					£0				£510,860	£510,860	£510,860	£510,860	£510,860	£510,860	£510,860	£510,860	£510,860	£510,860	£510,860	£510,860	£510,860	£510,860	£0	£250,000		
TOTAL GDV	£126,817,594	£0	£2,426,583	£0	£0	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£6,632,879	£4,749,181	£0	£126,817,594		
INFRASTRUCTURE LEAD-IN	100%	15%	10%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	100%			
Fees & Marketing - Market	-£3,433,040					£0	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£183,661	-£3,433,040
Affordable Transfer Fees	-£60,665					£0	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£60,665	
Fees & Marketing - Commercial	-£7,500					£0	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£2,984	-£7,500		
Construction Costs - Market	-£35,797,868					£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£1,915,112	-£35,797,868		
Construction Costs - Affordable	-£7,992,231					£0	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£393,061	-£7,992,231	
Externals	-£6,568,515					£0	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£345,711	-£6,568,515		
Contingency	-£2,517,931					£0	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£132,523	-£2,517,931		
Garages	-£1,112,500					£0	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£58,553	-£1,112,500			
Part L/F (Flats & Houses)	-£3,040,000					£0	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£160,000	-£3,040,000		
Technical Fees	-£4,562,324					£0	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£240,122	-£4,562,324		
Infrastructure & Abnormals	-£31,326,204					£0	-£4,698,931	-£3,132,620	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£1,566,310	-£31,326,204	
Section 106	-£3,328,192					£0	-£499,229	-£332,819	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£166,410	-£3,328,192		
CIL	-£4,960,226					£0	-£1,653,409																		-£4,960,226		
BNG	-£399,727					£0	-£399,727																		-£399,727		
Benchmark Land Value (inc. SDLT)	-£3,764,180					£0	-£3,764,180																		-£3,764,180		
TOTAL EXPENDITURE IN PERIOD	-£11,015,475	-£6,710,521	-£4,977,802	-£4,977,802	-£5,164,446	-£6,817,854	-£5,164,446	-£5,171,946	-£5,164,446</b																		

APPENDIX 3



RESIDENTIAL DEVELOPMENT CONSULTANCY



MARKET REPORT

For Riverdale Developments in
respect of land at Mercer Road
Horsham, West Sussex

January 2025

Edward Owens
Managing Director
Riverdale Developments
Riverdale House
Unit 1, Beverley Trading Estate
190-192 Garth Road
Morden
Surrey SM4 4LU

14th January 2025
Our Ref: DMC/MCC/140125/01

PRIVATE & CONFIDENTIAL

Dear Ed

Re: Land at Mercer Road, Horsham, West Sussex:

Thank you for instructing me to provide a market report for the above site; you have advised that a planning application has recently been submitted to Horsham District Council for 304 dwellings and my revenues are based on the associated layout and schedule of accommodation.

In reaching my recommendations, I have visited the site and the comparable new developments and examined the second-hand sales evidence locally, including making enquiries with estate agents, Henry Adams. As part of this exercise I have also provided commentary regarding Water Neutrality and planning pipeline/future housing supply, key issues impacting on current revenues and sales rates.

I set out my findings overleaf and hope this assessment assists; however, please do not hesitate to call if there are any areas you wish expanded upon or clarified.

Kind regards

Yours sincerely



Daniel McLaren-Clark
Director

CONTENTS:

1. Site & Location	.....	Pages 2-4
2. The Wider Market	.....	Pages 5-6
3. Socio-Economic & Demographic Data	.....	Pages 7-9
4. The Local Market	.....	Pages 10-16
5. New Homes Evidence	.....	Pages 17-23
6. Water Neutrality & Housing Pipeline	.....	Pages 24
7. Summary & Recommendations	.....	Pages 25
8. Revenue Assessment	.....	Pages 26-28

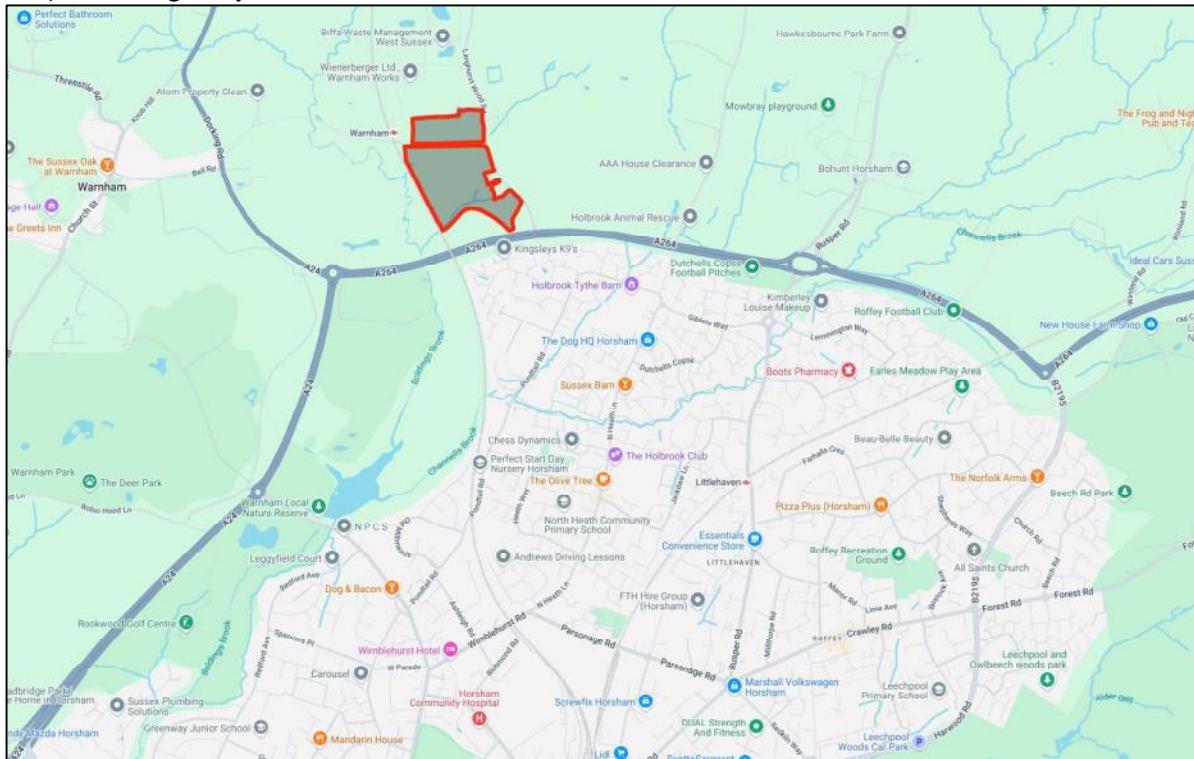
Disclaimer:

This report is produced for Riverdale Developments and no liability is admitted to any third party. It is important to note that this is not a valuation and therefore should not be treated as such, nor should any reliance be placed upon it as if it were a valuation. This report gives an opinion of potential revenues based upon the evidence of sales in the locality of this site, together with advice from third party professionals such as estate agents. All information and records used to compile this report have been obtained from legitimate third parties such as Land Registry, local estate agents and developers active in the locality. Although MCC make all reasonable endeavours to ensure that any third-party data is materially correct, no liability is accepted for any losses that may be suffered or incurred as a result of any third-party inaccuracies.

1. SITE & LOCATION:

- 1.1. Horsham is a picturesque and historic market town located on the upper reaches of the River Arun in the centre of the Weald in West Sussex. The town has an estimated population of 51,000, accounting for around a third of the district's total resident population. The town benefits from a strategic position approximately 48km south of London, 29km northwest of Brighton and 40km northeast of the county town of Chichester. Other important settlements locally include Crawley and Gatwick to the northeast and Haywards Heath and Burgess Hill to the southeast.
- 1.2. Horsham lies at the junction of three routes; the A24 north to south from London and Dorking to Worthing; the A264/A29 northeast to southwest from Crawley to Chichester; and the A281 northwest to southeast from Guildford to Brighton. These excellent local roads allow quick access to the national motorway network, with Junction 11 of the M23 approximately 8km east of the town leading directly to the M25. Transport links are further enhanced across the wider Horsham area due to the network of four train stations, Christs Hospital, Horsham, Littlehaven and Warnham; the latter station is located immediately to the west of the subject site and provides fast, regular services across the wider area, with typical journey times to key destinations including Horsham (5 minutes), Gatwick Airport (30 minutes), Guildford (55 minutes), Brighton (76 minutes) & London Victoria (78 minutes).
- 1.3. Horsham town centre has been transformed over the last 25 years and its commercial centre is not only attractive, but also successful; it provides a comprehensive range of high street shops, boutiques, restaurants and cafes and includes major retailers such as Waitrose, John Lewis, Marks & Spencer and Sainsbury. Swan Walk shopping centre provides a large range of shops with the recently opened Piries Place including a Premier Inn, Everyman Cinema and bars and restaurants. Another factor for the town's popularity is its schools, which are generally well-regarded and this is obviously a major consideration for family buyers. The main state schools are Tanbridge House School, Millais School and Forest School; Horsham is also home to the well-known College of Richard Collyer and independent schools Christ's Hospital and Farlington School for Girls. Furthermore, the recently opened Bohunt Horsham School located just east of the subject site at the Mowbray Village development in North Horsham provides a primary and secondary school, as well as a nursery.
- 1.4. The subject site lies on the north-western fringes of the town, immediately east of Warnham railway station. It has a Draft Allocation in Horsham District Local Plan (Reg 19) with an indicative provision of around 300 dwellings. The site is formed of two parcels of land, a smaller parcel north of Mercer Road, and a larger parcel to the south, which overall extend to approximately 14.3ha. Riverdale Developments have recently submitted a detailed planning application, proposing 304 dwellings. Based on viability issues and in line with neighbouring Mowbray Village (L&G/Cala Homes), the proposal includes around 10% affordable, with the balance of 274 dwellings for open market sale as set out below:
 - 25 x 1-bed flats (539-619ft²)
 - 27 x 2-bed flats (760-772ft²)
 - 60 x 2-bed houses (850-869ft²)
 - 107 x 3-bed houses (1,006-1,100ft²)
 - 55 x 4-bed houses (1,353-1,600ft²)

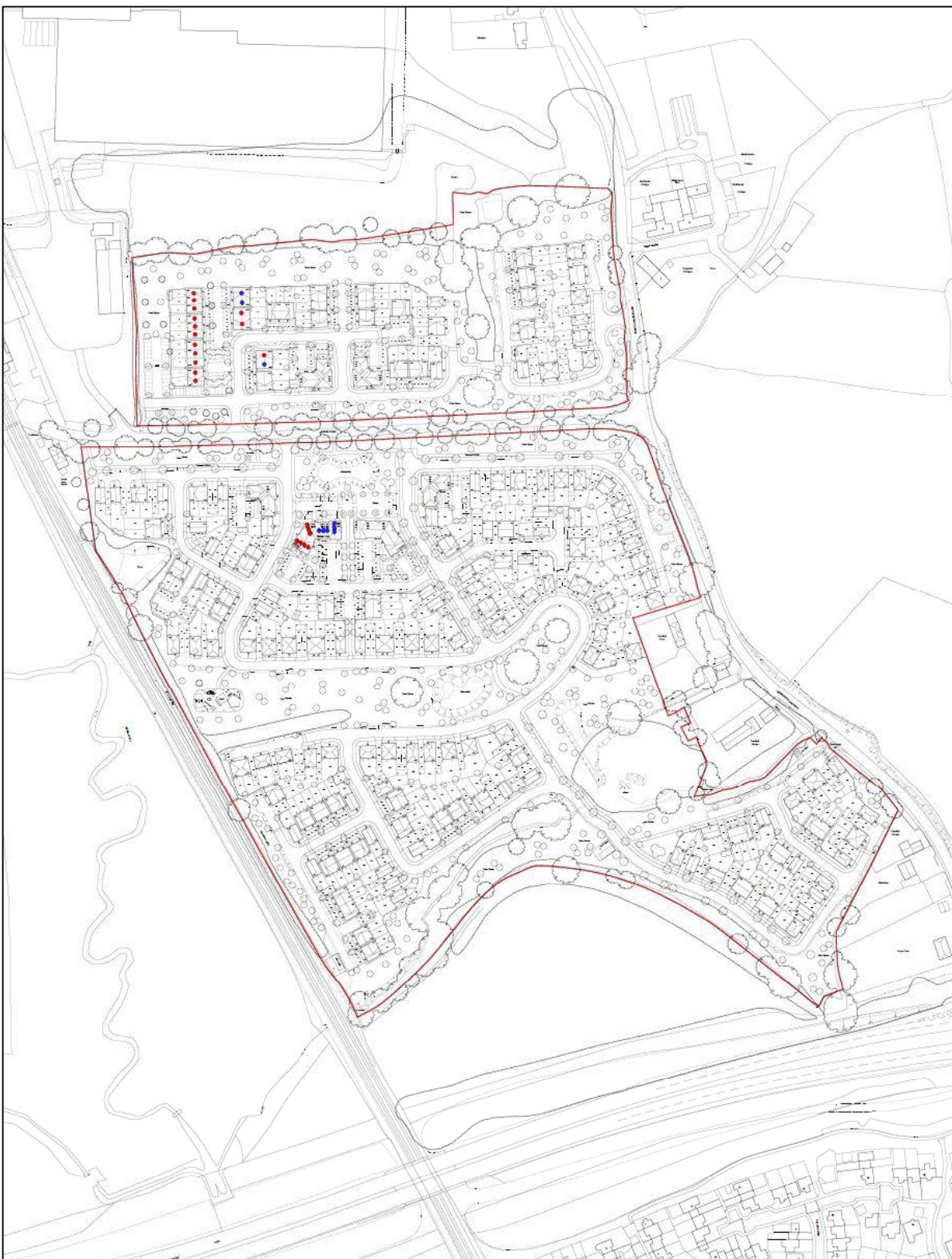
1.5. Map showing subject site outlined in red:



1.6. Aerial view showing subject site outlined in red:



1.7. Site Plan:



2. THE WIDER MARKET:

- 2.1. The past four years have seen significant market change, driven primarily by the turbulent covid period, and although the sales market was highly suppressed during lockdowns, once these were finally lifted, we saw a significant spike in activity as people re-assessed their lifestyle requirements. This was also fuelled by the government's temporary reduction in Stamp Duty Land Tax (SDLT) for residential properties purchased between July 2020 and September 2021. At that time, the new homes sector also had the benefit of Help to Buy, although this closed to new applications at the end of October 2022 and has been sorely missed since. The increased and sustained demand post-lockdowns was set against relatively low supply levels, and as a consequence, most locations across the UK saw a steep rise in house prices. By way of an example, the UK House Price Index (Land Registry & ONS) showed growth for Horsham district of approximately 15.1% in the 18-month period between May 2021 and October 2022.
- 2.2. However, we were starting to see the market soften from the end of Q2 2022, a result of rising inflation, interest rates and the wider cost of living crisis. Liz Truss' fateful mini budget in late September 2022 compounded this, putting the financial markets into freefall. The Bank of England had already been battling high inflation with consecutive interest rate rises, peaking in August 2023 at 5.25%; however, the BoE made the first interest rate cut in August last year, down to 5.0%, a positive move and the first reduction since March 2020; since then, we have seen a further cut in November to 4.75%. Having seen the base rate sub-1% since 2009, the current level is still making borrowing a challenge, and high mortgage rates have severely impacted purchasers' already stretched buying power. At their peak in Q4 of 2023, typical fixed rate mortgages were over 6%. Today, based on a 60% LTV mortgage, the average 2-year fixed rate available is 4.33% with 4.22% for a 5-year, although the average for those with smaller deposits is much higher, typically 4.6-5.4%; affordability therefore remains a major issue and a very real barrier to home ownership.
- 2.3. Unsurprisingly, we have seen a drop in transaction levels over the past two years and an increased requirement for incentives and discounts from developers, typically around 5% off asking prices, with one of the key incentives being mortgage contributions, many offering this for two years in an effort to bridge the affordability gap created by rising mortgage rates. Suffice to say, house price growth has eased significantly compared to the double-digit annual growth seen during 2021/22, with prices now fairly static but falling through 2023. The UK House Price Index for Horsham district showed annual growth as high as 12.2% in Jul-22, but the figure as at the last publication (Oct-24) saw this drop to -0.60%.
- 2.4. Broadly speaking we are now in a buyers' market; prices have re-adjusted downwards since the beginning of 2023, as have sales rates, both therefore impacting on the viability of developments. Affordable housing is another major issue facing the whole industry at present, with limited interest from registered providers in S106 housing, due in part to a lack of grant funding, which is unlikely to be remedied until the next round of funding in April 2026. Compounding this is the fact that many LPAs are being inflexible in terms of tenure changes and the result is a significant decrease in affordable housing values now compared to 12-24 months ago when most of these new developments were being purchased. Furthermore, even when LPAs are taking a more pragmatic view on tenure split, we are seeing them take 12 months or more to issue a Deed of Variation.

- 2.5. From a developer standpoint, the rapidly rising house prices experienced through 2021/22 offset the equally steep rises in build & labour costs. However, with house prices having fallen and build & labour costs continuing to rise, this is putting a significant squeeze on development appraisals, especially as sales rates have also slowed and affordable housing offers decreased.
- 2.6. The other key factor in respect of Horsham and the surrounding area is the significant pipeline of housing coming through the planning system, with data in Chapter 5 of this report pointing towards a supply of several thousand plots coming through the planning system, with many hundreds more already under construction at active developments. Once an over-arching Water Neutrality solution comes on stream, we will see a significant increase in supply, after which there is the potential for market saturation in the short to medium term. This will inevitably result in developers fighting for a limited pool of buyers, and simple supply and demand dictates that this will drive down sales revenues and delivery rates from where they are today.

3. SOCIO-ECONOMIC & DEMOGRAPHIC DATA:

3.1. Geographical Characteristics: Horsham town, the commercial and administrative centre of Horsham district, is located midway between London and the South Coast. The district it gives its name to is an area that stretches between Gatwick Airport and the edge of the South Downs National Park, and covers an area of 205 square miles of open countryside and designated areas of outstanding natural beauty. The district is 85% rural and derives much of its economic success from its location midway between London and the coast and its close proximity to Gatwick airport with excellent transport links:

- Less than 20 minutes from Gatwick International Airport
- Direct routes to London and the South Coast via M23, M25, and A24
- Good access to the South Coast ferry ports
- Over 80 rail connections to London daily; fastest journey time around 48 minutes

3.2. Additionally, Horsham is within close proximity to other major centres from around the South East having strong transport links between these as well (A24 to Dorking, A281 to Guilford among others). This places the district at the heart of the Gatwick Diamond, an economic partnership consisting of the local authorities surrounding Gatwick. As part of the Coast to Capital Local Enterprise Partnership, Gatwick Diamond is committed to growing the economy of the area and creating jobs. Horsham is therefore in a prime position to benefit from and contribute to the opportunities created by this partnership within the Gatwick Diamond.

3.3. Social Statistics: Horsham has a population that is generally economically affluent and educated to a high standard. The population of the district is both growing and aging and the vast majority of residents are white, although the percentage of ethnic minorities is rising, increasing from 2% of the population in 2001 to just over 6% in the latest census.

3.4. Migration: Migration in Horsham District is broadly characterised by young adults moving away and new families moving in with children. Possible reasons for this migratory trend could be the general lack of further education opportunities within the district and the low availability of accommodation affordable to those on entry level jobs in the area.

3.5. Age profile: Horsham District has an increasingly aging population, with 23.2% of the population over the age of 65 compared to 20.8% in 2011 and this is likely to increase further in the future. Part of the reason for this could be due to the types of housing on offer within the district and the respective prices. It may also be down to the mentality of the 65+ age category, whereby many residents look to find a retirement property. The highest proportion of the population falls within the 35-64 age category at 40.3%, although this is down on the 2011 level of 43.3%.

3.6. Socio-economic profile: Within the district, there is a higher percentage of residents in higher and intermediate occupations as well as self-employment compared with the current national average. Correspondingly, fewer residents are employed within lower occupations or are currently in long-term unemployment. The district also has a lower number of full time students in higher and further education which, in part, is due to the lack of higher educational facilities within the district.

- 3.7. The district has an economically active population, which is characterised by large amounts of self-employment and outbound commuting. The labour supply of the district is in excess of the number of employee jobs which is linked to a high number of both commuters, outbound from the region to other areas, and the self-employed. However, at around 2.6%, unemployment figures in the district are still relatively low.
- 3.8. Working age population: Around 59% of the district's population are of working age, which is approximately the same as the West Sussex average, but slightly below the regional average (61.7%), evidenced by the increase in the number of elderly residents in the community. A higher percentage of males than females are of working age, which reflects a national pattern and is a consequence of generally higher life expectancy for females, as seen across the UK.
- 3.9. Labour supply: Horsham has a high proportion of economically active residents, particularly among males (94.4%) when compared to regional and national figures. The number of economically active females has increased significantly since the 2011 census, with the 2021 figure at 87.9%. The District has low unemployment, reflecting the high number of jobs both within the district and jobs that are close enough to commute to. Furthermore, part of the reason for this low level of unemployment is the large number of self-employed residents who live in the district.
- 3.10. Industry: Horsham district has a large number of businesses, most of which are of a small size. Start-up rates are falling proportionally, because of falling unemployment, but high survival rates in the district mean that the number of active businesses has been growing. Horsham boasts a large amount of commercial and industrial property, although much of this is poor quality. There are also a large number of home-based businesses.
- 3.11. Business type: The vast majority of Horsham jobs are within businesses of the service industry, particularly wholesale, retail, business services and the public sector accounts for around 20%. Horsham district also has a higher proportion of manufacturing and construction jobs. Horsham District has experienced a notable increase in out-commuting over recent years. In 2011, approximately 26,854 residents commuted out of the district for work, while 16,728 commuted into it, resulting in a net outflow of about 10,126 workers. This trend has continued, with a significant rise in commuting to London. Between March 2021 and the same period in 2022, Horsham saw a 234.2% increase in outbound commuter trips to Central London, indicating a strong return to office-based work post-pandemic. The primary destinations for these out-commuters include London, Gatwick, and Croydon, where higher-paid job opportunities are more prevalent. This pattern has led to concerns about Horsham becoming a "dormitory district," with residents living in the area but working elsewhere.
- 3.12. Earnings: Average earnings for residents in the district are significantly higher than those working in but living outside the district. The large numbers of commuters, particularly out-commuters, would indicate that many of those who work in Horsham live, relatively speaking, in less expensive housing areas, whilst many who live in Horsham commute to London, Crawley and Gatwick where salaries are generally higher. This tends to be a trend across the South East, whereby many workers commute into London and other major centres to their place of work.

3.13. Housing: Horsham has a relatively high number of residents living in private housing than is true nationally (74.5% and 62.4% respectively). However, with rising affordability issues over the past decade it is unsurprising that home ownership has reduced, whilst the private rental sector has grown, up from 11.8% in 2011 to 14.5% in 2021. House prices are generally high as well within Horsham when compared to other areas and nationally. House prices are higher in Horsham town compared with the West Sussex average, although prices are comparable to nearby towns of similar size such as Chichester and Haywards Heath. These prices are much higher when compared to the other districts of Crawley and Worthing. The higher prices are reflected across the rest of the district, perhaps due to the fact that much of the District is classified as mainly rural (around 85%) and therefore houses may be built over a larger area of land, subsequently raising the price of property.

4. THE LOCAL MARKET:

- 4.1. Horsham has a well-balanced population and much of this is due to the diverse range of housing available, as well as good local employment and excellent road & rail communications for those out-commuting. This combination of access and availability of new housing has encouraged a southward drift of purchasers from the more affluent areas over the Surrey border, such as Dorking and Reigate, which has inevitably driven up prices in Horsham over the past 20 years. Furthermore, activity in adjacent areas including the development of the Gatwick Diamond and Brighton & Hove economies, the growth of Guildford and more widely Reigate & Banstead as a New Growth Point, are influencing demand locally. These influences, together with the strong transport links and attractive quality of life are therefore major factors driving migration to Horsham.
- 4.2. The town has a wide appeal and therefore is attractive to all age groups, but property values are such that a substantial majority are drawn from the middle-class, white-collar socio-economic sector, who are relatively high earners able to sustain high loan-to-value borrowing ratios or often those with good levels of equity in their existing property. Family buyers are a key market driver and the dominant price sector is £400,000 - £700,000. Another important part of the Horsham market is the middle to older-aged downtrader and here the dominant price range is up to £700,000.
- 4.3. Investors have featured heavily in the Horsham market historically and have helped to underpin sales at many of the larger apartment schemes in the town over the past 20 years. However, this sector of the market has slowed in recent years due to changes to Stamp Duty and general red tape for landlords. Younger and first-time buyers are another important sector in Horsham, although the high prices relative to the surrounding districts of Arun, Worthing and Crawley does mean many choose these more affordable options. In the main, younger buyers are out-commuting, especially to London, and are therefore able to afford the higher prices in Horsham.
- 4.4. Although part of the south-eastern side of Horsham falls within the RH13 postcode, the bulk of the town lies within RH12 and this area also includes the more relevant northern part of the town, as well as some of the surrounding settlements such as Broadbridge Heath, Warnham, Rudgwick, Faygate, Ruper, Colgate and Kingsfold. However, for obvious reasons I have excluded all the rural transactions and concentrated on Horsham only. I have looked at property transactions within this area via Land Registry over the past 12 months with data available up to the end of November 2024. I summarise data below, which shows a total of 507 completions in this 12 month period:

Type	Qty	%	Av. Mean Price
Flats/maisonettes	134	26.4%	£246,476
Terraced	115	22.7%	£384,721
Semi-detached	138	27.2%	£475,269
Detached	120	23.7%	£708,686
	507	100.0%	£449,507

4.5. It is also useful to examine the price brackets that these sales have fallen into and this is shown in the table below. This data shows that flats form a substantial part of the market at approximately 26%, although in reality most of these are located within the town centre; as such I do not feel the subject site is particularly well-located to accommodate more than a small proportion of flats, hence I have concerns about the inclusion of 52 private flats within your mix.

4.6. In terms of price, nearly 80% of flat sales have fallen into the sub-£300,000 price bracket, with an upper market up to £400,000 and isolated sales up to around £500,000. Terraced, semi-detached and detached housing has seen an even spread, accounting for 22.7%, 27.2% and 23.7% of all sales respectively. In terms of price, the clear volume sector for housing is £300,000 - £600,000 accounting from nearly 70% of sales. There is an entry-level at £200,000 - £300,000, typically terraced 2-bed houses, and an active upper level to £800,000. Above this level, the housing tends to be detached in style with sales over £1m generally being houses set in large plots in the best roads. However, on the basis of a major estate development on the peripheries of the town and the requirement for a steady sales rate, it seems sensible to avoid the upper market and adopt £750,000 as a realistic price ceiling, otherwise buyers are likely to look towards the more sought-after areas of the town or the surrounding rural villages & hamlets. Key price brackets data is shown below:

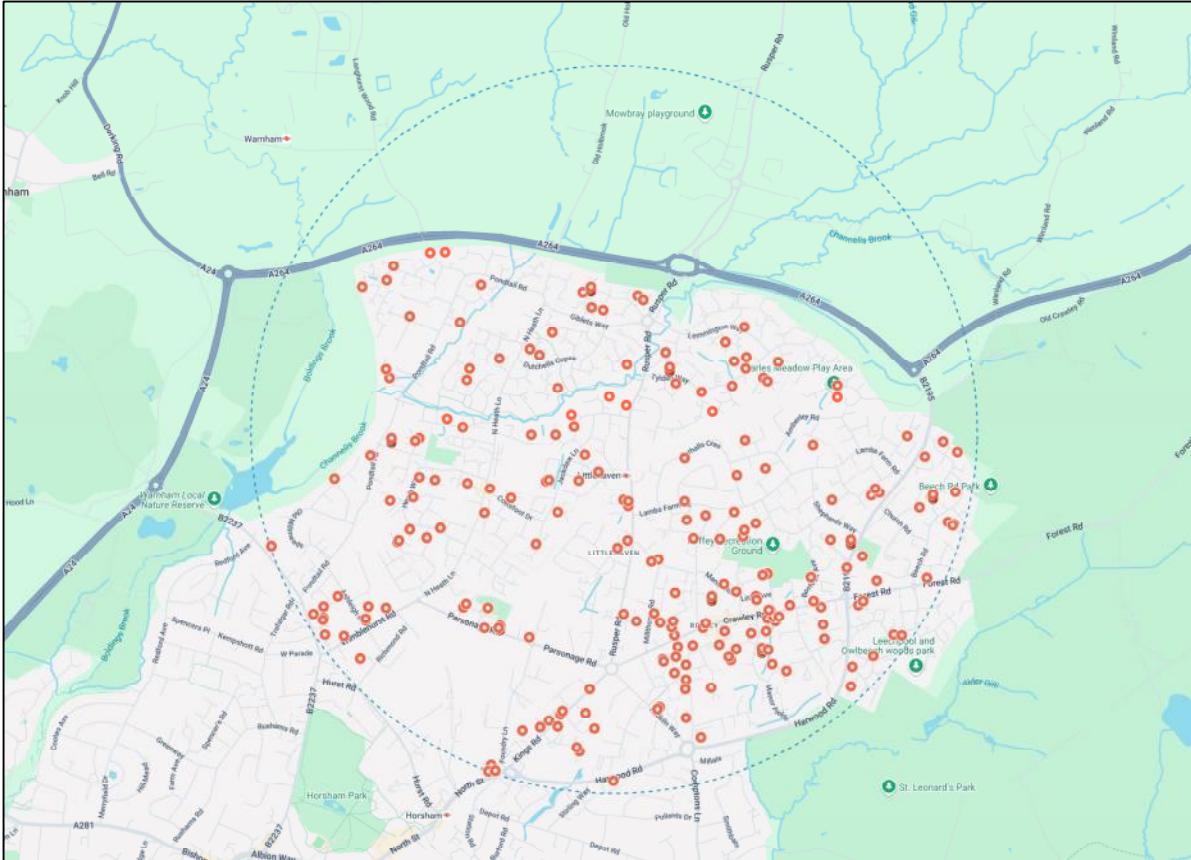
Price Bracket	FLATS		HOUSES	
	Qty	%	Qty	%
£0 - £200,000	51	38.1%	0	0.0%
£200,001 - £300,000	56	41.8%	14	3.8%
£300,001 - £400,000	18	13.4%	104	27.9%
£400,001 - £500,000	8	6.0%	109	29.2%
£500,001 - £600,000	1	0.7%	45	12.1%
£600,001 - £700,000	0	0.0%	37	9.9%
£700,001 - £800,000	0	0.0%	31	8.3%
£800,001 - £900,000	0	0.0%	17	4.6%
£900,001 - £1m	0	0.0%	5	1.3%
£1,000,001 +	0	0.0%	11	2.9%
	134	100.0%	373	100.0%

4.7. To further benchmark locally embedded house prices I have looked at a range of modern properties across the northern side of Horsham that are either on the market or have sold in recent months. These are shown overleaf and include 1 & 2-bed flats and 2, 3, 4 & 5-bed houses and overall, these sales have equated to a blended average of £454/ft². However, these are mainly asking prices, and I would expect most to be reduced in price and/or discounted at the point of sale and in the current market the margin stands at around 5%, pointing towards a more realistic average of circa £431/ft².

4.8. Please note that data is sourced via HM Land Registry with photos via Rightmove; also note that unit sizes are based on agents' floor plans or EPCs and as such their accuracy cannot be guaranteed. As a guide to informing values within any given location, £/ft² references based on second-hand properties can therefore be slightly misleading, although I believe the capital values are helpful in establishing embedded price levels and affordability.

4.9. One other aspect to consider when dealing with the second-hand market is that individual sellers tend to hold out for top value, whereas a developer(s) at the subject site will need to balance values against a steady sale rate.

4.10. Map of search area:



4.11. 1-BED FLATS:

Photo	Type	Est. Ft ²	Price	£/ft ²	Status	Address
	1-bed flat Gnd floor Parking	429	£200,000	£466	For sale Listed on: 27/08/24	305 Horsham Gates, North St, Horsham RH13 5TZ
	1-bed flat Gnd floor Parking	560	£225,000	£402	Sold Listed on: 11/12/24	20 Greenacres, N. Parade, Horsham RH12 2TA
Av: 1-BED FLATS		495	£212,500	£430		

4.12. 2-BED FLATS:

Photo	Type	Est. Ft ²	Price	£/ft ²	Status	Address
	2-bed flat Gnd floor Parking	650	£250,000	£385	For sale Listed on: 08/01/25	6 Grace Crt, Crawley Rd, Horsham RH12 4EQ
	2-bed flat 1 st floor Parking	638	£275,000	£431	For sale Listed on: 01/01/25	Pondtail Park, Horsham
	2-bed flat 2 nd floor Parking	663	£275,000	£415	For sale Listed on: 26/07/24	Grace Crt, Crawley Rd, Horsham RH12 4EQ
	2-bed flat 3 rd floor Parking	717	£300,000	£418	For sale Listed on: 23/09/24	Parsonage Road, Horsham
	2-bed flat Gnd floor Parking	695	£300,000	£432	For sale Listed on: 13/12/24	Parsonage Road, Horsham
Av: 2-BED FLATS		673	£280,000	£416		

4.13. 2-BED HOUSES:

Photo	Type	Est. Ft ²	Price	£/ft ²	Status	Address
	2-bed semi Parking	812	£385,000	£474	Sold Listed on: 15/07/24	13 Pondtail Park, Horsham RH12 5LD
	2-bed terr. Parking	756	£390,000	£516	Sold Listed on: 07/06/24	13 Coleridge Close, Horsham RH12 5PB
	2-bed terr. S. garage	865	£425,000	£491	For sale Listed on: 25/11/24	2 Skylark View, Horsham RH12 5EA
Av: 2-BED HOUSES		811	£400,000	£493		

4.14. 3-BED HOUSES:

Photo	Type	Est. Ft ²	Price	£/ft ²	Status	Address
	3-bed det. S. garage	1,075	£475,000	£442	For sale Listed on: 01/01/25	42 Bluebell Close, Horsham RH12 5WB
	3-bed semi S. garage	957	£475,000	£496	For sale Listed on: 02/01/25	Oak Tree Way, Horsham RH13 6EQ
	3-bed semi 2.5-storey S. garage	1,066	£500,000	£469	For sale Listed on: 30/09/24	13 Tern Ave, Horsham RH12 5AT
	3-bed link-Detached S. garage	950	£500,000	£526	Sold Listed on: 29/02/24	Tern Ave, Horsham RH12 5AT
	3-bed terr. 2.5-storey S. garage	1,314	£500,000	£381	Sold Listed on: 10/09/24	Timms Close, Horsham
	3-bed det. S. garage	1,174	£550,000	£468	Sold Listed on: 09/09/24	Bailey Close, Horsham
Av: 3-BED HOUSES		1,089	£500,000	£459		

4.15. 4/5-BED HOUSES:

Photo	Type	Est. Ft ²	Price	£/ft ²	Status	Address
	4-bed det. 2.5-storey S. garage	1,513	£595,000	£393	For sale Listed on: 05/09/24	Pondtail Park, Horsham
	4-bed det. D. garage	1,373	£625,000	£455	For sale Listed on: 01/01/25	23 Delius Gardens, Horsham RH13 6RY

4.16. 4/5-BED HOUSES:

Photo	Type	Est. Ft ²	Price	£/ft ²	Status	Address
	4-bed det. D. garage	1,420	£685,000	£482	Sold Listed on: 17/04/24	221 Compton Lane, Horsham RH13 6BZ
	4-bed det. Parking	1,471	£695,000	£472	For sale Listed on: 17/12/24	Cissbury Close, Horsham
	4-bed det. S. garage	1,439	£725,000	£504	Sold Listed on: 24/09/24	The Hollies, Horsham
	4-bed det. S. garage	1,798	£775,000	£431	Sold Listed on: 29/12/24	Jubilee Close, Shepherds Way, Horsham
	4-bed det. D. garage	1,824	£795,000	£436	Sold Listed on: 21/05/24	Pondtail Drive, Horsham
	4-bed det. D. garage	1,876	£845,000	£450	For sale Listed on: 13/09/24	Jubilee Close, Shepherds Way, Horsham
	5-bed det. D. garage	1,889	£900,000	£476	For sale Listed on: 11/09/24	6 Uppark Gardens, Horsham RH12 5JN
Av: 4/5-BED HOUSES		1,623	£737,778	£455		

Av: ALL PROPERTIES 1,117 £506,600 £454

Average once discounted by 5% £431

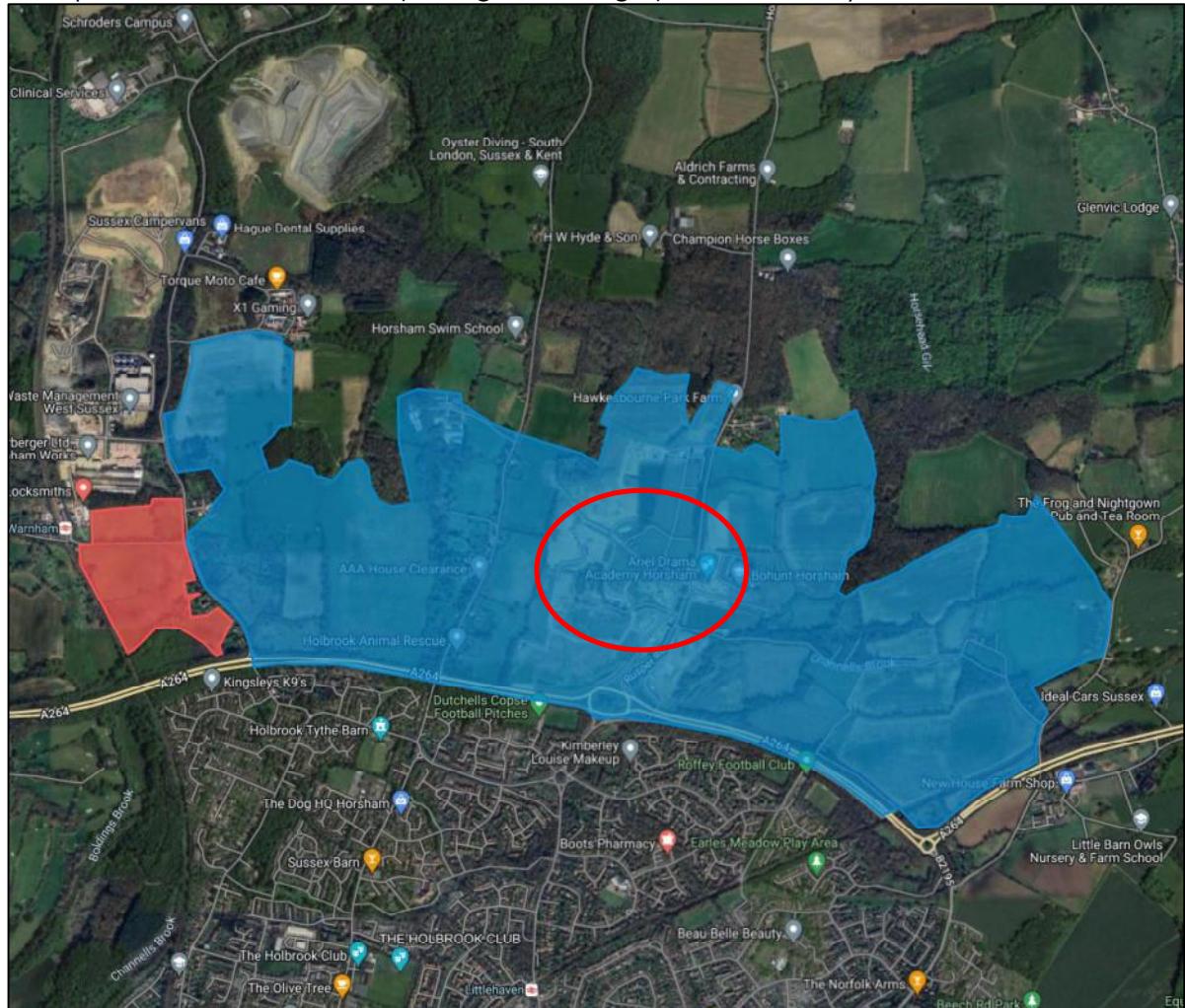
- 4.17. In order to gain a localised understanding of the market and current conditions, I had discussions with Horsham-based estate agents, Henry Adams. They advised that sales conditions through 2021 to mid-2022 were exceptional; however, prices since early 2023 have fallen as the cost of living and high interest rates have impacted on people's buying power. Currently, demand is steady and certainly better than 12 months ago, but conditions remain price-led, with many agents over-valuing in a bid to win instructions. However, these properties are typically sticking for weeks with limited interest and later reduced in price.
- 4.18. Agents thought the subject site would appeal to a wide selection of buyer profiles, most notably families, professional singles & couples, divorcees and older downsizers. It is therefore vital for the development to have a mix of products that have as much width as possible in terms of purchaser appeal. Horsham is a strong marketplace and ticks most of the boxes for most purchasers, with the exclusion perhaps of first-time buyers who generally find entry prices in the town beyond their borrowing ability, favouring lower valued addresses such as Crawley. This means that shared-equity is especially important in this area. As well as the usual developer incentives, sales would also benefit from a part-exchange scheme as this is likely to appeal to trade-up family buyers looking for a quick, stress-free sale.

5. NEW HOMES EVIDENCE:

5.1. Due to on-going Water Neutrality issues, development across the district has come under pressure with only a limited number of active developments. However, the key comparable is Cala Homes at Mowbray Village, which forms the first two phases of the North Horsham development that will eventually comprise 2,750 dwellings. Berkeley Homes at Highwood are virtually sold out with only 3-storey townhouses remaining, which I deem not comparable, hence I am focussing on Mowbray exclusively. The two current phases at Mowbray Village are summarised below:

Map Ref.	Developer/Development	Total Units	To Site
1	Cala Homes: Hawksbourne at Mowbray, Rusper Road, Horsham	193	1.8km
2	Cala Homes: Furzefield at Mowbray, Rusper Road, Horsham	197	1.8km

5.2. Aerial view showing subject site in red and the wider Mowbray Village development in blue (Phases 1 & 2 at Mowbray Village are roughly circled in red):



- 5.3. Obtaining net sales information has always been a challenge, but this has been exacerbated of late due to the Competition and Markets Authority (CMA), who have stated that developers and agents are not allowed to provide any information that is not readily available in the public domain. I would generally fall back on Land Registry, but this is significantly backlogged for new homes registrations, certainly by 12 months or more. I am therefore left with only one option, to use asking prices and apply an appropriate discount.
- 5.4. Unlike most parts of the UK at present, the new homes market across Horsham is buoyant, although this is coming down to the significant lack of availability caused by planning delays due to Water Neutrality issues and this is driving buyers almost exclusively to Cala at Mowbray Village. Elsewhere new homes across most parts of the country remain challenging, especially areas with multiple sales outlets, where developers are having to offer increasing levels of incentives and cash discounts to maintain sales rates. These typically include stamp duty and deposit contributions, flooring, assisted move packages, legal fees paid, part-exchange, utilities packages, kitchen upgrades and mortgage subsidies for up to two years. Taken in the round, these are equating to around 5%, standard across the sector at this time. These are also on top of the price reductions made since the beginning of 2023.
- 5.5. Feedback from Cala at Mowbray Village indicates that phase 1 (Hawksbourne) has sold at around 1.2 private sales per week since launching in June 2022, and around 1.8 sales per week since August 2024. Phase 1 is nearly sold out and phase 2 (Furzefield) launched in November; since then Furzefield has seen a sales rate of 1.9 per week, and overall 2024 asking prices at both phases have equated to an average of £508/ft². Due to the lack of competition and brisk sales rate I would not expect Cala to be offering much in the way of discounts or incentives, but if you or any other developments were selling it is likely net prices would be around 5% lower (i.e. circa £480/ft²).
- 5.6. I would add that Cala have only offered a small number of flats for open market sale and all the houses are compact 2-storey designs. You on the other hand have over 50 flats for open market sale, which will adversely impact on your overall sales rate and £/ft² returns. If the subject site were actively selling at present, I would not expect Cala to be achieving revenues or sales rates at the level they are; simply put, the lack of competition is artificially elevating their sales performance, and as more developments come on stream, inevitably they will have less of a monopoly on the market and purchasers will have increased buying power.

5.7. SITE 1:

Developer/Site	Cala Homes: Hawksbourne at Mowbray, Rusper Road, Horsham RH12 4QR				
Mix	Phase 1: 193 x 1 & 2-bed apartments and 2, 3 & 4-bed houses (inc. affordable)				
Sales launched	Jun-22				
Private sales to date	160 (at 13/01/25)				
Sales rate	1.20 per week / 5.2 per month (since launch) / 1.8 per week / 8.3 per month (since Aug-24)				
Advertised Incentives	Currently none advertised				
Comments	<p>Cala purchased the first two phases at Mowbray Village from Legal & General, and obtained reserved matters approval prior to Water Neutrality impacting. As such, they are able to deliver 193 units in phase 1 and 197 units in phase 2. Phase 1 launched in June 2022 and comprised 193 units of which just 25 were affordable. To date they have sold 160 private units, with 2 remaining for sale and a further 6 unreleased. This equates to a sales rate since launch of 1.2 per week, and around 1.8 per week since August 2024. Asking prices for 2024 sales have equated to an average of £505/ft² although I would expect up to 5% of discounts/incentives if they had more competition, pointing towards a net average in the region of £480/ft². Most of the sales have comprised 2-storey houses apart from two flats that have yet to sell.</p>				

5.8. Sales/availability (listed in ascending price order):

Plot	Type	Style	Storey Height	Beds	Pkg	GIA (ft ²)	Asking Price	£/ft ²	Est. Net Price (-5%)	£/ft ²	Sales Status
178	Sage	Maisonette	GF	2	2PS	753	£355,000	£471	£337,250	£448	For Sale
179	Sage	Maisonette	1F	2	2PS	878	£365,000	£416	£346,750	£395	For Sale
78	Alder	Mid terrace	2.0st	2	2PS	742	£385,000	£519	£365,750	£493	Ex/Comp.
105	Alder	Mid terrace	2.0st	2	2PS	742	£385,000	£519	£365,750	£493	Ex/Comp.
112	Alder	Mid terrace	2.0st	2	2PS	742	£385,000	£519	£365,750	£493	Reserved
127	Bayberry	Mid terrace	2.0st	2	2PS	864	£385,000	£446	£365,750	£424	Ex/Comp.
77	Alder	End terrace	2.0st	2	2PS	742	£395,000	£532	£375,250	£506	Ex/Comp.
79	Alder	End terrace	2.0st	2	2PS	742	£395,000	£532	£375,250	£506	Ex/Comp.
103	Alder	Semi	2.0st	2	2PS	742	£395,000	£532	£375,250	£506	Ex/Comp.
104	Alder	End terrace	2.0st	2	2PS	742	£395,000	£532	£375,250	£506	Reserved

5.9. Sales/availability (listed in ascending price order):

Plot	Type	Style	Storey Height	Beds	Pkg	GIA (Ft ²)	Asking Price	£/ft ²	Est. Net Price (-5%)	£/ft ²	Sales Status
106	Alder	End terrace	2.0st	2	2PS	742	£395,000	£532	£375,250	£506	Ex/Comp.
113	Alder	End terrace	2.0st	2	2PS	742	£395,000	£532	£375,250	£506	Ex/Comp.
120	Bayberry	Semi	2.0st	2	2PS	864	£400,000	£463	£380,000	£440	Ex/Comp.
63	Beech	Semi	2.0st	3	CP	876	£440,000	£502	£418,000	£477	Ex/Comp.
83	Beech	Semi	2.0st	3	CP	876	£440,000	£502	£418,000	£477	Ex/Comp.
84	Beech	Semi	2.0st	3	CP	876	£450,000	£514	£427,500	£488	Ex/Comp.
85	Beech	Semi	2.0st	3	CP	876	£450,000	£514	£427,500	£488	Ex/Comp.
86	Beech	Semi	2.0st	3	CP	876	£450,000	£514	£427,500	£488	Ex/Comp.
98	Beech	Semi	2.0st	3	CP	876	£455,000	£519	£432,250	£493	Ex/Comp.
99	Beech	Semi	2.0st	3	CP	876	£460,000	£525	£437,000	£499	Ex/Comp.
91	Blackthorn	Detached	2.0st	3	CP	952	£470,000	£494	£446,500	£469	Reserved
75	Blackthorn	Semi	2.0st	3	CP	952	£475,000	£499	£451,250	£474	Ex/Comp.
76	Blackthorn	Semi	2.0st	3	CP	952	£475,000	£499	£451,250	£474	Ex/Comp.
81	Blackthorn	Semi	2.0st	3	CP	952	£475,000	£499	£451,250	£474	Ex/Comp.
108	Blackthorn	Semi	2.0st	3	CP	952	£475,000	£499	£451,250	£474	Ex/Comp.
109	Blackthorn	Semi	2.0st	3	CP	952	£475,000	£499	£451,250	£474	Ex/Comp.
176	Beech	Semi	2.0st	3	SG	876	£475,000	£542	£451,250	£515	Ex/Comp.
129	Chestnut	Semi	2.0st	3	CP	1,001	£485,000	£485	£460,750	£460	Reserved
61	Chestnut	Semi	2.0st	3	CP	1,001	£495,000	£495	£470,250	£470	Ex/Comp.
117	Chestnut	Semi	2.0st	3	CP	1,001	£495,000	£495	£470,250	£470	Ex/Comp.
175	Blackthorn	Semi	2.0st	3	SG	952	£495,000	£520	£470,250	£494	Ex/Comp.
126	Fir	End terrace	2.0st	3	2PS	1,089	£500,000	£459	£475,000	£436	Ex/Comp.
110	Chestnut	Semi	2.0st	3	CP	1,001	£510,000	£509	£484,500	£484	Reserved
71	Chestnut	Detached	2.0st	3	CP	1,001	£535,000	£534	£508,250	£508	Ex/Comp.
74	Chestnut	Detached	2.0st	3	CP	1,001	£535,000	£534	£508,250	£517,750	Ex/Comp.
82	Chestnut	Semi	2.0st	3	CP	1,001	£545,000	£544	£517,750	£517	Ex/Comp.

5.10. Sales/availability (listed in ascending price order):

Plot	Type	Style	Storey Height	Beds	Pkg	GIA (Ft ²)	Asking Price	£/ft ²	Est. Net Price (-5%)	£/ft ²	Sales Status
87	Chestnut	Detached	2.0st	3	CP	1,001	£545,000	£544	£517,750	£517	Ex/Comp.
97	Chestnut	Semi	2.0st	3	CP	1,001	£545,000	£544	£517,750	£517	Reserved
70	Hornbeam	Detached	2.0st	4	SG	1,262	£625,000	£495	£593,750	£470	Ex/Comp.
47	Laurel	Detached	2.0st	4	SG	1,357	£650,000	£479	£617,500	£455	Ex/Comp.
69	Laurel	Detached	2.0st	4	SG	1,357	£675,000	£497	£641,250	£473	Ex/Comp.
115	Laurel	Detached	2.0st	4	SG	1,357	£675,000	£497	£641,250	£473	Ex/Comp.
116	Laurel	Detached	2.0st	4	SG	1,357	£675,000	£497	£641,250	£473	Ex/Comp.
95	Laurel	Detached	2.0st	4	SG	1,357	£685,000	£505	£650,750	£480	Ex/Comp.
177	Laurel	Detached	2.0st	4	SG	1,357	£695,000	£512	£660,250	£487	Ex/Comp.
96	Rowan	Detached	2.0st	4	DG	1,622	£795,000	£490	£755,250	£466	Reserved
		Av.				975	£492,500	£505	£467,875	£480	

5.11. **SITE 2:**

Developer/Site Mix	Cala Homes: Furzefield at Mowbray, Rusper Road, Horsham RH12 4QR Phase 2: 197 x 2-bed apartments and 2, 3 & 4-bed houses (inc. affordable)				
Sales launched	Nov-24 (13th)				
Private sales to date	17 (at 13/01/25)				
Sales rate	1.9 per week / 8.5 per month				
Advertised Incentives	Currently none advertised				
Comments	Phase 2 comprises 197 units, again with only 25 affordable units. It was launched in mid-November and to date Cala have secured 17 sales, equating to 1.9 per week. Asking prices have equated to an average of £514/ft ² , although as mentioned before I would expect up to 5% of discounts and/or incentives in a "normal" market (i.e. with more competition), putting the net average at around £488/ft ² . There are several flats within this phase and it is important to note that asking prices for these are averaging £437/ft ² , compared to £524/ft ² for the houses (all 2-storey), and this needs to be considered when assessing the flats within your scheme.				

5.12. Sales/availability (listed in ascending price order):

Plot	Type	Style	Height	Beds	Pkg	GIA (ft ²)	Sales Status	
							Asking Price	Est. Net Price (-5%)
189	Victoria Hse	Apartment	GF	2	2PS	812	£355,000	£437,250
195	Victoria Hse	Apartment	2F	2	2PS	812	£355,000	£437,250
196	Victoria Hse	Apartment	2F	2	2PS	811	£355,000	£438
160	Alder	Semi	2.0st	2	2PS	742	£399,950	£539
161	Alder	Semi	2.0st	2	2PS	742	£399,950	£539
162	Alder	Semi	2.0st	2	2PS	742	£399,950	£539
163	Alder	Semi	2.0st	2	2PS	742	£399,950	£539
135	Aspen	End terrace	2.0st	2	2PS	797	£420,000	£527
136	Aspen	Mid terrace	2.0st	2	2PS	797	£420,000	£527
138	Aspen	End terrace	2.0st	2	2PS	797	£420,000	£527
139	Aspen	End terrace	2.0st	2	2PS	797	£420,000	£527
141	Blackthorn	Detached	2.0st	3	SG	952	£510,000	£536

5.13. Sales/availability (listed in ascending price order):

Plot	Type	Style	Storey	Height	Beds	Pkg	GIA (Ft ²)	Asking Price	Sales Status	
									Est. Net Price (-5%)	£/ft ²
142	Blackthorn	Detached	2.0st	3	SG	952	£510,000	£536	Reserved	£509
159	Blackthorn	Detached	2.0st	3	SG	952	£515,000	£541	Reserved	£514
164	Blackthorn	Detached	2.0st	3	SG	952	£515,000	£541	Reserved	£514
166	Blackthorn	Detached	2.0st	3	SG	952	£515,000	£541	Reserved	£514
140	Cedar	Detached	2.0st	3	SG	1,001	£550,000	£549	Reserved	£522
144	Foxglove	Semi	2.5st	3	SG	1,141	£550,000	£482	Reserved	£458
143	Foxglove	Semi	2.5st	3	SG	1,141	£565,000	£495	Reserved	£470
165	Cypress	Detached	2.0st	3	SG	1,034	£565,000	£546	Reserved	£519
186	Mulberry	Semi	2.5st	4	SG	1,444	£680,000	£471	For Sale	£447
167	Poplar	Detached	2.0st	4	SG	1,553	£795,000	£512	For Sale	£486
								£482,491	£514	£458,366
								939	Av.	£488

Av.

111

6. WATER NEUTRALITY & HOUSING PIPELINE:

- 6.1. Water neutrality is the number one issue undermining housing delivery across Horsham District (and Crawley and parts of Chichester Districts). There are a considerable number of sites stuck at the planning or pre-planning stages due to this issue, with only those sites with detailed/reserved matters approval pre-dating this directive being able to deliver housing, and as far as I know the only two major developments in this bracket are North Horsham (Mowbray Village) and Kilnwood Vale. There are also sites that can provide an on-site solution, but these are a rarity, with only two that I know of in Horsham District.
- 6.2. At present, this means there is a highly constricted supply of implementable planning consents across the district, limited to North Horsham and Kilnwood Vale alone. These run into the hundreds of units, rather than thousands and will be quickly built and absorbed in the current market. By my estimation, across Horsham District alone there are over 6,000 plots currently pending approval or with outline approval only, with many more sites ready and waiting in the pre-planning stages.
- 6.3. However, with no over-arching Water Neutrality strategy these will remain in limbo, putting further pressure on housing supply, and with the ongoing imbalance between supply and demand, this has the potential to put further upward pressure on house prices at a time when affordability is stretched due to high mortgage rates and the general cost of living crisis. It is clear that Cala, who have had stock to sell, are capitalising on this housing bottleneck, and the revenues and sales rates being achieved are being artificially bolstered.
- 6.4. Another consequence of Water Neutrality is that once matters are resolved, there will be an immense spike in planning approvals and further planning applications, and this will, in the medium term, create a significant increase in supply. With this, we will see a sharp switch from under to over-supply, and real issues in terms of market absorption. In turn this will mean a great many sales outlets all competing with the same pool of buyers, inevitably leading to price wars between developers, and in simple terms a drop in prices and sales rates as the market is diluted.
- 6.5. In previous years, housing supply has seen spikes and troughs but has generally seen a more organic delivery; however, I foresee conditions becoming far more volatile over the next 5-10 years as the market plays catch-up. The big difference now is that interest rates are two to three times higher compared to the previous 15-year period, and this will only exacerbate the inevitable impact of so many new dwellings hitting the market at once.

7. SUMMARY & RECOMMENDATIONS:

- 7.1. In terms of sales evidence, nearly new second-hand sales for a range of comparable properties in Chapter 3 indicate asking prices in the region of £454/ft², and estimated net at circa £431/ft².
- 7.2. Feedback from Cala was very positive, with 2024 new-build evidence at both phases of Mowbray Village reflecting gross prices of £508/ft². However, with such a monopoly on the market, I believe prices are being artificially elevated. Under normal trading conditions (i.e. once more competition is available), I would expect prices to come under pressure by as much as 5%, putting a more realistic net average at around £480-485/ft². Importantly, this data mainly relates to 2-storey housing, whereas flats at Mowbray are averaging £437/ft² gross, and this considerable differential between flats and houses is reflected in my revenues overleaf.
- 7.3. Sales rates at Mowbray have also been strong, well in excess of 1 private sale per week, and more recently 1.8-1.9 per week. However, if the subject site (and other developments) were currently trading, I would expect this rate to fall, hence I am adopting 1-1.2 sales per week for the purposes of this exercise.
- 7.4. Turning to the scheme proposed, I note the open market element comprises 274 dwellings, with 52 flats and 222 houses, all relatively compact in size and all 2-storey in design; positive on both fronts. However, based on the lower revenues per foot and slower sales rates for flat at Mowbray Village, I have split my revenues into flats and houses. The flats include compact 1 & 2-bed units, all assumed to be walk-up units with no balconies. These reflect asking prices at £435/ft² and net prices at £413/ft². The 2-bed housing is quite large compared to those at Mowbray Village, and in fact Cala are selling 3-beds of a similar size. Therefore, my capital values are higher than Cala's 2-beds. The balance of units are 3 & 4-bed houses up to 1,600ft², and I have priced these up to £775,000 gross. Overall, the housing element is reflecting an average of £502/ft², with a net at £477/ft².
- 7.5. I offer a detailed revenue assessment overleaf; this shows a column for asking prices, with another column for estimated net prices, allowing for discounts and incentives of 5%. The gross prices equate to an average of £494/ft², with net at £469/ft², and based on the evidence, I believe this is appropriate. Pricing assumes an average sales rate of 1-1.2 private units per week (i.e. circa 4.3-5.2 pcm), although this is based on you having a fully functioning on-site sales centre, show homes and first release within 3-4 months of build completion.
- 7.6. Horsham represents a large marketplace that attracts a good deal of inward movement of purchasers. However, when a solution to Water Neutrality is found we will see many thousands of new homes coming through the planning system locally, which will inevitably dilute sales rates and revenues when compared to Cala at Mowbray.

8. REVENUE ASSESSMENT:

8.1. Open market revenues: APARTMENTS:

House Type	Style	BUDGET/NET PRICE (-5%)							RELEASE/STRIVE PRICE			
		Storey Height	Beds	Parking	Unit Ft ²	Total Ft ²	Qnty	Av. Unit Price	GDV	£/ft ²	Av. Unit Price	GDV
A1	Apartment	-	1	UP	547	12	6,564	£2228,000	£2,736,000	£417	£240,000	£2,880,000
A2	Apartment	-	1	UP	546	2	1,092	£2228,000	£456,000	£418	£240,000	£480,000
A3	Apartment	-	1	UP	619	4	2,476	£256,500	£1,026,000	£414	£270,000	£1,080,000
A4	Apartment	-	2	UP	764	7	5,348	£313,500	£2,194,500	£410	£330,000	£2,310,000
A5	Apartment	-	2	UP	772	8	6,176	£313,500	£2,508,000	£406	£330,000	£2,640,000
A6	Apartment	-	1	UP	547	3	1,641	£2228,000	£684,000	£417	£240,000	£720,000
A7	Apartment	-	2	UP	760	8	6,080	£313,500	£2,508,000	£413	£330,000	£2,640,000
A8	Apartment	-	2	UP	763	4	3,052	£313,500	£1,254,000	£411	£330,000	£1,320,000
A9	Apartment	-	1	UP	539	4	2,156	£2228,000	£912,000	£423	£240,000	£960,000
					52	34,585		£14,278,500	£413		£15,030,000	£435

8.2. Open market revenues: HOUSES:

House Type	Style	BUDGET/NET PRICE (-5%)							RELEASE/STRIVE PRICE			
		Storey Height	Beds	Parking	Unit Ft ²	Total Ft ²	Qnty	Av. Unit Price	GDV	£/ft ²	Av. Unit Price	GDV
H1	Mid terrace	2.0st	2	1.5PS	850	4	3,400	£389,500	£1,558,000	£458	£410,000	£1,640,000
H1	End terrace	2.0st	2	1.5PS	850	7	5,950	£394,250	£2,759,750	£464	£415,000	£2,905,000
H1	Semi	2.0st	2	1.5PS	850	10	8,500	£399,000	£3,990,000	£469	£420,000	£4,200,000
H1	Semi	2.0st	2	2PS	850	8	6,800	£403,750	£3,230,000	£475	£425,000	£3,400,000
H2	Mid terrace	2.0st	2	1.5PS	850	3	2,550	£389,500	£1,168,500	£458	£410,000	£1,230,000
H2	Mid terrace	2.0st	2	2PS	850	1	850	£394,250	£394,250	£464	£415,000	£488

8.3. Open market revenues: HOUSES:

House Type	Style	Storey Height	Beds	Parking	Unit Ft ²	Qty	Total Ft ²	Av. Unit Price	BUDGET/NET PRICE (-5%)		RELEASE/STRIVE PRICE	
									GDV	£/ft ²	Av. Unit Price	GDV
H2	End terrace	2.0st	2	1.5PS	850	4	3,400	£394,250	£1,577,000	£464	£415,000	£1,660,000
H2	End terrace	2.0st	2	2PS	850	1	850	£399,000	£399,000	£469	£420,000	£420,000
H2	Semi	2.0st	2	1.5PS	850	10	8,500	£399,000	£3,990,000	£469	£420,000	£420,000
H2	Semi	2.0st	2	2PS	850	10	8,500	£403,750	£4,037,500	£475	£425,000	£425,000
H3	Detached	2.0st	2	SG+PS	869	1	869	£437,000	£437,000	£503	£460,000	£460,000
H4	Detached	2.0st	2	2PS	869	1	869	£413,250	£413,250	£476	£435,000	£435,000
H5	Detached	2.0st	3	2PS	1,100	5	5,500	£508,250	£2,541,250	£462	£535,000	£2,675,000
H5	Detached	2.0st	3	SCP+PS	1,100	2	2,200	£513,000	£1,026,000	£466	£540,000	£1,080,000
H5	Detached	2.0st	3	DCP+PS	1,100	3	3,300	£517,750	£1,553,250	£471	£545,000	£1,635,000
H5	Detached	2.0st	3	SG+PS	1,100	20	22,000	£541,500	£10,830,000	£492	£570,000	£11,400,000
H7	Detached	2.0st	4	DCP+PS	1,491	2	2,982	£679,250	£1,358,500	£456	£715,000	£1,430,000
H7	Detached	2.0st	4	SG+PS	1,491	5	7,455	£698,250	£3,491,250	£468	£735,000	£3,675,000
H8	Detached	2.0st	4	SG+2PS	1,450	12	17,400	£684,000	£8,208,000	£472	£720,000	£8,640,000
H9	Detached	2.0st	4	SG+2PS	1,353	12	16,236	£636,500	£7,638,000	£470	£670,000	£8,040,000
H10	Detached	2.0st	4	SG+2PS	1,353	8	10,824	£636,500	£5,092,000	£470	£670,000	£5,360,000
H11	Detached	2.0st	4	SG+2PS	1,600	16	25,600	£736,250	£11,780,000	£460	£775,000	£12,400,000
H13	Mid terrace	2.0st	3	2PS	1,008	1	1,008	£470,250	£470,250	£467	£495,000	£495,000
H13	End terrace	2.0st	3	2PS	1,008	4	4,032	£475,000	£1,900,000	£471	£500,000	£2,000,000
H13	Semi	2.0st	3	2PS	1,008	18	18,144	£479,750	£8,635,500	£476	£505,000	£9,090,000
H13	Semi	2.0st	3	SCP+1PS	1,008	1	1,008	£484,500	£484,500	£481	£510,000	£510,000
H13	Detached	2.0st	3	2PS	1,008	1	1,008	£489,250	£489,250	£485	£515,000	£515,000
H13	Semi	2.0st	3	SG+2PS	1,008	15	15,120	£508,250	£7,623,750	£504	£535,000	£8,025,000
H13	Detached	2.0st	3	SG+2PS	1,008	5	5,040	£517,750	£2,588,750	£514	£545,000	£2,725,000

8.4. Open market revenues: HOUSES:

BUDGET/NET PRICE (-5%)								RELEASE/STRIKE PRICE						
House Type	Style	Storey Height	Beds	Parking	Unit Ft ²	Qty	Total Ft ²	Av. Unit Price	GDV	£/ft ²	Av. Unit Price	GDV	£/ft ²	
H14	Semi	2.0st	3	2PS	1,006	17	17,102	£479,750	£8,155,750	£477	£505,000	£8,585,000	£502	
H14	Semi	2.0st	3	SG+2PS	1,006	15	15,090	£508,250	£7,623,750	£505	£535,000	£8,025,000	£532	
							222	242,087		£115,444,000	£477		£121,520,000	£502
							274	276,672				£129,722,500	£469	
												£136,550,000	£494	

Key to parking:

UP: Unallocated Parking

PS: Parking Space(s)

SCP: Single Car Port

SG: Single Garage

DCP: Double Car Port

RESIDENTIAL DEVELOPMENT CONSULTANCY



THE RESIDENTIAL DEVELOPMENT TEAM AT MCC PROVIDE UNRIVALLED, INDEPENDENT SALES & MARKETING ADVICE TO A WIDE RANGE OF CLIENTS, WHO RECOGNISE THE BENEFITS OF HAVING AN UNBIASED, MARKET-FACING OPINION ON BOTH CURRENT AND STRATEGIC DEVELOPMENT SITES

In a typical year we appraise 100-150 development sites, equating to over £5 billion in Gross Development Value.

Our dedicated residential development team advises a wide range of clients, including national house builders, private developers, housing associations, landowners, local authorities, strategic land promoters and investment funds, who recognise that our services play an essential role in all levels of development decision making.

The need to accurately assess market requirements and trends, which in turn help to predict the right choice of product, is essential in order to maximise the sales potential and ultimately the profitability of any development. We advise on all types of residential development, including open market, affordable and retirement, and have been actively involved in a large number of major schemes across the South of England over the past 15 years.

Reports cover a wide range of topics and can be tailored to each client's specific requirements; a standard report includes:

- General site & location appraisal
- Market research & competitor analysis looking at both the new and second-hand sectors, future pipeline developments, identification of market trends and socio-economic and demographic aspects.
- Identification of target market, purchaser profiling and gap analysis.
- Advice on product selection and commentary on style, layout, optimum sizes and mix.
- Recommendations on achievable prices, sales rates and Gross Development Value.
- Recommendations for adding value and/or saving costs through design & specification.

Our reports are used for various purposes, including underpinning initial land bids, pre-planning mix & product optimisation, assisting with plc main board acquisition approval and increasingly they are used as expert evidence for the purposes of arbitration and expert determination on option sites

RESIDENTIAL DEVELOPMENT CONSULTANCY



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APPENDIX 4

Riverdale Developments Ltd

Pondtail, Horsham

Development Abnormals Cost Plan Nr.1 Rev A

December 2024

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Registered in England 2778753



Contents

- General Information
- Summary
- Elemental Works Sections
- Appendix A - A264 / Langhurst Wood Road Signalised Junction Breakdown
- Appendix B - Mercer Road / Langhurst Road T-Junctions and Emergency Access Breakdown
- Appendix C - Primary Road Elemental Breakdown
- Appendix D - Primary Street Return Visit Works Breakdown
- Appendix E - Secondary Road Elemental Breakdown
- Appendix F - Tertiary Road Elemental Breakdown
- Appendix G - Attenuation Basins Breakdown
- Appendix H - Ditch Channel Breakdown
- Appendix I - Highways Commuted Sums

General Information



1.0 General Information

1.1 - Description of works

- Full development abnormalities cost plan for the construction of 301 new homes at Pondatil Farm, near Horsham, West Sussex. The cost plan includes for the residential build costs along with external works and infrastructure comprising; new access junctions and improvements, strategic on-site roads and footpaths, surface water drainage and SuDs, Foul Water drainage including pumping stations, utilities, on site waste generation, site wide landscaping and associated design, procurement and contract management fees, maintenance and adoption costs.
- Priced at Q4 2024

1.2 - Basis of cost

CMYK

- 1644/P/10.02 - Site Layout - North Parcel
- 1644/P/10.03 - Site Layout - South Parcel
- 1644/P/10.04 - Site Layout - Combined

Hadley

- Water neutrality report - proposed on-site works rev 0.0

SJA Trees

- SJA TCP 00706-001 - Tree constraints plan (full site)

Connect Consultants

- Pre-application transport assessment scoping note
- Flood risk assessment - November 2020

STC

- Warnham level crossing review

Southdown Consultants

- Noise and vibration assessment - December 2021
- Air Quality Assessment - June 2021

ACD Environmental

- Landscape and visual impact assessment

Geo-environmental

- Ground investigation report

The Ecology Partnership

- Breeding bird survey Report
- Bat surveys 2017/2018
- Dormouse surveys 2017/2018
- Great crested Newt 2017/2018
- Ecological impact assessment
- Reptile Surveys 2020



1.0 General Information

1.2 - Basis of cost (Cont'd)

CMYK

- 1644 / P /30.XX - Apartment Plots 40-48 - FF Plan
- 1644 / P /30.XX - Apartment Plots 40-48 - GF Plan
- 1644 / P /30.XX - Apartment Plots 40-48 - SF Plan
- 1644 / P /30.XX - Apartment Plots 49-57 - FF Plan
- 1644 / P /30.XX - Apartment Plots 49-57 - GF Plan
- 1644 / P /30.XX - Apartment Plots 49-57 - SF Plan
- 1644 / P /20.XX - Apartment Plots 119-130 - Floor Plans
- 1644 / P /30.XX - Apartment Plots 131-139 - Floor Plans
- 1644 / P /30.XX - Apartment Plots 104-112 - First Floor Plan
- 1644 / P /30.XX - Apartment Plots 104-112 - Ground Floor Plan
- 1644 / P /30.XX - Apartment Plots 104-112 - Second Floor Plan
- 1644 / P /30.XX - Apartment Plots 182-190 - First Floor Plan
- 1644 / P /30.XX - Apartment Plots 182-190 - Ground Floor Plan
- 1644 / P /30.XX - Apartment Plots 182-190 - Second Floor Plan
- 1644 / P /20.XX - Type AH1 - Floor Plans
- 1644 / P /20.XX - Type AH2 - Floor Plans
- 1644 / P /20.XX - Type AH3 - Floor Plans
- 1644 / P /20.XX - Type H1 - Floor Plans
- 1644 / P /20.XX - Type H2 - Floor Plans
- 1644 / P /20.XX - Type H3 - Floor Plans
- 1644 / P /20.XX - Type H4 - Floor Plans
- 1644 / P /20.XX - Type H5 - Floor Plans
- 1644 / P /20.XX - Type H6 - Floor Plans
- 1644 / P /20.XX - Type H7 - Floor Plans
- 1644 / P /20.XX - Type H8 - Floor Plans
- 1644 / P /20.XX - Type H9 - Floor Plans
- 1644 / P /20.XX - Type H10 - Floor Plans
- 1644 / P /20.XX - Type H11 - Floor Plans
- 1644 / P /20.XX - Type H12 - Floor Plans



1.0 General Information

1.3 - Assumptions

Site Access Junctions

2.1 - A264 / Langhurst Road Improvement Works

- We have included an allowance for a pedestrian guard rail
- We have assumed that all material arisings will be carted to tip
- We have allowed for 300mm topsoil to verge areas
- We have based our carriageway construction on the WSCC standard construction details for a CBR of 2%, which can be seen below;
Capping @ 600mm thick
Sub-base (Type-1) @ 150mm thick
Base Course @ 150mm thick
Binder Course @ 60mm thick
Surface Course @ 50mm thick
- We have based our footway construction as per WSCC standard construction details for a CBR of 2%, which can be seen below;
Sub-base (Type-1) @ 200mm thick
Binder Course @ 50mm thick
Surface Course @ 20mm thick
- We have allowed for resurfacing to the extent of the works area, including to the A264.
- We have allowed for HFS for 50m on both approaches
- We have included a lump sum of £150,000 for the signals

2.2 - Mercer Road / Langhurst Road T-Junctions and Emergency Access

- We have included an allowance for improvements to Mercer Road / Langhurstwood Road Junction
- We have priced for the 3 new T-junctions as shown on the masterplan
- We have assumed no widening is necessary to provide for ghost right turn lanes (nothing shown on the masterplan)
- We have assumed that all arising material shall be stored on-site
- We have allowed for 300mm topsoil to verge areas
- We have based our carriageway and footway construction on WSCC's standard construction details for a CBR of 2% (as noted above)
- We have allowed for resurfacing full extent of existing carriageway where necessary

3.1 - Demolitions / Site Clearance

- We have included an allowance for demolition of barns to the properties in the south eastern area of the site

3.2 - Ground Remediation of Contamination

- We have included an allowance for remediating areas of made ground to treat potential contaminants (Excl. asbestos)

3.3 - Temporary Fencing / Enabling Works

- We have included an allowance for temporary boundary fencing
- We have included an allowance for tree protection fencing in accordance with the existing tree plan

3.4 - Archaeology Works

- We have allowed for trial trenching to 4% of the site area with targeted mitigation to a further 4%

3.5 - Ecological Mitigation

- We have included a lump sum budget for ecological works as recommended in the ecological note.



1.0 General Information

1.3 - Assumptions Cont'd

4.1 - Footpaths / Cycleways through Open Spaces

We have based our footpath construction on WSCC's standard construction detail for a CBR of 2%, which can be seen below;

Sub-base (Type-1) @ 175mm thick

Surface Course (Fittleworth Stone Screened Rubble) @ 75mm thick

4.2 - Spine Roads

- We have included a DDT for lengths of road which front buildings for the purpose of pricing abnormals

Primary Street

- Taken as a 6m wide carriageway as measured from the masterplan with 2m wide footway/cycleways both sides
- Priced to WSCC standard details for 2% CBR as noted above.
- Tarmac finish to carriageway
- We have allowed for the primary carriageways to be constructed in two stages to enable use by construction traffic. The first stage completes to binder course with drainage ironwork laid low. The second stage covers replacement of damaged kerbs, raising of ironwork and laying of the final wearing course.
- We have assumed that 33% of kerbs and edgings shall be damaged during the construction phase and broken out and replaced
- Surface Water gravity sewers are priced within the roads to the full road length; assumptions as below.
 - 150mm carrier drain, 1-2m deep - 25%*
 - 225mm carrier drain, 1-2m deep - 25%*
 - 300mm carrier drain, 2-3m deep, 25%*
 - 450mm carrier drain, 3-4m deep, 15%*
 - 600mm carrier drain, 4-5m deep, 10%*
- Foul Water gravity sewers are priced within the roads to the full road length; assumptions as below.
 - 150mm carrier drain, 1-1.5m deep - 25%*
 - 150mm carrier drain, 1.5-2m deep - 25%*
 - 225mm carrier drain, 2-3m deep - 25%*
 - 225mm carrier drain, 3-4m deep - 15%*
 - 225mm carrier drain, 4-5m deep - 10%*
- Manholes have been taken every 25m
- We have allowed for gullies to be taken every 15m of carriageway
- Laterals for both SW and FW taken to the plot boundaries as our own assumptions
- We have included for utilities trenching for power, water and comms to our own assumed layout
- We have allowed for road crossings to our own assumed layout
- We have assumed that all arising material shall be stockpiled for re-use on site. Refer to section 4.8 also
- We have allowed for excavating soft spots at 5% of total dig volume
- We have allowed for filling excavated soft spot areas with arisings
- We have allowed for 300mm topsoil to verge areas
- We have allowed for road lighting columns to be taken at 25m intervals
- We have allowed for excavating LV trenches for road lighting columns to one side of the footway
- We have allowed for road crossings for excavating LV trenches every 50m
- We have allowed for feeder pillars every 200m
- We have included an allowance for a culvert where the carriageway crosses the existing ditch
- We have allowed for bulb planting to 50% of the verge area
- We have allowed for hedge planting to 50% of the verge area
- Tree planting is taken in 7.1

Secondary Street

- Assumed a single visit for construction.
- Taken as a block paved shared surface 5.5m wide, as scaled from the drawings.
- All other assumptions as the primary street



1.0 General Information

1.3 - Assumptions Cont'd

Tertiary Street

- As Primary street except no lighting and drainage assumptions are different, as below
- Surface Water gravity sewers are priced within the roads to the full road length; assumptions as below.
 - 150mm carrier drain, 1-2m deep - 65%*
 - 225mm carrier drain, 1-2m deep - 35%*

Foul Water gravity sewers are priced within the roads to the full road length; assumptions as below.

- 150mm carrier drain, 1-1.5m deep - 50%*
- 150mm carrier drain, 1.5-2m deep - 50%*

4.3 - On-Site Foul Water Sewers

- We have assumed that FW Sewers within open space shall be;
 - 150mm carrier drain, 1-1.5m deep - 25%*
 - 150mm carrier drain, 1.5-2m deep - 25%*
 - 225mm carrier drain, 1.5-2m deep - 25%*
 - 300mm carrier drain, 2-2.5m deep - 15%*
 - 450mm carrier drain, 1.5-3m deep - 10%*

4.4 - Foul Pumping Stations

- Lump sum allowance included for the pump station based on previous experience.
- Minimal allowance for emergency storage
- We have included an allowance for upgrading pumps as the development progresses to cater for increased load

4.5 - On Site Foul Sewer Rising Main

- Taken to length shown on drainage strategy drawing, notwithstanding that this is based on an old masterplan.
- Assumed rising main to be 114mm internal diameter

4.6 - Surface Water Balancing Ponds & SUDs

- We have assumed that all arising material will be stockpiled on site for re-use. Refer also to 4.8
- We have allowed for a liner to the ponds
- We have allowed for a minor grasscrete maintenance access to all ponds
- We have allowed for a timber post and rail fence to the perimeter of each pond
- We have included an allowance for buoys and signage for each pond
- We have allowed for wetland seeding to pond areas
- We have allowed for an extra over dig to wet area within ponds

4.7 - On-Site Surface Water Sewers

- We have assumed that SW Sewers within open space shall be 25% 225mm dia pipe @ 1.5-2m deep, 15% 300mm dia pipe @ 2-2.5m deep, 10% 450mm dia pipe @ 2.5-3m deep
 - 150mm carrier drain, 1-1.5m deep - 25%*
 - 150mm carrier drain, 1.5-2m deep - 25%*
 - 225mm carrier drain, 1.5-2m deep - 25%*
 - 300mm carrier drain, 2-2.5m deep, 25%*
 - 450mm carrier drain, 2.5-3m deep, 15%*
- We have included an extra over cost for drainage crossing the existing Mercer Road.



1.0 General Information

1.3 - Assumptions Cont'd

4.8 - General Earthworks Strategy

- 300mm topsoil strip to developable site area
- Assumed screening 20% of topsoil
- We have allowed for disposal off-site of 5% of screened topsoil material
- Acceptable topsoil to be stockpiled on-site for re-use
- We have allowed for building up POS areas with average depth of 250mm topsoil to mitigate cart away
- Balance of topsoil to be disposed off site
- We have allowed for lowering levels by 250mm to 25% of the developable area
- We have allowed for filling to make up levels by 600mm to 75% of the developable area
- Balance of subsoil to be disposed off site

4.9 - Acoustic Fence

- Included to the northern boundary of the site (by industrial estate)
- Assumed as 2.5m high

5.1 - Retail Unit

- Priced as shell and core using BCIS rates

5.2 - Communal Parking Areas

- Includes for the retail unit parking and parking for the station
- Assumed 50% to be permeable with voided subbase - as driveways assumption

5.3 - Equipped Playgrounds

- We have included an allowance for 3nr LAP

6.1 - Utilities Diversions

- We have included an allowance for diversion of existing utilities at new junctions
- Nothing included for any diversions of on-site utilities. Assumed none required.

6.2 - Electricity Supply

- We have included the costs provided by Premier Energy for the ASHP option and have increased pro-rate to cover the correct number of units.

6.3 - Gas Supply

- No gas. Heating by Air Source Heat Pumps

6.4 - Telecom Supply

- We have assumed that BT works will be supplied free of charge and have therefore not included any cost

6.5 - Water Main Supply

- We have included the budget as advised by Riverdale Developments for on site water supply generation via boreholes
- We have shown a credit for standard water connections included in the BCIS build costs.

6.6 - Renewables

- None included

6.7 - Builders Work in Connection with Utilities

- Included for 4nr brick build substations



1.0 General Information

1.3 - Assumptions Cont'd

7.1 - Soft Landscaping

- We have included an allowance for 150nr trees incl. tree pits to be planted within the carriageway verges
- We have included an allowance for buffer tree planting to ancient woodland
- We have included an allowance for enhancing the existing ancient woodland
- We have allowed for areas of public open space to be landscaped as the following splits; 19% mown amenity grass, 77% infrequently mown species and 4% native shrub planting

7.2 - Hard Landscaping

- We have included an allowance for 10nr timber benches
- We have included an allowance for 10nr litter bins
- We have included an allowance for 10nr cycle stands

7.3 - Eradication of Evasive Weeds

- Nominal allowance included for removal of giant hogweed

7.4 - Maintenance & Adoption

- 4-years pre-adoption maintenance included

8.1 - Surveys & Studies

- Budgets included for topo survey, GI and CCTV of existing drainage

8.2 - Design Fees

- Residential fees @ 5% of construction value, infrastructure @ 4.5%, Retail unit @ 8%, Landscaping @ 6%
- Allowance of £250k included for detailed design of the on-site potable water supply scheme
- £50k allowance included for utilities consultant

8.3 - Employers Agent / QS Fees

- Included @ 2.5% on infrastructure and retail unit, 3.5% on landscaping.
- Not included on residential as assumed Riverdale to manage internally.

8.4 - Principle Designer Fees (CDM)

- Included @ 0.2% of residential costs and 0.25% of all other costs

8.5 - Archaeology and Ecology Consultant Fees

- Lump sum budgets included

8.6 - Roads & Sewers adoption costs

- Assumed junctions, primary and secondary streets to be adopted by WSCC. Tertiary streets to remain private
- Fees @ WSCC current rate
- Allowances for road safety audits included. Assumed 4nr agreements for the junctions and 5nr agreements for S38
- All piped drainage to be adopted by Thames Water. TW current fees applied
- Bond premiums for S278/S38/S104 security included for 2 years @ 1.5% pa
- Commuted sum allowances included

8.7 - Management Company Fees

- Assumed Tertiary streets, SuDs and POS to be transferred to Manco
- Lump sum allowance of £100k for start up fees.



1.0 General Information

1.4 - Exclusions

- Legal Fees
- Local authority fees and charges including planning fees
- Pre-planning costs
- Development Management costs
- Finance charges (lenders and the like)
- Site acquisition costs
- VAT and any other taxes which may apply
- Additional costs resulting from changes in regulations or legislations after the date of this report
- Consequential losses including third party losses
- S106 Contributions
- Sales and Marketing costs
- Public relations / Media
- Public art
- Works to existing level crossing
- Pedestrian tunnel/footbridge across the A264
- Gas to residential
- Off-site water reinforcement
- On-site diversions
- Remediation of contamination (other than allowance to deal with made ground)
- Disposal of non-inert material (all arisings assumed to be inert)

Summary



Master Development Summary: December 2024		UNITS 301	HECTARE 14.29	
REF	BUDGET ELEMENT	£	£/Unit	£/Ha
1.0	Dwellings			
1.1	Dwelling Abnormals	£7,114,640	£23,637	£497,875
		£7,114,640	£23,637	£497,875
2.0	OFF-SITE HIGHWAY WORKS			
2.1	S278 - Development Access Works & Junctions	£1,788,620	£5,942	£125,166
		£1,788,620	£5,942	£125,166
3.0	ENABLING WORKS			
3.1	Demolition / Site Clearance	£56,530	£188	£3,956
3.2	Ground Remediation of Contamination	£58,000	£193	£4,059
3.3	Temporary Fencing / Enabling Works	£93,150	£309	£6,519
3.4	Archaeology Works	£182,340	£606	£12,760
3.5	Ecological Mitigation	£34,800	£116	£2,435
		£424,820	£1,411	£29,728
4.0	ON-SITE INFRASTRUCTURE			
4.1	Footpaths / Cycleways through Open Spaces	£52,100	£173	£3,646
4.2	Spine Roads, including SW & FW carrier drainage	£6,833,970	£22,704	£478,234
4.3	Foul Water Sewers in POS	£60,520	£201	£4,235
4.4	Foul Pumping Stations	£324,800	£1,079	£22,729
4.5	On-Site Foul Sewer Rising Main	£139,320	£463	£9,749
4.6	Surface Water Balancing Ponds & SUD's	£361,210	£1,200	£25,277
4.7	Surface Water Sewers in POS	£105,910	£352	£7,411
4.8	General Earthworks Strategy	£1,090,030	£3,621	£76,279
4.9	Acoustic Barrier	£368,200	£1,223	£25,766
		£9,336,060	£31,017	£653,328
5.0	COMMUNITY FACILITIES			
5.1	Retail Unit	£340,310	£1,131	£23,815
5.2	Communal Parking Areas	£419,610	£1,394	£29,364
5.3	Equipped Playground	£232,000	£771	£16,235
		£991,920	£3,295	£69,414
6.0	SERVICES COSTS			
6.1	Utilities Diversions	£200,000	£664	£13,996
6.2	Electricity Supply	£1,437,540	£4,776	£100,598
6.3	Gas Supply	Excl.	£0	£0
6.4	Telecom Supply	Excl.	£0	£0
6.5	Water Supply	£3,029,700	£10,065	£212,015
6.6	Renewables	Excl.	£0	£0
6.7	Builderswork in Connection (Substation Bases and Enclosures)	£394,400	£1,310	£27,600
		£5,061,640	£16,816	£354,209
7.0	LANDSCAPING COSTS			
7.1	Soft Landscaping	£388,770	£1,292	£27,206
7.2	Hard Landscaping	£46,750	£155	£3,272
7.3	Eradication of Invasive Weeds	£8,700	£29	£609
7.4	Maintenance & Adoption	£96,000	£319	£6,718
		£540,220	£1,795	£37,804
8.0	Fees			
8.1	Surveys & Studies	£80,000	£266	£5,598
8.2	Design Fees	£1,287,230	£4,277	£90,079
8.3	Employers Agent / QS Fees	£332,440	£1,104	£23,264
8.4	Principle Designers Fees	£46,930	£156	£3,284
8.5	Archaeology / Ecology Consultant Fees	£75,500	£251	£5,283
8.6	Roads & Sewers Adoption Costs	£1,654,460	£5,497	£115,777
8.7	MANCO fees	£100,000	£332	£6,998
8.8	National Railway Contributions	£1,000,000	£3,322	£69,979
		£4,576,560	£15,205	£320,263
9.0	CONTINGENCY @ 5%			
	Contingency Costs	£1,491,724	£4,956	£104,389
	TOTAL DEVELOPMENT COSTS	£31,326,204	£104,074	£2,192,177

Elemental Works Section



1.1 - Dwelling Abnormals

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
	<u>E/O Foundation Depths Affected By Trees</u>				
A	Extra over cost for deeper foundations to dwellings to south eastern corner of site due heave from trees (taken to footprint area)	3,065	m ²	£ 143	438,295
	<u>Step in foundations</u>				
B	Allowance for steps in foundations at terraced housing	9	unit	£ 5,000	45,000
	<u>Building Regulations 2022 changes (as BCIS guidance)</u>				
C	Part F (Ventilation)	£54,241,890	%	0.6%	Excl.
D	Part L (Conservation of Fuel and Power)	£54,241,890	%	4.4%	Excl.
E	Part O (Overheating)	£54,241,890	%	0.9%	488,177
F	Part S (Infrastructure for Electric Vehicles)	£54,241,890	%	1.5%	Excl.
	<u>Dwelling Noise Mitigation</u>				
G	E/o allowance for triple glazing to houses in high noise pollution areas	105	nr	£ 1,500.00	157,500
H	E/o allowance for triple glazing to flats in high noise pollution areas	9	nr	£ 750.00	6,750
I	Allowance for mechanical ventilation to dwellings in high noise pollution areas	114	nr	£ 6,500.00	741,000
	<u>Abnormal Externals</u>				
J	Brick wall (1.8m high)	1,170	m	£ 550.00	643,500
K	Allowance for retaining walls - 600mm high (general allowance)	2,000	m	£ 350.00	700,000
L	Single garage (detached - 42 nr)	966	m	£ 1,106.00	1,068,396
M	Double garage (detached - 35 nr)	1,575	m ²	£ 964.00	1,518,300
N	Single car port; timber frame with tiled roof and block paved base	6	nr	£ 5,000.00	30,000
O	Double car port; timber frame with tiled roof and block paved base	4	nr	£ 10,000.00	40,000
P	E/O for SW attenuation -permeable paving and voided subbase (650mm); aquaflo system (assumed to 50%)	6,126	m ²	£ 73.00	447,198
				Sub-total:	6,324,120
				Preliminaries @ 12.5%	790,515
				Total Carried to Main Summary:	7,114,640



2.1 - S278 Development Access Works & Junctions

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	A264 / Langhurst Wood Road Signalised Junction (See Appendix A)		item		1,020,546
B	Mercer Road / Langhurst Road T-Junctions and Emergency Access (See Appendix B)		item		235,018
C	Allowance for improvements to Mercer Road / Langhurstwood Road Junction		item		50,000
<i>Note: As advised by RD, communications from traffic consultant advise signalised junction only and no bridge and tunnel crossing A264.</i>					
Sub-total:					1,305,564
Preliminaries @ 22%					287,224
Traffic Management @ 15%					195,835
Total Carried to Main Summary:					1,788,620



3.1 - Demolitions / Site Clearance

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
<u>General Site Clearance</u>					
A	General site clearance including minor tree and hedge clearance	14.29	Ha	£ 2,500	35,725
B	Tree removal	21.00	nr	£ 500	10,500
<u>Demolition</u>					
C	Allowance for demolishing barns in South Eastern corner of site		item		2,500
Sub-total:					48,730
Preliminaries @ 16%					7,797
Total Carried to Main Summary:					56,530



3.2 - Ground Remediation of Contamination

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Allowance for ground remediation; potential for contaminates (excludes asbestos, see Section 3.3)		item		50,000
Sub-total:					50,000
Preliminaries @ 16%					8,000
Total Carried to Main Summary:					58,000



3.3 - Temporary Fencing / Enabling Works

	<u>Summary</u>	Qty	<u>Unit</u>	<u>Rate</u>	£
A	Site boundary fencing, heras with timber posts	2,552	m	£ 25.00	63,800
B	Tree protection to woodland areas adjacent to development parcels (weld mesh on scaffold)	500	m	£ 33.00	16,500
Sub-total:					80,300
Preliminaries @ 16%					12,848
Total Carried to Main Summary:					93,150



3.4 - Archaeology Works

	<u>Summary</u>	Qty	<u>Unit</u>	<u>Rate</u>	£
A	Allowance for archaeological trenching; assumed 4% of Net Developable Area	14.29	Ha	£ 4,000	57,160
B	Allowance for targeted mitigation excavations & post excavation reporting; say 4% of NDA	0.57	Ha	£ 175,000	100,030
Sub-total:					157,190
Preliminaries @ 16%					25,150
Total Carried to Main Summary:					182,340



3.5 - Ecological Mitigation

	<u>Summary</u>	Qty	<u>Unit</u>	<u>Rate</u>	£
A	Allowance for ecological works; bird boxes, bat licence for removal works, removal of roosting bats, bat boxes, hand clearance of reptile habitats, hedgehog passes in garden fences and log piles		item		30,000
Sub-total:					30,000
Preliminaries @ 16%					4,800
Total Carried to Main Summary:					34,800



4.1 - Footpaths / Cycleways through Open Spaces

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Footpath through open space, 2.5m wide; 225mm sub-base with bound gravel	704	m ²	£ 50.00	35,200
B	Timber edgings	607	m	£ 16.00	9,712
Sub-total:					44,910
Preliminaries @ 16%					7,186
Total Carried to Main Summary:					52,100



4.2 - Spine Roads

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
<u>Primary Road</u>					
A	Primary Road (See Appendix C)	1,606	m		3,796,897
B	Primary road finishing works (See Appendix D)	1,606	m		485,021
C	Allowance for culvert underneath existing road where road crosses existing ditch		item		30,000
D	Allowance for traffic calming feature - build out of footway		item		5,000
E	Deduction for normal roads with properties fronting to one side (priced at 50% of the primary street £/m cost)	828	m	-1,182	-978,696
F	Deduction for normal roads with properties fronting to both sides (priced at 100% of the primary street £/m cost)	45	m	-2,364	-106,380
<u>Secondary Road</u>					
G	Secondary road (See Appendix E)	1,179	m		3,135,388
H	Deduction for normal roads with properties fronting to one side (priced at 50% of the secondary street £/m cost)	461	m	-1,330	-613,130
I	Deduction for normal roads with properties fronting to both sides (priced at 100% of the primary street £/m cost)	128	m	-2,659	-340,352
<u>Tertiary Road</u>					
J	Tertiary road (See Appendix F)	167	m		395,925
K	Deduction for normal roads with properties fronting to one side (priced at 50% of the tertiary street £/m cost)	45	m	-1,185	-53,325
<u>Temporary Turning Heads</u>					
L	E/O allowance for temporary turning head to facilitate the phased construction of carriageways	9	nr	15,000	135,000
Sub-total:					5,891,350
Preliminaries @ 16%					942,616
Total Carried to Main Summary:					6,833,970



4.3 - On-Site Foul Water Sewers

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
<u>Carrier Drains in Public Open Space</u>					
A Excavate trench for and lay Foul Water sewers, 150mm dia. pipe exceeding 1.0m but not 1.5m deep including granular bed and surround and backfill to formation					
	52	m	£	85.00	4,420
B Excavate trench for and lay Foul Water sewers, 150mm dia. pipe exceeding 1.5m but not 2.0m deep including granular bed and surround and backfill to formation					
	52	m	£	105.00	5,460
C Excavate trench for and lay Foul Water sewers, 225mm dia. pipe exceeding 1.5m but not 2.0m deep including granular bed and surround and backfill to formation					
	52	m	£	145.00	7,540
D Excavate trench for and lay Foul Water sewers, 300mm dia. pipe exceeding 2.0m but not 2.5m deep including granular bed and surround and backfill to formation					
	31	m	£	330.00	10,230
E Excavate trench for and lay Foul Water sewers, 450mm dia. pipe exceeding 2.5m but not 3.0m deep including granular bed and surround and backfill to formation					
	21	m	£	370.00	7,770
<u>Manholes</u>					
F Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 1m deep but not exceeding 2m deep, including cover and frame					
	2	nr	£	3,750.00	7,500
G Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 2m deep but not exceeding 3m deep, including cover and frame					
	1	nr	£	4,500.00	4,500
H Excavate for and construct PCC inspection chamber, 1500mm dia. exceeding 2m deep but not exceeding 3m deep, including cover and frame					
	1	nr	£	4,750.00	4,750
Sub-total:					
52,170					
Preliminaries @ 16%					
8,347					
Total Carried to Main Summary:					
60,520					



4.4 - Foul Pumping Stations

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Strategic Pumping Station; complete, including compound hard standing, fencing, access, wet wells, valve chamber, pumps and emergency storage	1	nr	£ 250,000	250,000
B	E/O allowance for upgrading pumps as the development progresses to cater for increased load	1	nr	£ 30,000	30,000
Sub-total:					280,000
Preliminaries @ 16%					44,800
Total Carried to Main Summary:					324,800



4.5 - On Site Foul Sewer Rising Main

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Rising Main	545	m	£ 180	98,100
B	Allowance for air valves/wash out chambers	2	nr	£ 6,000	12,000
C	Connections into existing fw network (rising main)	1	nr	£ 10,000	10,000
Sub-total:					120,100
Preliminaries @ 16%					19,216
Total Carried to Main Summary:					139,320



4.6 - Surface Water Balancing Ponds & SUDs

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Attenuation Basins (See Appendix G)		item		229,791
B	Ditch Channel (See Appendix H)	950	m	£ 28.00	26,600
C	Allowance for proposed enhancement to existing ponds incl headwalls, signage, buoys, maintenance path etc.		item		55,000
Sub-total:					311,390
Preliminaries @ 16%					49,822
Total Carried to Main Summary:					361,210



4.7 - On-Site Surface Water Sewers

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
<u>Carrier Drains in Public Open Space</u>					
A	Excavate trench for and lay Surface Water sewers, 150mm dia. pipe exceeding 1.0m but not 1.5m deep including granular bed and surround and backfill to formation	68	m	£ 85.00	5,780
B	Excavate trench for and lay Surface Water sewers, 150mm dia. pipe exceeding 1.5m but not 2.0m deep including granular bed and surround and backfill to formation	68	m	£ 105.00	7,140
C	Excavate trench for and lay Surface Water sewers, 225mm dia. pipe exceeding 1.5m but not 2.0m deep including granular bed and surround and backfill to formation	68	m	£ 145.00	9,860
D	Excavate trench for and lay Surface Water sewers, 300mm dia. pipe exceeding 2.0m but not 2.5m deep including granular bed and surround and backfill to formation	41	m	£ 330.00	13,530
E	Excavate trench for and lay Surface Water sewers, 450mm dia. pipe exceeding 2.5m but not 3.0m deep including granular bed and surround and backfill to formation	27	m	£ 370.00	9,990
F	E/O allowance for drainage crossing existing Mercer Road		item		5,000
<u>Manholes</u>					
G	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 1m deep but not exceeding 2m deep, including cover and frame	3	nr	£ 3,750.00	11,250
H	E/O above; Hydrobrake	3	nr	£ 2,500.00	7,500
I	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 2m deep but not exceeding 3m deep, including cover and frame	2	nr	£ 4,500.00	9,000
J	E/O above; Hydrobrake	2	nr	£ 2,500.00	5,000
K	Excavate for and construct PCC inspection chamber, 1500mm dia. exceeding 2m deep but not exceeding 3m deep, including cover and frame	1	nr	£ 4,750.00	4,750
L	E/O above; Hydrobrake	1	nr	£ 2,500.00	2,500
Sub-total:					91,300
Preliminaries @ 16%					14,608
Total Carried to Main Summary:					105,910



4.8 - General Earthworks Strategy

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Topsoil strip developable areas	29,464	m³	£ 4.00	117,856
B	Allow for screening of site won topsoil	5,893	m³	£ 6.00	35,358
C	Allow for disposal of waste material from topsoil screening operation off-site	295	m³	£ 35.00	10,325
D	Deposit topsoil in spoil heaps including cart (assume spoil heaps not exceeding 300m from point of excavation)	29,169	m³	£ 3.75	109,384
E	Topsoil re-use in gardens, infrastructure and landscaping	9,450	m³		inc
F	Allowance for depositing up to 250mm topsoil in landscape areas	12,963	m³	£ 3.75	48,610
G	Allowance for carting topsoil off-site (assumed 25% of remaining stockpiled material)	6,756	m³	£ 35.00	236,462
H	Allowance for cut to achieve levels (Subsoil)	6,138	m³	£ 3.50	21,483
I	Infrastructure arisings	39,946	m³		inc
J	Deposit arising material in areas of fill to make up levels	44,197	m³	£ 3.25	143,639
K	Allowance for carting subsoil off-site (assumed 25% of remaining stockpiled material)	1,887	m³	£ 35.00	66,058
L	Allowance for double handling arisings; moving stockpiles, managing stockpiles etc to suit phasing	75,253	m³	£ 2.00	150,506
Sub-total:					939,680
Preliminaries @ 16%					150,349
Total Carried to Main Summary:					1,090,030



4.9 - Acoustic Fence

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Allowance for length of combined acoustic fence/bund; northern edge of site by industrial estate, assumed 2.5m high	436	m	£ 728.00	317,408
Sub-total:					317,410
Preliminaries @ 16%					50,786
Total Carried to Main Summary:					368,200



5.1 - Retail Unit

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Retail unit - shell and core	207	m ²	£ 1,644.00	340,308
Sub-total:					340,310
Preliminaries					Incl.
Total Carried to Main Summary:					340,310



5.2 - Communal Parking Areas

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Communal Parking areas (Retail Unit and Warnham Station), illuminated	1,590	m ²	£ 190.00	302,100
B	E/O for permeable paving and voided subbase attenuation (650mm thick); assumed aquaflo system (assumed 50%)	795	m ²	£ 75.00	59,625
Sub-total:					361,730
Preliminaries @ 16%					57,877
Total Carried to Main Summary:					419,610



5.3 - Equipped Playgrounds

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Allowance for LEAP (Local Equipped Area of Play)	1	nr	£ 125,000	125,000
B	Allowance for LAP (Local Area of Play)	3	nr	£ 25,000	75,000
Sub-total:					200,000
Preliminaries @ 16%					32,000
Total Carried to Main Summary:					232,000



6.1 - Utilities Diversions

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Allowance for on-site utilities diversions (UNKNOWN)		item		Excl
B	Allowance for off-site water / BT diversions from Langhurst Wood Road (general allowance)		item		200,000
				Sub-total:	200,000
				Preliminaries @ 16%	n/a
				Total Carried to Main Summary:	200,000



6.2 - Electricity Supply

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	<u>On-site Works</u> On-site electrical mains and substations for Air Source heat pump heating (cost as per ICP quotation dated 20/04/2021 - uplifted to suit 301 dwellings plus 20 additional connections for landlord areas and commercial) incl off-site connection works - uplifted to 4Q 2024		item		1,437,541.84
				Sub-total:	1,437,540
				Preliminaries @ 16%	N/A
				Total Carried to Main Summary:	1,437,540



6.3 - Gas Supply

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	None anticipated				Excl.
Sub-total:					0
Preliminaries @ 16%					n/a
Total Carried to Main Summary:					0



6.4 - Telecom Supply

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Assumed provided FOC				
Sub-total:					0
Preliminaries @ 16%					n/a
Total Carried to Main Summary:					0



6.5 - Water Main Supply

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
	<u>Off-site Reinforcement</u>				
A	Excluded - Assumed not required due to strategy. Await further information from RD		item		Excl.
	<u>On-site Works</u>				
B	Allowance for water supply - as advised by RD. To cover all options of water supply ie borehole harvesting or similar	301	nr	£ 9,000.00	2,709,000
	<u>Offset water supply costs included within BCIS dwelling costs</u>				
C	Connection charges to houses	244	nr	-£ 349.00	-85,156
D	Connection charges to apartment blocks	5	nr	-£ 2,406.00	-12,030
				Sub-total:	2,611,810
				Preliminaries @ 16%	417,890
				Total Carried to Main Summary:	3,029,700



6.6 - Renewables

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Excluded				
Sub-total:					0
Preliminaries @ 16%					0
Total Carried to Main Summary:					0



6.7 - Builders Work in Connection with Utilities

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Substation bases and enclosures	4	nr	£ 85,000	340,000
Sub-total:					340,000
Preliminaries @ 16%					54,400
Total Carried to Main Summary:					394,400



7.1 - Soft Landscaping

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
<u>Street Planting</u>					
A	Semi-mature trees in pits in Primary Streets	30	nr	£ 1,750.00	52,500
B	Semi-mature trees in pits in Secondary Streets	11	nr	£ 1,750.00	19,250
<u>Ancient Woodland Buffer Planting</u>					
C	Buffer tree planting to ancient woodland (assumed established trees at 5m)	4,500	nr	£ 25.00	112,500
D	Allowance for enhancing existing woodland		item		80,000
<u>Public Open Space</u>					
E	Mown amenity grass	9,852	m ²	£ 1.50	14,777
F	Infrequently mown species	39,925	m ²	£ 1.50	59,887
G	Native shrub planting	2,074	m ²	£ 7.00	14,518
Sub-total:					353,430
Preliminaries @ 10%					35,343
Total Carried to Main Summary:					388,770



7.2 - Hard Landscaping

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Allowance for timber benches	10	nr	£ 2,000	20,000
B	Allowance for litter/dog bins	10	nr	£ 750	7,500
C	Allowance for cycle stands	30	nr	£ 500	15,000
Sub-total:					42,500
Preliminaries @ 10%					4,250
Total Carried to Main Summary:					46,750



7.3 - Eradication of Invasive Species

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Allowance for removal of giant hogweed		item		7,500
Sub-total:					7,500
Preliminaries @ 16%					1,200
Total Carried to Main Summary:					8,700



7.4 - Maintenance & Adoption

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Pre-adoption maintenance; £2k/month per year for 4 years	4	Years	£ 24,000	96,000
B	For adoption costs refer to 8.7				
Sub-total:					96,000
Preliminaries @ 16%					Incl
Total Carried to Main Summary:					96,000



8.1 - Surveys & Studies

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Topographical Survey		item		15,000
B	Ground Investigation survey and report		item		50,000
C	CCTV surveys of existing drainage systems (Langhurstwood Road, Mercer Road & A264)	3	nr	5,000	15,000
* Note - Excludes pre-planning surveys					
Sub-total:					80,000
Preliminaries @ 16%					n/a
Total Carried to Main Summary:					80,000



8.2 - Design Fees

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Residential Design Fees (Section 1)	£7,114,640	%	5%	355,732
B	Infrastructure design fees (Sections 2, 3 & 4)	£11,549,500	%	4.5%	519,728
C	Community Facilities design fee (section 5)	£991,920	%	8%	79,354
D	Utilities consultant fees		item		50,000
E	Water Neutrality boreholes detail design fees		item		250,000
F	Landscape design fees (section 7)	£540,220	%	6%	32,413
Sub-total:					1,287,230
Preliminaries					n/a
Total Carried to Main Summary:					1,287,230



8.3 - Employers Agent & QS Fees

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	Rate	£
A	Residential (Section 1)	£7,114,640	%		Excl
B	Infrastructure (Sections 2, 3 & 4)	£11,549,500	%	2.5%	288,738
C	Community Facilities (section 5)	£991,920	%	2.5%	24,798
D	Landscaping (section 7)	£540,220	%	3.5%	18,908
Sub-total:					332,443
Preliminaries @ 16%					n/a
Total Carried to Main Summary:					332,440



8.4 - Principal Designer Fees

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	Rate	£
A	Residential (Section 1)	£7,114,640	%	0.20%	14,229
B	Infrastructure (Sections 2, 3 & 4)	£11,549,500	%	0.25%	28,874
C	Community Facilities (section 5)	£991,920	%	0.25%	2,480
D	Landscaping (section 7)	£540,220	%	0.25%	1,351
Sub-total:					46,933
Preliminaries @ 16%					n/a
Total Carried to Main Summary:					46,930



8.5 - Archaeology / Ecology Consultant Fees

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Archaeology Consultant Fee Budget		item		25,000
B	Archaeological geophysical survey	14.29	Ha	£ 385	5,502
C	Ecology Consultant Fee Budget		item		25,000
D	Ecological surveys		item		10,000
E	Arboriculture Consultant Fee Budget		item		10,000
Sub-total:					75,500
Preliminaries @ 16%					n/a
Total Carried to Main Summary:					75,500



8.6 - Roads and Sewers Adoption Costs

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
Highways					
A	Design Check and inspection fees (S278, Primary & Secondary Streets, excl carrier drains)	£7,244,899	%	10%	724,490
B	Stage 1, 2 and 3 road safety audits to all junctions with existing highways (assumed 4nr agreements)	12	nr	1,500	18,000
C	Stage 1, 2 and 3 road safety audits to primary & secondary streets (assumed 5nr agreements)	15	nr	1,500	22,500
D	Bond Premiums (allow 1.5% pa for 2 years)	£7,244,899	%	3%	217,347
Commuted Sums					
E	Mercer Road / Langhurst Road T-Junctions and Emergency Access		item		185,400
F	A264 / Langhurst Wood Road Signalised Junction		item		41,750
G	Primary Street		item		135,716
H	Secondary Street		item		95,228
Drainage					
I	Design check and inspection fees (All FW & piped SW)	£2,982,435	%	2.5%	74,561
J	Bond Premiums (allow 1.5% pa for 2 years)	£2,982,435	%	3%	89,473
Commuted Sums					
K	Allowance for PS and rising main		item		50,000
<i>* Note - Tertiary streets and SuDs drainage to be adopted by MANCO</i>					
Sub-total:					1,654,460
Preliminaries @ 16%					n/a
Total Carried to Main Summary:					1,654,460



8.7 - Management Company Fees

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Management company adoption fees and developer maintenance contribution payment (SuDs drainage, tertiary streets, communal parking areas & public open space)		item		100,000
Sub-total:					100,000
Preliminaries @ 16%					n/a
Total Carried to Main Summary:					100,000



8.8 - National Railway Contributions

	<u>Summary</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>£</u>
A	Allowance for National Railway Contributions as requested by Riverdale Developments		item		1,000,000
Sub-total:					1,000,000
Preliminaries @ 16%					n/a
Total Carried to Main Summary:					1,000,000

Appendix A - A264 / Langhurst Wood Road Signalised Junction Breakdown



Appendix A - A264 / Langhurst Wood Road Signalised Junction Breakdown

<u>Summary</u>	<u>Cost (£)</u>
SERIES 200 - SITE CLEARANCE	42,609.00
SERIES 400 - ROAD RESTRAINT SYSTEMS (VEHICLE AND PEDESTRIAN)	9,555.00
SERIES 500 - DRAINAGE AND SERVICE DUCTS	37,750.00
SERIES 600 - EARTHWORKS	135,198.00
SERIES 700 - PAVEMENTS	395,597.00
SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS	127,638.00
SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS	173,500.00
SERIES 1300 - ROAD LIGHTING COLUMNS	27,300.00
SERIES 1400 - ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS	71,250.00
SERIES 3000 - LANDSCAPING	148.50
Total	£ 1,020,545.50



Appendix A - A264 / Langhurst Wood Road Signalised Junction Breakdown

Item	Description	Qty.	Unit	Rate	Total
SERIES 200 - SITE CLEARANCE					
A	Allowance for site clearance		ha		Incl.
B	Breakout existing footway / asphalt island and dispose off-site	218	m ²	75.00	16,350.00
C	Take down existing traffic sign and dispose to tip off site	2	nr	100.00	200.00
D	Take down existing illuminated traffic sign and dispose to tip off site	3	nr	150.00	450.00
E	Take down existing illuminated bollard and dispose to tip off site	1		150.00	150.00
F	Breakout existing kerb and dispose to top off site	804	m	16.00	12,864.00
G	Breakout existing edging and dispose to top off site	37	m	10.00	370.00
H	Breakout existing gully gratings and frame and backfill	1	nr	275.00	275.00
I	Breakout of existing gully leads		item		500.00
J	Breakout timber fence and dispose to tip off site	212	m	5.00	1,060.00
K	Breakout existing vehicular restraint system and remove to tip off site	190	m	35.00	6,650.00
L	Breakout existing pedestrian guard rail remove to tip off site	25	m	20.00	500.00
M	Tree and hedge clearance incl dispose off-site	216	m	15.00	3,240.00
Series 200 Total Carried to Summary £					42,609.00
SERIES 400 - ROAD RESTRAINT SYSTEMS (VEHICLE AND PEDESTRIAN)					
N	Pedestrian guard rail (allowance)	49	m	195.00	9,555.00
Series 400 Total Carried to Summary £					9,555.00
SERIES 500 - DRAINAGE AND SERVICE DUCTS					
O	PCC Gullies (450 x 900)	5	nr	700.00	3,500.00
P	Gully leads, 150mm dia. including concrete surround, 1-2m deep	25	m	170.00	4,250.00
Q	Allowance for amendments to existing drainage to suit new layout		item		30,000.00
Series 500 Total Carried to Summary £					37,750.00



Appendix A - A264 / Langhurst Wood Road Signalised Junction Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 600 - EARTHWORKS				
	<u>Excavation</u>				
A	Excavation of acceptable material class 5A, 300mm thick	339	m ³	10.00	Incl.
B	Excavation of acceptable material excluding class 5A	1,523	m ³	10.00	15,230.00
	<u>Excavation in Hard Material</u>				
C	Extra over for excavation in hard material in cutting and other excavation	26	m ³	18.25	474.50
	<u>Disposal of Material</u>				
D	Disposal of acceptable material class 5A off-site	339	m ³	3.00	1,017.00
E	Disposal of acceptable material off-site	1,282	m ³	35.00	44,870.00
	<u>Deposition of Material</u>				
F	Deposition of acceptable material excluding class 5A in areas of fill from on site stock piles	241	m ³	4.00	964.00
	<u>Imported Material</u>				
G	Imported acceptable material Class 6F1/6F2, for use as capping, 600mm	953	m ³	60.00	57,180.00
	<u>Completion of Formation and Sub-Formation</u>				
H	Completion of formation	1,364	m ²	1.50	2,046.00
I	Completion of sub-formation	1,588	m ²	1.50	2,382.00
	<u>Soft Spots and Other Voids</u>				
J	Allowance for excavating soft spots and other voids (5%)	76	m ³	7.50	570.00
K	Allowance for filling soft spots and other voids	76	m ³	60.00	4,560.00
	<u>Geogrids and geotextiles</u>				
L	Geotextile	1,588	m ²	3.50	5,558.00
	<u>Topsoiling</u>				
M	Topsoiling to verge areas, 300mm thick	99	m ²	3.50	346.50
Series 600 Total Carried to Summary £					135,198.00



Appendix A - A264 / Langhurst Wood Road Signalised Junction Breakdown

Item	Description	Qty.	Unit	Rate	Total
SERIES 700 - PAVEMENTS					
<u>Sub-base</u>					
A	Imported acceptable material (Type 1) for use as sub-base, 150mm thick	205	m ³	80.00	16,400.00
<u>Pavement</u>					
B	Base course, 150mm thick	1,308	m ²	40.00	52,320.00
C	Binder course, 60mm thick	1,308	m ²	20.00	26,160.00
D	Wearing course, 50mm thick	6,561	m ²	30.00	196,830.00
<u>Cold Milling</u>					
E	Cold mill existing wearing course	5,253	m ²	7.50	39,397.50
<u>Tack Coat</u>					
F	Tack coat	5,253	m ²	1.50	7,879.50
<u>Tie-in</u>					
G	Stepped carriageway of tie-in to existing carriageway	494	m	65.00	32,110.00
<u>Anti-Sid</u>					
H	Anti-Skid surfacing	700	m ²	35.00	24,500.00
Series 700 Total Carried to Summary £					395,597.00
SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS					
<u>Footways and Paved Areas</u>					
I	Footway / cycleway construction comprising of 200mm sub base, 60mm binder course and 25mm surface course	1,295	m ²	60.00	77,700.00
J	E/O tactile paving	38	m ²	46.00	1,748.00
<u>Kerbs and Edgings</u>					
K	PCC half battered kerb with 125mm upstand, straight	812	m	45.00	36,540.00
L	PCC flat top edging	466	m	25.00	11,650.00
Series 1100 Total Carried to Summary £					127,638.00



Appendix A - A264 / Langhurst Wood Road Signalised Junction Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS				
	<u>Road Markings</u>				
A	Allowance for road markings		item		3,500.00
	<u>Traffic Signs</u>				
B	Allowance for assorted signage		item		20,000.00
	<u>Traffic Signals</u>				
C	Allowance for crossings/traffic signals incl crossing adjustments and facilities		item		150,000.00
	Series 1200 Total Carried to Summary £				173,500.00
	SERIES 1300 - ROAD LIGHTING COLUMNS				
	<u>Light Columns</u>				
D	Road Lighting Columns (2nr per junction)	8	nr	3,000.00	24,000.00
	<u>Bollards etc</u>				
E	Allowance for bollards to islands	6	nr	550.00	3,300.00
	Series 1300 Total Carried to Summary £				27,300.00
	SERIES 1400 - ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS				
F	Excavate trench for LV supply to streetlighting columns including sand bed and surround, ductwork and backfill to formation	800	m	40.00	32,000.00
G	Excavate trench for LV supply to streetlighting columns including concrete bed and surround, ductwork and backfill to formation - Road Crossings	30	m	60.00	1,800.00
H	Streetlight cabling	830	m	15.00	12,450.00
I	DNO connection for streetlights and signals - Provisional		item		25,000.00
	Series 1400 Total Carried to Summary £				71,250.00
	SERIES 3000 - LANDSCAPING				
J	Grass seeding to verge areas	99	m ²	1.50	148.50
	Series 3000 Total Carried to Summary £				148.50

Appendix B - Mercer Road / Langhurst Road T-Junctions and Emergency Access Breakdown



Appendix B - Mercer Road / Langhurst Road T-Junctions and Emergency Access Breakdown

<u>Summary</u>	<u>Cost (£)</u>
SERIES 200 - SITE CLEARANCE	4,316.00
SERIES 500 - DRAINAGE AND SERVICE DUCTS	52,910.00
SERIES 600 - EARTHWORKS	28,298.30
SERIES 700 - PAVEMENTS	89,169.00
SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS	8,755.00
SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS	10,000.00
SERIES 1300 - LIGHTING COLUMNS	22,800.00
SERIES 1400 - ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS	18,770.00
Total	£ 235,018.30



Appendix B - Mercer Road / Langhurst Road T-Junctions and Emergency Access Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 200 - SITE CLEARANCE				
A	Allowance for site clearance		ha		Incl.
B	Breakout existing kerb and dispose to top off site	101	m	16.00	1,616.00
C	Breakout existing post and wire fence and dispose off-site	80	m	15.00	1,200.00
D	Tree and hedge clearance incl dispose off-site	100	m	15.00	1,500.00
	Series 200 Total Carried to Summary £				4,316.00
	SERIES 500 - DRAINAGE AND SERVICE DUCTS				
	<u>Gullies and Gully Leads</u>				
E	PCC Gullies (450 x 900)	10	nr	700.00	7,000.00
F	Gully leads, 150mm dia. including concrete surround, 1-2m deep	25	m	170.00	4,250.00
G	Carrier Drain; assume 225mm diameter, not exceeding 2m deep	36	m	185.00	6,660.00
H	New Manholes to junction; assume 1200mm diameter, not exceeding 2m deep	4	nr	3,750.00	15,000.00
I	Allowance for works to existing drainage to retain and re-use (£5,000 per junction)		item		20,000.00
	Series 500 Total Carried to Summary £				52,910.00
	SERIES 600 - EARTHWORKS				
	<u>Excavation</u>				
J	Excavation of acceptable material class 5A, 300mm thick	116	m ³	10.00	Incl.
K	Excavation of acceptable material excluding class 5A	482	m ³	10.00	4,820.00
	<u>Disposal of Material</u>				
L	Disposal of acceptable material class 5A on-site	116	m ³	2.85	330.60
M	Disposal of acceptable material on-site	482	m ³	2.85	1,373.70
	Total Carried Forward £				6,524.30



Appendix B - Mercer Road / Langhurst Road T-Junctions and Emergency Access Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 600 - EARTHWORKS CONT'D		Total brought forward	£	6,524.30
	<u>Imported Material</u>				
A	Imported acceptable material Class 6F1/6F2, for use as capping, 600mm thick	286	m ³	60.00	17,160.00
	<u>Completion of Formation and Sub-Formation</u>				
B	Completion of formation	406	m ²	1.50	609.00
C	Completion of sub-formation	477	m ²	1.50	715.50
	<u>Soft Spots and Other Voids</u>				
D	Allowance for excavating soft spots and other voids (5%)	24	m ³	7.50	180.00
E	Allowance for filling soft spots and other voids	24	m ³	60.00	1,440.00
	<u>Geogrids and geotextiles</u>				
F	Geotextile	477	m ²	3.50	1,669.50
Series 600 Total Carried to Summary £					28,298.30
	SERIES 700 - PAVEMENTS				
	<u>Sub-base</u>				
G	Imported acceptable material (Type 1) for use as sub-base, 150mm thick	61	m ³	80.00	4,880.00
	<u>Pavement</u>				
H	Base course, 150mm thick	406	m ²	40.00	16,240.00
I	Binder course, 60mm thick	406	m ²	20.00	8,120.00
J	Wearing course, 50mm thick	1,462	m ²	30.00	43,860.00
	<u>Cold Milling</u>				
K	Cold mill existing wearing course	1,056	m ²	7.50	7,920.00
	<u>Tack Coat</u>				
L	Tack coat	1,056	m ²	1.50	1,584.00
	<u>Tie-in</u>				
M	Stepped carriageway of tie-in to existing	101	m	65.00	6,565.00
Series 700 Total Carried to Summary £					89,169.00



Appendix B - Mercer Road / Langhurst Road T-Junctions and Emergency Access Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS				
	<u>Footways and Paved Areas</u>				
A	Footway / cycleway construction comprising of 200mm sub base, 60mm binder course and 25mm surface course	48	m ²	60.00	2,880.00
	<u>Kerbs and Edgings</u>				
B	PCC half battered kerb with 125mm upstand, straight	120	m	45.00	5,400.00
C	PCC flat top edging	19	m	25.00	475.00
	Series 1100 Total Carried to Summary £				8,755.00
	SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS				
	<u>Road Markings</u>				
D	Allowance for road markings (minimum visit charge per junction)	4	nr	1,500.00	6,000.00
	<u>Traffic Signs</u>				
E	Allowance for assorted signage	4	nr	1,000.00	4,000.00
	Series 1200 Total Carried to Summary £				10,000.00
	SERIES 1300 - ROAD LIGHTING COLUMNS				
F	Road Lighting Columns (2nr per junction)	8	nr	2,850.00	22,800.00
	Series 1300 Total Carried to Summary £				22,800.00
	SERIES 1400 - ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS				
G	Excavate trench for LV supply to streetlighting columns including sand bed and surround, ductwork and backfill to formation	74	m	40.00	2,960.00
H	Excavate trench for LV supply to streetlighting columns including concrete bed and surround, ductwork and backfill to formation - Road Crossings	36	m	60.00	2,160.00
I	Streetlight cabling	110	m	15.00	1,650.00
J	Allowance for feeder pillars	4	nr	3,000.00	12,000.00
	Series 1400 Total Carried to Summary £				18,770.00

Appendix C - Primary Road Elemental Breakdown



Appendix C - Primary Road Elemental Breakdown

<u>Summary</u>	<u>Cost (£)</u>
SERIES 200 - SITE CLEARANCE	Incl.
SERIES 500 - DRAINAGE AND SERVICE DUCTS	1,676,017.50
SERIES 600 - EARTHWORKS	631,715.90
SERIES 700 - PAVEMENTS	700,300.00
SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS	440,460.00
SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS	21,650.00
SERIES 1300 - ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND CANTILEVER MASTS	182,400.00
SERIES 1400 - ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS	102,700.00
SERIES 2700 - ACCOMODATION WORKS FOR STATUTORY UNDERTAKERS	Incl.
SERIES 3000 - LANDSCAPING	41,653.15
Total	£ 3,796,896.55



Appendix C - Primary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 200 - SITE CLEARANCE				
A	Allowance for general site clearance		ha		Incl.
Series 200 Total Carried to Summary £					0.00
	SERIES 500 - DRAINAGE AND SERVICE DUCTS				
	<u>SW Sewers</u>				
B	Excavate trench for and lay Surface Water sewers, 150mm dia. Pipe not exceeding 1.0m deep including concrete bed and surround and backfilled with type 1 to formation - LATERALS	212	m	80.00	16,960.00
C	Excavate trench for and lay Surface Water sewers, 150mm dia. pipe exceeding 1.0m but not 2.0m deep including concrete bed and surround and backfilled with type 1 to formation	402	m	130.00	52,260.00
D	Excavate trench for and lay Surface Water sewers, 225mm dia. pipe exceeding 1.0m but not 2.0m deep including granular bed and surround and backfill with as dug material to formation	402	m	185.00	74,370.00
E	Excavate trench for and lay Surface Water sewers, 300mm dia. pipe exceeding 2.0m but not 3.0m deep including granular bed and surround and backfill with as dug material to formation	402	m	215.00	86,430.00
F	Excavate trench for and lay Surface Water sewers, 450mm dia. pipe exceeding 3.0m but not 4.0m deep including granular bed and surround and backfilled with as dug material to formation	241	m	260.00	62,660.00
G	Excavate trench for and lay Surface Water sewers, 600mm dia. pipe exceeding 4.0m but not 5.0m deep including granular bed and surround and backfilled with as dug material to formation	161	m	340.00	54,740.00
	<u>FW Sewers</u>				
H	Excavate trench for and lay Foul Water sewers, 150mm dia. pipe not exceeding 1.0m deep including concrete bed and surround and backfill with type 1 to formation - LATERALS	212	m	80.00	16,960.00
I	Excavate trench for and lay Foul Water sewers, 150mm dia. pipe exceeding 1.0m but not 1.5m deep including concrete bed and surround and backfill with type 1 to formation	402	m	120.00	48,240.00
Total Carried Forward £					412,620.00



Appendix C - Primary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
		Total	brought forward	£	
SERIES 500 - DRAINAGE AND SERVICE DUCTS CONT'D					
<u>FW Sewers Cont'd</u>					
A	Excavate trench for and lay Foul Water sewers, 150mm dia. pipe exceeding 1.5m but not 2.0m deep including granular bed and surround and backfill to formation	402	m	140.00	56,280.00
B	Excavate trench for and lay Surface Water sewers, 225mm dia. pipe exceeding 2.0m but not 3.0m deep including granular bed and surround and backfill with as dug material to formation	402	m	205.00	82,410.00
C	Excavate trench for and lay Surface Water sewers, 225mm dia. pipe exceeding 3.0m but not 4.0m deep including granular bed and surround and backfill with as dug material to formation	241	m	240.00	57,840.00
D	Excavate trench for and lay Surface Water sewers, 300mm dia. pipe exceeding 4.0m but not 5.0m deep including granular bed and surround and backfill with as dug material to formation	161	m	300.00	48,300.00
<u>SW Manholes</u>					
E	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 1m deep but not exceeding 2m deep, including cover and frame	33	nr	3,750.00	123,750.00
F	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 2m deep but not exceeding 3m deep, including cover and frame	17	nr	4,500.00	76,500.00
G	Excavate for and construct PCC inspection chamber, 1500mm dia. exceeding 3m deep but not exceeding 4m deep, including cover and frame	10	nr	6,000.00	60,000.00
H	Excavate for and construct PCC inspection chamber, 1500mm dia. exceeding 4m deep but not exceeding 5m deep, including cover and frame	7	nr	7,250.00	50,750.00
<u>FW Manholes</u>					
I	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 1m deep but not exceeding 2m deep, including cover and frame	33	nr	3,750.00	123,750.00
J	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 2m deep but not exceeding 3m deep, including cover and frame	17	nr	4,500.00	76,500.00
Total Carried Forward					1,168,700.00



Appendix C - Primary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
		Total	brought forward	£	
	SERIES 500 - DRAINAGE AND SERVICE DUCTS CONT'D				1,168,700.00
	<u>FW Manholes (Cont'd)</u>				
A	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 3m deep but not exceeding 4m deep, including cover and frame	10	nr	5,750.00	57,500.00
B	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 4m deep but not exceeding 5m deep, including cover and frame	7	nr	6,950.00	48,650.00
	<u>Gullies and Gully Leads</u>				
C	PCC Gullies (450 x 900) (every 15m of carriageway)	107	nr	700.00	74,900.00
D	Gully leads, 150mm dia. including concrete surround, 1-2m deep	294	m	170.00	50,022.50
	<u>Service Ducts</u>				
	<u>Utilities Trenching</u>				
E	Excavate 450mm wide x 1075mm deep trench for water main (assumed 225mm) including laying sand bed and surround and backfill with as dug material.	949	m	£ 60.00	£ 56,940.00
F	Excavate 450mm wide x 850mm deep trench for HV electric main including laying sand bed and surround and backfill with as dug material.	949	m	£ 50.00	£ 47,450.00
G	Excavate 450mm wide x 650mm deep trench and lay 2 way free issue 90mm BT ducts including sand bed and surround and backfill with as dug material	949	m	£ 45.00	£ 42,705.00
	<u>Utilities road crossings</u>				
H	Combined ducted road crossings; 1000mm wide x 1300mm deep, including 300mm water main duct and 2x150mm HV ducts, concrete bed and surround and backfill with type 1 to formation	595	m	£ 160.00	£ 95,200.00
	<u>Utilities Chambers etc</u>				
I	Excavate for and construct BT Boxes (every 40m)	24	nr	£ 850.00	£ 20,400.00
J	Allow for excavating draw and joint pits (in soft) for HV cable works (1no pit every 100m) plus crossings	9	nr	£ 450.00	£ 4,050.00
K	Allowance for water valve chambers (1no. SV and 1no. WO every 50m)	38	nr	£ 250.00	£ 9,500.00
Series 500 Total Carried to Summary					1,676,017.50



Appendix C - Primary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 600 - EARTHWORKS				
	<u>Excavation</u>				
A	Excavation of acceptable material class 5A, 300mm thick	3,626	m ³	5.00	Incl.
B	Excavation of acceptable material excluding class 5A	12,085	m ³	5.00	60,425.00
	<u>Disposal of Material</u>				
C	Disposal of acceptable material class 5A on-site	3,626	m ³	4.00	Incl.
D	Disposal of acceptable material on-site	12,085	m ³	4.00	48,340.00
	<u>Imported Material</u>				
E	Imported acceptable material Class 6F1/6F2, for use as capping, 600mm thick	7,179	m ³	60.00	430,740.00
	<u>Completion of Formation and Sub-Formation</u>				
F	Completion of formation	10,112	m ²	1.50	15,168.00
G	Completion of sub-formation	11,965	m ²	1.50	17,947.50
	<u>Soft Spots and Other Voids</u>				
H	Allowance for excavating soft spots and other voids (5%)	604	m ³	7.50	4,530.00
I	Allowance for filling soft spots and other voids	604	m ³	7.50	4,530.00
	<u>Geogrids and geotextiles</u>				
J	Geotextile	11,965	m ²	3.00	35,895.00
	<u>Topsoiling</u>				
K	Topsoiling to verge areas, 300mm thick	2,438	m ²	5.80	14,140.40
Series 600 Total Carried to Summary £					631,715.90



Appendix C - Primary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 700 - PAVEMENTS				
	<u>Sub-base</u>				
A	Imported acceptable material (Type 1) for use as sub-base, 150mm thick	1,517	m ³	80.00	121,360.00
	<u>Pavement</u>				
B	Base course, 150mm thick	9,649	m ²	40.00	385,960.00
C	Binder course, 60mm thick	9,649	m ²	20.00	192,980.00
D	Sacrificial binder course, 50mm thick	0	m ²	18.00	0.00
Series 700 Total Carried to Summary £					700,300.00
	SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS				
	<u>Footways and Paved Areas</u>				
E	Footway / cycleway construction comprising of 200mm sub base, 60mm binder course and 25mm surface course	4,034	m ²	60.00	242,040.00
F	E/O tactile paving	60	m ²	46.00	2,760.00
	<u>Kerbs and Edgings</u>				
G	PCC half battered kerb with 125mm upstand, straight	3,088	m	45.00	138,960.00
H	PCC flat top edging	2,268	m	25.00	56,700.00
Series 1100 Total Carried to Summary £					440,460.00
	SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS				
	<u>Road Markings</u>				
I	Allowance for temporary road markings		item		5,000.00
	<u>Traffic Signs</u>				
J	Allowance for assorted signage		item		15,000.00
	<u>Bollards</u>				
K	Timber bollards	3	nr	250.00	750.00
L	Lockable bollards (emergency access)	3	nr	300.00	900.00
Series 1200 Total Carried to Summary £					21,650.00



Appendix C - Primary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 1300 - ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND CANTILEVER MASTS				
A	Road Lighting Column (taken every 25m, alternating sides of carriageway)	64	nr	2,850.00	182,400.00
Series 1300 Total Carried to Summary £					182,400.00
	SERIES 1400 - ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS				
B	Excavate trench for LV supply to streetlighting columns including sand bed and surround, ductwork and backfill to formation	1,606	m	40.00	64,240.00
C	Excavate trench for LV supply to streetlighting columns including concrete bed and surround, ductwork and backfill to formation - Road Crossings	241	m	60.00	14,460.00
D	Allowance for feeder pillars	8	nr	3,000.00	24,000.00
Series 1400 Total Carried to Summary £					102,700.00
	SERIES 2700 - ACCOMODATION WORKS FOR STATUTORY UNDERTAKERS				
	Included in tab 6.1				
Series 2700 Total Carried to Summary £					Incl.
	SERIES 3000 - LANDSCAPING				
E	Grass seeding to verge areas	2,438	m ²	1.50	3,657.00
F	Allowance for general bulb planting	1,219	m ²	0.85	1,036.15
G	Allowance for hedge planting	1,232	m	30.00	36,960.00
Series 3000 Total Carried to Summary £					41,653.15

Appendix D - Primary Street Return Visit Works Breakdown



Appendix D - Primary Street Return Visit Works Breakdown

<u>Summary</u>	<u>Cost (£)</u>
SERIES 100 - SPECIAL PRELIMINARIES	44,093.00
SERIES 200 - SITE CLEARANCE	33,284.00
SERIES 500 - DRAINAGE AND SERVICE DUCTS	34,145.00
SERIES 700 - PAVEMENTS	303,943.50
SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS	64,555.00
SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS	5,000.00
Total Cost	£ 485,021.00



Appendix D - Primary Street Return Visit Works Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 100 - SPECIAL PRELIMINARIES				
A	E/O prelim for economies of scale @ 10% works value		item		44,093.00
Series 100 Total Carried to Summary £					44,093.00
	SERIES 200 - SITE CLEARANCE				
B	Sweep and clean off existing carriageway		item		9,500.00
C	Break out 33% of existing kerbs and dispose off-site	1,019	m	16.00	16,304.00
D	Break out 33% of existing edgings and dispose off-site	748	m	10.00	7,480.00
Series 200 Total Carried to Summary £					33,284.00
	SERIES 500 - DRAINAGE AND SERVICE DUCTS				
E	Allow for raising gully ironwork	107	nr	125.00	13,375.00
F	Allow for raising manhole ironwork	134	nr	155.00	20,770.00
Series 500 Total Carried to Summary £					34,145.00
	SERIES 700 - PAVEMENTS				
G	Tack coat	9,649	m ²	1.50	14,473.50
H	Surface course, 50mm thick	9,649	m ²	30.00	289,470.00
Series 700 Total Carried to Summary £					303,943.50
	SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS				
I	Allowance for replacing 33% of kerbs	1,019	m	45.00	45,855.00
J	Allowance for replacing 33% of edgings	748	m	25.00	18,700.00
Series 1100 Total Carried to Summary £					64,555.00
	SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS				
K	Allowance for permanent road markings		item		5,000.00
Series 1200 Total Carried to Summary £					5,000.00

Appendix E - Secondary Road Elemental Breakdown



Appendix E - Secondary Road Elemental Breakdown

<u>Summary</u>	<u>Cost (£)</u>
SERIES 200 - SITE CLEARANCE	Incl.
SERIES 500 - DRAINAGE AND SERVICE DUCTS	1,311,170.00
SERIES 600 - EARTHWORKS	450,283.10
SERIES 700 - PAVEMENTS	830,230.00
SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS	304,770.00
SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS	27,000.00
SERIES 1300 - ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND CANTILEVER MASTS	133,950.00
SERIES 1400 - ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS	73,620.00
SERIES 2700 - ACCOMODATION WORKS FOR STATUTORY UNDERTAKERS	Incl.
SERIES 3000 - LANDSCAPING	4,364.40
Total	£ 3,135,387.50



Appendix E - Secondary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 200 - SITE CLEARANCE				
A	Allowance for general site clearance		ha		Incl.
Series 200 Total Carried to Summary £					0.00
	SERIES 500 - DRAINAGE AND SERVICE DUCTS				
	<u>SW Sewers</u>				
B	Excavate trench for and lay Surface Water sewers, 150mm dia. Pipe not exceeding 1.0m deep including concrete bed and surround and backfilled with type 1 to formation - LATERALS	270	m	80.00	21,600.00
C	Excavate trench for and lay Surface Water sewers, 150mm dia. pipe exceeding 1.0m but not 2.0m deep including concrete bed and surround and backfilled with type 1 to formation	295	m	130.00	38,350.00
D	Excavate trench for and lay Surface Water sewers, 225mm dia. pipe exceeding 1.0m but not 2.0m deep including granular bed and surround and backfill with as dug material to formation	295	m	185.00	54,575.00
E	Excavate trench for and lay Surface Water sewers, 300mm dia. pipe exceeding 2.0m but not 3.0m deep including granular bed and surround and backfill with as dug material to formation	295	m	215.00	63,425.00
F	Excavate trench for and lay Surface Water sewers, 450mm dia. pipe exceeding 3.0m but not 4.0m deep including granular bed and surround and backfilled with as dug material to formation	177	m	260.00	46,020.00
G	Excavate trench for and lay Surface Water sewers, 600mm dia. pipe exceeding 4.0m but not 5.0m deep including granular bed and surround and backfilled with as dug material to formation	118	m	340.00	40,120.00
	<u>FW Sewers</u>				
H	Excavate trench for and lay Foul Water sewers, 150mm dia. pipe not exceeding 1.0m deep including concrete bed and surround and backfill with type 1 to formation - LATERALS	270	m	80.00	21,600.00
I	Excavate trench for and lay Foul Water sewers, 150mm dia. pipe exceeding 1.0m but not 1.5m deep including concrete bed and surround and backfill with type 1 to formation	295	m	120.00	35,400.00
Total Carried Forward £					321,090.00



Appendix E - Secondary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
				Total brought forward £	321,090.00
SERIES 500 - DRAINAGE AND SERVICE DUCTS CONT'D					
<u>FW Sewers Cont'd</u>					
A	Excavate trench for and lay Foul Water sewers, 150mm dia. pipe exceeding 1.5m but not 2.0m deep including granular bed and surround and backfill to formation	295	m	140.00	41,300.00
B	Excavate trench for and lay Surface Water sewers, 225mm dia. pipe exceeding 2.0m but not 3.0m deep including granular bed and surround and backfill with as dug material to formation	295	m	205.00	60,475.00
C	Excavate trench for and lay Surface Water sewers, 225mm dia. pipe exceeding 3.0m but not 4.0m deep including granular bed and surround and backfill with as dug material to formation	177	m	240.00	42,480.00
D	Excavate trench for and lay Surface Water sewers, 300mm dia. pipe exceeding 4.0m but not 5.0m deep including granular bed and surround and backfill with as dug material to formation	118	m	300.00	35,400.00
<u>SW Manholes</u>					
E	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 1m deep but not exceeding 2m deep, including cover and frame	24	nr	3,750.00	90,000.00
F	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 2m deep but not exceeding 3m deep, including cover and frame	12	nr	4,500.00	54,000.00
G	Excavate for and construct PCC inspection chamber, 1500mm dia. exceeding 3m deep but not exceeding 4m deep, including cover and frame	8	nr	6,000.00	48,000.00
H	Excavate for and construct PCC inspection chamber, 1500mm dia. exceeding 4m deep but not exceeding 5m deep, including cover and frame	5	nr	7,250.00	36,250.00
<u>FW Manholes</u>					
I	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 1m deep but not exceeding 2m deep, including cover and frame	24	nr	3,750.00	90,000.00
J	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 2m deep but not exceeding 3m deep, including cover and frame	12	nr	4,500.00	54,000.00
				Total Carried Forward £	872,995.00



Appendix E - Secondary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 500 - DRAINAGE AND SERVICE DUCTS CONT'D			Total brought forward £	872,995.00
	<u>FW Manholes (Cont'd)</u>				
A	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 3m deep but not exceeding 4m deep, including cover and frame	8	nr	5,750.00	46,000.00
B	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 4m deep but not exceeding 5m deep, including cover and frame	5	nr	6,950.00	34,750.00
	<u>Gullies and Gully Leads</u>				
C	PCC Gullies (450 x 900) (every 15m of carriageway)	79	nr	700.00	55,300.00
D	Gully leads, 150mm dia. including concrete surround, 1-2m deep	198	m	170.00	33,575.00
	<u>Service Ducts</u>				
	<u>Utilities Trenching</u>				
E	Excavate 450mm wide x 1075mm deep trench for water main (assumed 225mm) including laying sand bed and surround and backfill with as dug material.	924	m	£ 60.00	£ 55,440.00
F	Excavate 450mm wide x 850mm deep trench for HV electric main including laying sand bed and surround and backfill with as dug material.	924	m	£ 50.00	£ 46,200.00
G	Excavate 450mm wide x 650mm deep trench and lay 2 way free issue 90mm BT ducts including Sand bed and surround and backfill with as dug material	924	m	£ 45.00	£ 41,580.00
	<u>Utilities road crossings</u>				
H	Combined ducted road crossings; 1000mm wide x 1300mm deep, including 300mm water main duct and 2x150mm HV ducts, concrete bed and surround and backfill with type 1 to formation	578	m	£ 160.00	£ 92,480.00
	<u>Utilities Chambers etc</u>				
I	Excavate for and construct BT Boxes (every 40m)	23	nr	£ 850.00	£ 19,550.00
J	Allow for excavating draw and joint pits (in soft) for HV and LV cable works (1no pit every 100m)	9	nr	£ 450.00	£ 4,050.00
K	Allowance for water valve chambers (1no. SV and 1no. WO every 50m)	37	nr	£ 250.00	£ 9,250.00
Series 500 Total Carried to Summary £					1,311,170.00



Appendix E - Secondary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
SERIES 600 - EARTHWORKS					
<u>Excavation</u>					
A	Excavation of acceptable material class 5A, 300mm thick	2,032	m ³	5.00	Incl.
B	Excavation of acceptable material excluding class 5A	8,759	m ³	5.00	43,795.00
<u>Disposal of Material</u>					
C	Disposal of acceptable material class 5A on-site	2,032	m ³	4.00	Incl.
D	Disposal of acceptable material on-site	8,759	m ³	4.00	35,036.00
<u>Imported Material</u>					
E	Imported acceptable material Class 6F1/6F2, for use as capping, 600mm thick	5,053	m ³	60.00	303,180.00
<u>Completion of Formation and Sub-Formation</u>					
F	Completion of formation	7,103	m ²	1.50	10,654.50
G	Completion of sub-formation	8,422	m ²	1.50	12,633.00
<u>Soft Spots and Other Voids</u>					
H	Allowance for excavating soft spots and other voids (5%)	438	m ³	7.50	3,285.00
I	Allowance for filling soft spots and other voids	438	m ³	7.50	3,285.00
<u>Geogrids and geotextiles</u>					
J	Geotextile	8,422	m ²	3.00	25,266.00
<u>Topsoiling</u>					
K	Topsoiling to verge areas, 300mm thick	2,267	m ²	5.80	13,148.60
Series 600 Total Carried to Summary £					450,283.10



Appendix E - Secondary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 700 - PAVEMENTS				
	<u>Sub-base</u>				
A	Imported acceptable material (Type 1) for use as sub-base, 150mm thick	1,065	m ³	80.00	85,200.00
	<u>Pavement</u>				
B	Base course, 150mm thick	6,773	m ²	40.00	270,920.00
C	Binder course, 60mm thick	6,773	m ²	20.00	135,460.00
D	Concrete Blocks 200x100x80, laid on 30mm compacted sharp sand (tegula or similar)	6,773	m ²	50.00	338,650.00
	Series 700 Total Carried to Summary £				830,230.00
	SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS				
	<u>Footways and Paved Areas</u>				
E	Footway / cycleway construction comprising of 200mm sub base, 60mm binder course and 30mm block paving laid on 30mm sand bed	2,177	m ²	80.00	174,160.00
	<u>Kerbs and Edgings</u>				
F	PCC half battered kerb with 125mm upstand, straight	2,198	m	45.00	98,910.00
G	PCC flat top edging	1,268	m	25.00	31,700.00
	Series 1100 Total Carried to Summary £				304,770.00
	SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS				
	<u>Road Markings</u>				
H	Allowance for road markings		item		12,000.00
	<u>Traffic Signs</u>				
I	Allowance for assorted signage		item		15,000.00
	Series 1200 Total Carried to Summary £				27,000.00
	SERIES 1300 - ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND CANTILEVER MASTS				
J	Road Lighting Column (taken every 25m, alternating sides of carriageway)	47	nr	2,850.00	133,950.00
	Series 1300 Total Carried to Summary £				133,950.00



Appendix E - Secondary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 1400 - ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS				
A	Excavate trench for LV supply to streetlighting columns including sand bed and surround, ductwork and backfill to formation	1,179	m	40.00	47,160.00
B	Excavate trench for LV supply to streetlighting columns including concrete bed and surround, ductwork and backfill to formation - Road Crossings	141	m	60.00	8,460.00
C	Allowance for feeder pillars	6	nr	3,000.00	18,000.00
Series 1400 Total Carried to Summary £					73,620.00
	SERIES 2700 - ACCOMODATION WORKS FOR STATUTORY UNDERTAKERS				
	Included in tab 6.8				
Series 2700 Total Carried to Summary £					Incl.
	SERIES 3000 - LANDSCAPING				
D	Grass seeding to verge areas	2,267	m ²	1.50	3,400.50
E	Allowance for general bulb planting to verges	1,134	m ²	0.85	963.90
Series 3000 Total Carried to Summary £					4,364.40

Appendix F - Tertiary Road Elemental Breakdown



Appendix F - Tertiary Road Elemental Breakdown

<u>Summary</u>	<u>Cost (£)</u>
SERIES 200 - SITE CLEARANCE	Incl.
SERIES 500 - DRAINAGE AND SERVICE DUCTS	201,015.00
SERIES 600 - EARTHWORKS	60,324.90
SERIES 700 - PAVEMENTS	112,580.00
SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS	19,005.00
SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS	3,000.00
SERIES 1300 - ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND CANTILEVER MASTS	0.00
SERIES 1400 - ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS	0.00
SERIES 2700 - ACCOMODATION WORKS FOR STATUTORY UNDERTAKERS	Incl.
SERIES 3000 - LANDSCAPING	0.00
Total	£ 395,924.90



Appendix F - Tertiary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 200 - SITE CLEARANCE				
A	Allowance for general site clearance		ha		Incl.
Series 200 Total Carried to Summary £			0.00		
	SERIES 500 - DRAINAGE AND SERVICE DUCTS				
	<u>SW Sewers</u>				
B	Excavate trench for and lay Surface Water sewers, 150mm dia. Pipe not exceeding 1.0m deep including concrete bed and surround and backfilled with type 1 to formation - LATERALS	59	m	80.00	4,720.00
C	Excavate trench for and lay Surface Water sewers, 150mm dia. pipe exceeding 1.0m but not 2.0m deep including concrete bed and surround and backfilled with type 1 to formation	108	m	130.00	14,040.00
D	Excavate trench for and lay Surface Water sewers, 225mm dia. pipe exceeding 1.0m but not 2.0m deep including granular bed and surround and backfill with type 1 to formation	58	m	185.00	10,730.00
	<u>FW Sewers</u>				
E	Excavate trench for and lay Foul Water sewers, 150mm dia. pipe not exceeding 1.0m deep including concrete bed and surround and backfill with type 1 to formation - LATERALS	59	m	80.00	4,720.00
F	Excavate trench for and lay Foul Water sewers, 150mm dia. pipe exceeding 1.0m but not 1.5m deep including concrete bed and surround and backfill with type 1 to formation	83	m	120.00	9,960.00
G	Excavate trench for and lay Foul Water sewers, 150mm dia. pipe exceeding 1.5m but not 2.0m deep including granular bed and surround and backfill to formation	83	m	140.00	11,620.00
	<u>SW Manholes</u>				
H	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 1m deep but not exceeding 2m deep, including cover and frame	9	nr	3,750.00	33,750.00
Total Carried Forward £			89,540.00		



Appendix F - Tertiary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 500 - DRAINAGE AND SERVICE DUCTS CONT'D		Total brought forward	£	89,540.00
	<u>FW Manholes</u>				
A	Excavate for and construct PCC inspection chamber, 1200mm dia. exceeding 1m deep but not exceeding 2m deep, including cover and frame	9	nr	3,750.00	33,750.00
	<u>Gullies and Gully Leads</u>				
B	PCC Gullies (450 x 900) (every 15m of carriageway)	11	nr	700.00	7,700.00
C	Gully leads, 150mm dia. including concrete surround, 1-2m deep	28	m	170.00	4,675.00
	<u>Service Ducts</u>				
	<u>Utilities Trenching</u>				
D	Excavate 450mm wide x 1075mm deep trench for water main (assumed 225mm) including laying sand bed and surround and backfill with as dug material.	268	m	£ 60.00	£ 16,080.00
E	Excavate 450mm wide x 850mm deep trench for HV electric main including laying sand bed and surround and backfill with as dug material.	268	m	£ 50.00	£ 13,400.00
F	Excavate 450mm wide x 650mm deep trench and lay 2 way free issue 90mm BT ducts including sand bed and surround and backfill with as dug material	268	m	£ 45.00	£ 12,060.00
	<u>Utilities road crossings</u>				
G	Combined ducted road crossings; 1000mm wide x 1300mm deep, including 300mm water main duct and 2x150mm HV ducts, concrete bed and surround and backfill with type 1 to formation	86	m	£ 160.00	£ 13,760.00
	<u>Utilities Chambers etc</u>				
H	Excavate for and construct BT Boxes (every 40m)	7	nr	£ 850.00	£ 5,950.00
I	Allow for excavating draw and joint pits (in soft) for HV cable works (1no pit every 100m) plus crossings	3	nr	£ 450.00	£ 1,350.00
J	Allowance for water valve chambers (1no. SV and 1no. WO every 50m)	11	nr	£ 250.00	£ 2,750.00
Series 500 Total Carried to Summary					£ 201,015.00



Appendix F - Tertiary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
SERIES 600 - EARTHWORKS					
<u>Excavation</u>					
A	Excavation of acceptable material class 5A, 300mm thick	276	m ³	5.00	Incl.
B	Excavation of acceptable material excluding class 5A	1,193	m ³	5.00	5,965.00
<u>Disposal of Material</u>					
C	Disposal of acceptable material class 5A on-site	276	m ³	4.00	Incl.
D	Disposal of acceptable material on-site	1,193	m ³	4.00	4,772.00
<u>Imported Material</u>					
E	Imported acceptable material Class 6F1/6F2, for use as capping, 600mm thick	688	m ³	60.00	41,280.00
<u>Completion of Formation and Sub-Formation</u>					
F	Completion of formation	964	m ²	1.50	1,446.00
G	Completion of sub-formation	1,147	m ²	1.50	1,720.50
<u>Soft Spots and Other Voids</u>					
H	Allowance for excavating soft spots and other voids (5%)	60	m ³	7.50	450.00
I	Allowance for filling soft spots and other voids	60	m ³	7.50	450.00
<u>Geogrids and geotextiles</u>					
J	Geotextile	1,147	m ²	3.00	3,441.00
<u>Topsoiling</u>					
K	Topsoiling to verge areas, 300mm thick	138	m ²	5.80	800.40
Series 600 Total Carried to Summary £					60,324.90



Appendix F - Tertiary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 700 - PAVEMENTS				
	<u>Sub-base</u>				
A	Imported acceptable material (Type 1) for use as sub-base, 150mm thick	145	m ³	80.00	11,600.00
	<u>Pavement</u>				
B	Base course, 150mm thick	918	m ²	40.00	36,720.00
C	Binder course, 60mm thick	918	m ²	20.00	18,360.00
D	Concrete Blocks 200x100x80, laid on 30mm compacted sharp sand (tegula or similar)	918	m ²	50.00	45,900.00
	Series 700 Total Carried to Summary £				112,580.00
	SERIES 1100 - KERBS, FOOTWAYS AND PAVED AREAS				
	<u>Footways and Paved Areas</u>				
E	Footway / cycleway construction comprising of 200mm sub base, 60mm binder course and 30mm block paving laid on 30mm sand bed	66	m ²	80.00	5,280.00
	<u>Kerbs and Edgings</u>				
F	PCC half battered kerb with 125mm upstand, straight	305	m	45.00	13,725.00
G	PCC flat top edging	0	m	25.00	0.00
	Series 1100 Total Carried to Summary £				19,005.00
	SERIES 1200 - TRAFFIC SIGNS AND ROAD MARKINGS				
	<u>Road Markings</u>				
H	Allowance for temporary road markings		item		1,500.00
	<u>Traffic Signs</u>				
I	Allowance for assorted signage		item		1,500.00
	Series 1200 Total Carried to Summary £				3,000.00
	SERIES 1300 - ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND CANTILEVER MASTS				
J	Road Lighting Column (taken every 25m, alternating sides of carriageway)	0	nr	2,850.00	0.00
	Series 1300 Total Carried to Summary £				0.00

Appendix G - Attenuation Basins Breakdown



Appendix F - Tertiary Road Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	SERIES 1400 - ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS				
A	Excavate trench for LV supply to streetlighting columns including sand bed and surround, ductwork and backfill to formation	0	m	40.00	0.00
B	Excavate trench for LV supply to streetlighting columns including concrete bed and surround, ductwork and backfill to formation - Road Crossings	0	m	60.00	0.00
C	Allowance for feeder pillars	0	nr	3,000.00	-
D	Connections into existing street lighting networks	0	nr	395.00	-
Series 1400 Total Carried to Summary £					0.00
	SERIES 2700 - ACCOMODATION WORKS FOR STATUTORY UNDERTAKERS				
	Included in tab 6.8				
Series 2700 Total Carried to Summary £					Incl.
	SERIES 3000 - LANDSCAPING				
E	Grass seeding to verge areas	0	m ²	1.50	0.00
F	Allowance for general bulb planting to verges	0	m ²	0.85	0.00
Series 3000 Total Carried to Summary £					0.00



Appendix G - Attenuation Basins Breakdown

Item	SERIES 200 - Site Clearance	Qty.	Unit	Rate	Total
<u>SW Balancing Ponds</u>					
A	Excavation of acceptable material class 5A, 300mm thick	1,168	m ³	£ 5.00	Incl.
B	Excavation of acceptable material excluding class 5A	7,909	m ³	£ 5.00	39,545.00
C	Disposal of acceptable material on-site	7,909	m ³	£ 4.00	31,636.00
D	Deposit site won topsoil within pond and slopes (bed for liner)	3,895	m ²	£ 4.00	15,580.00
E	Extra over allowance for formation of ponds	3,895	m ²	£ 3.00	11,685.00
F	Liner to pond	3,895	m ²	£ 12.00	46,740.00
G	Grasscrete maintenance track to ponds	150	m ²	£ 75.00	11,250.00
H	Headwalls / Outfalls	4	nr	£ 7,000.00	28,000.00
I	Post and rail fencing to perimeter	562	m	£ 35.00	19,670.00
J	Allowance for life buoys and signage	3	no	£ 2,000.00	6,000.00
K	Wetland meadow seeding	3,895	m ²	£ 1.50	5,842.50
L	E/O for wet area overdig excavation	1,582	m ³	£ 4.25	6,723.50
M	Disposal of acceptable material on-site	1,582	m ³	£ 4.50	7,119.00
Total £					229,791.00

Appendix H - Ditch Channel Breakdown



Appendix H - Ditch Channel Breakdown

Priced for 1 linear meter.

Item	Description	Qty.	Unit	Rate	Total
SERIES 600 - EARTHWORKS					
A	Excavation of acceptable material class 5A, 300mm thick	1.05	m ³	£ 5.00	Incl.
B	Excavation of acceptable material excluding class 5A	1.45	m ³	£ 5.00	7.25
C	Disposal of acceptable material on-site	1.45	m ³	£ 4.00	5.80
D	Deposit site won topsoil within pond and slopes (bed for liner)	1.05	m ³	£ 4.50	4.73
E	Extra over allowance for formation of swale	3.50	m ²	£ 3.00	10.50
					Total £/m
					28.28

Appendix I - Highways Commuted Sums



Appendix I - Highways Commuted Sums

Item	Description	Qty.	Unit	Rate	Total
	<u>Mercer Road / Langhurst Road T-Junctions and Emergency Access</u>				
A	Signal controlled crossing	3	nr	£ 61,800.00	185,400.00
B	Signal controlled junction		item		41,750.00
C	HFS	700.00	m ²	£ 100.00	70,000.00
					297,150.00
	<u>Primary Street</u>				
D	Trees	30	nr	£ 700.00	21,000.00
E	Hedges	1,232	m	£ 10.00	12,320.00
F	Soft landscaping	3,657	m ²	£ 28.00	102,396.00
					£ 135,716.00
	<u>Secondary Street</u>				
G	Soft landscaping	3,401	m ²	£ 28.00	95,228.00
					£ 95,228.00

APPENDIX 5

Land at Mercer Road, Horsham

Viability Assessment Non-Technical Summary

- 1.1. The Structure of the Residual Appraisals produces a Residual Land Value (RLV) which is then compared with an appropriate Benchmark Land Value (BLV). If the RLV exceeds the BLV, a surplus is generated and the scheme can be deemed "Viable". However, if the RLV is less than the BLV, a deficit is produced and the scheme should be considered "Non-Viable".
- 1.2. The inputs adopted within the analysis can be seen within the summary table below compared with the Horsham District Council Local Plan Viability Study published in November 2023, produced by Aspinall Verdi.

Input:	Assessment Allowance:	Local Plan Viability Allowance:
Market Revenues	£469 per ft ²	£403 - £530 per ft ² (Lower Value Zone)
Affordable Revenues	45% of OMV Aff Rent / 65% of OMV Shared Own	60% of OMV Aff Rent / 70% of OMV Shared Own
Fees and Marketing (Market):	3%	2.25%
Transaction Costs (Affordable):	0.5%	N/A
Standard Construction Costs:	Lower Quartile BCIS	Median BCIS
Contingency	5%	3% - 5%
Externals	15%	15%
Professional Fees:	8%	10%
Developer Profit:	20% (Market Housing GDV) / 6% (Aff Housing GDV)	17.5% (Market Housing GDV) / 6% (Aff Housing GDV)
Finance Rate:	7.5%	7%
Benchmark Land Value:	£100k per gross acre	£300k - £350k per gross acre

Summary Conclusions

Tab	Total Units	Affordable % (Units)	RLV	BLV	Surplus / Deficit	Viable/ Non-Viable?
1A	304	40%	-£16,345,559	£3,764,180	-£20,109,739	NON-VIABLE
1B	304	30%	-£11,495,291	£3,764,180	-£15,259,471	NON-VIABLE
1C	304	20%	-£9,062,298	£3,764,180	-£12,826,478	NON-VIABLE
1D	304	10%	-£2,174,658	£3,764,180	-£5,938,838	NON-VIABLE
1E	304	0%	£1,805,116	£3,764,180	-£1,959,064	NON-VIABLE

1.3. In this instance, as one can observe from the above summary table and the appraisal analysis included as **Appendix 2**, the RLV of the proposed scheme at 0% affordable housing does not exceed the adopted BLV. On this basis the scheme can be considered technically “Non-Viable”.

Turner Morum

February 2025

APPENDIX 6



DEVELOPMENT CONSULTANCY

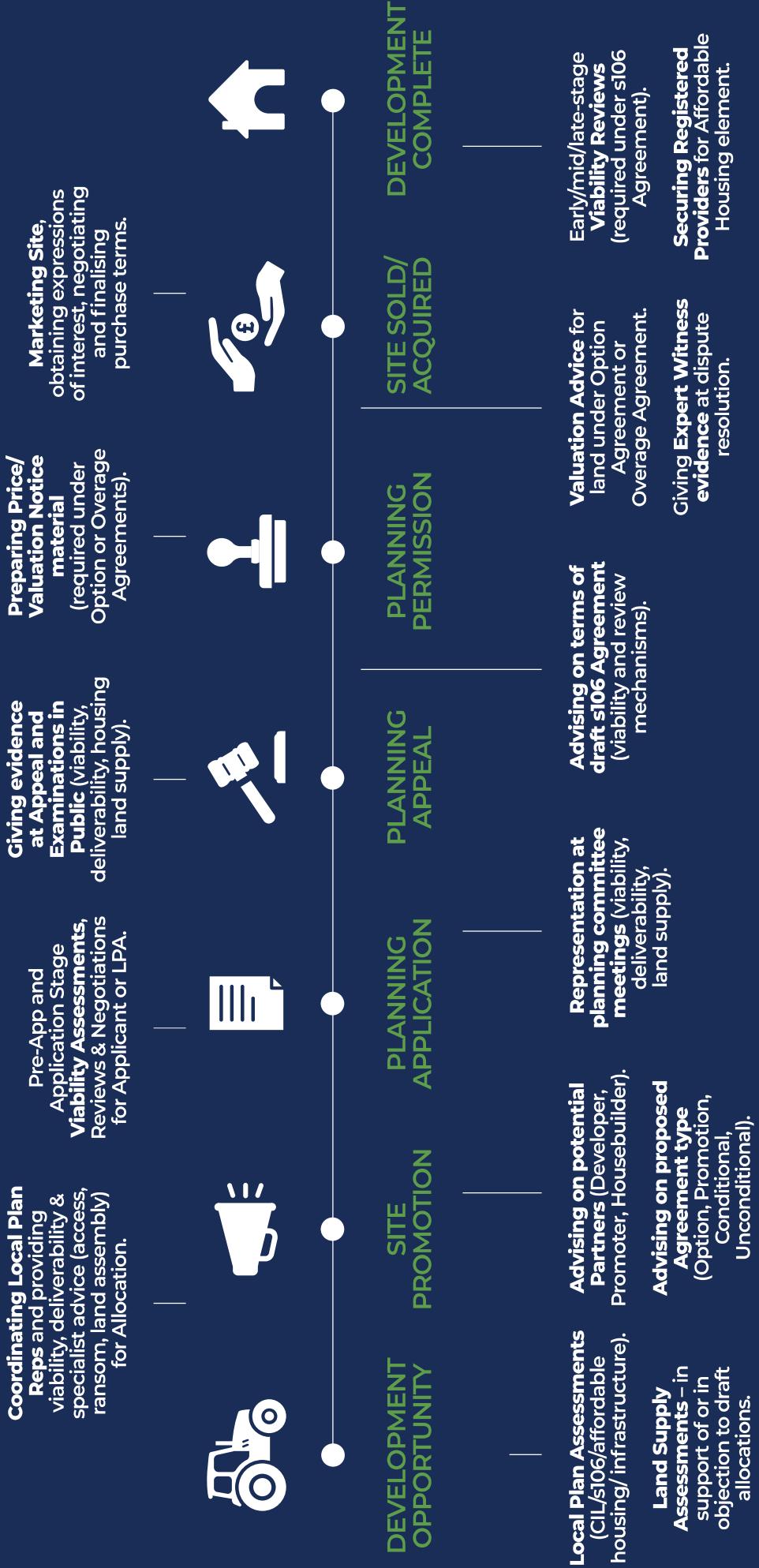
32-33 Cowcross Street, London, EC1M 6DF

www.tmllp.co.uk



DEVELOPMENT CONSULTANCY SERVICES

OVERVIEW OF SERVICES



DEVELOPMENT VIABILITY

NATIONAL VIABILITY ADVICE

Turner Morum provide viability advice to a wide range of clients at all stages of the development process - from securing draft allocations to structuring and undertaking review mechanisms. We advise across the full spectrum of development sites - from small brownfield sites to large phased garden villages.

Long Lawford, Warwickshire Bloor Homes

Viability submission for 149 unit scheme with evidence given at public inquiry in relation to viability and deliverability.

North Ely, Cambridgeshire North Ely Consortium

Viability advice to support 1,035 unit application and structure of the review mechanism.

Gilston, Hertfordshire Places for People

Viability advice for 8,500 unit garden village scheme comprising six villages.

Highbridge, Somerset Barratt & Bloor Homes

Viability assessment and negotiations to support application for 171 units with review mechanism drafting.

Chepstow, Monmouthshire Barwood Development Securities

Viability appraisal for 190 unit scheme with extra care facility to support local plan representations.

Trowbridge, Wiltshire Persimmon Homes

Viability assessment for phased 2,200 unit residential scheme with employment land including proposed relief road.

Hicks Gate, Bristol Crest Strategic Projects

Viability submission for 149 unit scheme with evidence given at Appeal in relation to viability and deliverability.

Chilmington Green, Kent Housebuilder Consortium

Viability advice and review mechanism structuring for large 5,750 unit scheme.

Winnycroft, Gloucestershire Barwood Homes

Viability advice concerning 420 unit scheme with viability evidence provided at Appeal following refusal.

Cardington, Bedfordshire Gallagher Developments

Viability advice and review mechanism negotiations for outline planning applications comprising 2,920 dwellings.

Ipswich, Suffolk Crest Nicholson & Mersea Homes

Viability advice and review mechanism negotiations for outline planning applications comprising 6,000 dwellings.

Crews Hill, Enfield Berkeley Homes

Local plan representations in respect of proposed 6,000 unit Sustainable Urban Expansion.

Gilston, Hertfordshire Places for People

Viability advice for 8,500 unit garden village scheme comprising six villages.

LONDON VIABILITY

VIABILITY ADVICE WITHIN GREATER LONDON

Sweets Way, Whestone, London Borough of Barnet

Taylor Wimpey
Viability and review mechanism
advice. Representations
on behalf of developer in
respect of CIL.

New Road, Rainham, London Borough of Havering

Ash Properties
Viability appraisal for 21 unit
scheme and giving viability
evidence at appeal.

Northolt Retail Park, London Borough of Harrow

Northolt Retail Park LLP
Providing financial viability
advice in respect of
redevelopment of former out-of-
town retail park for 191 units.

Lodge Place, London Borough of Sutton

Caprecon
Viability assessment for mixed
use redevelopment.
Evidence given at Appeal in
respect of viability.

Hayes Street Farm, London Borough of Bromley

The Rookery Estates Company
Providing viability and
deliverability advice regarding
residential and other uses, with
evidence given at Public Inquiry.

Dawlish Avenue, London Borough of Merton

Goldcrest
Viability advice and assessment
for proposed 23 unit flattened
development and alternative
mixed use scheme.

Sedgewick Street, London Borough of Hackney

Nudo Properties
Extensive viability advice
provided for 245 unit flattened
development.

Priority Employment Area, London Borough of Hackney

Hackney LB Council
Viability advice considering
whether additional commercial
space could be delivered in lieu
of residential development.

College Tower, London Borough of Croydon

Croydon LB Council
Reviewing applicant's submission
for 937 unit scheme comprising
mixture of co-living and shared
ownership dwellings.

Pools Motors, London Borough of Havering

Regent Land
Viability assessment relating to
50 unit mixed-use scheme on
former garage site. Additional
advice on review mechanism.

New Malden, Royal Borough of Kingston-upon-Thames

Redrow Homes
Initial viability assessment for
15 storey 456 unit scheme and
advice for review mechanism.



OPTION VALUATION ASSESSMENTS

VALUATION ADVICE FOR OPTIONED PROPERTY

Turner Morum provide valuation advice to land owners and developers on land controlled via contractual agreements or where overages are due. Such advice is provided throughout the development process, from during the drafting of purchase agreements to providing Expert Witness evidence at dispute resolution.

<p>Stratford on Avon, Warwickshire L&Q Estates</p> <p>Valuation advice and Expert Witness submissions relating to 270 unit development.</p>	<p>Tonbridge, Kent Hallam Land Management</p> <p>Advice provided on 125 unit scheme controlled under Option Agreement, prior to planning permission.</p>	<p>Faygate, West Sussex Crest Nicholson</p> <p>Advice in respect of Phase 1D of the 2,500 unit scheme and providing Expert Witness evidence relating to Overage.</p>	<p>Aylesbury, Buckinghamshire Ashfield Land</p> <p>Advice concerning 2,450 unit scheme extending to 750 acres. Negotiated settlement reached during dispute resolution.</p>	<p>Bishops Stortford, Hertfordshire Developer Consortium</p> <p>Detailed advice concerning 2,065 unit scheme, relating to initial sale, Land Swap Arrangement and Overage.</p>	<p>Pease Pottage, West Sussex Thakeham Homes</p> <p>Providing valuation advice in respect of 600 unit scheme outside of the dispute resolution clauses within agreement.</p>
<p>Hatton, Derbyshire Bellway</p> <p>Valuation advice relating to 385 unit development and Expert Witness evidence during dispute resolution.</p>	<p>Keyworth, Nottinghamshire Bloor Homes</p> <p>Preparing appraisals for Price Notices and producing Expert Witness reports, leading to Negotiated settlement.</p>	<p>Maidstone, Kent Bellway Homes</p> <p>Valuation advice relating to 421 unit scheme where land controlled under Option Agreement.</p>	<p>Highbridge, Somerset Barratt Homes & Bloor Homes</p> <p>Valuation advice and negotiations regarding overage due in relation to 171 unit greenfield development site.</p>	<p>Wavendon, Milton Keynes L&Q Estates</p> <p>Detailed advice concerning value & cost equalisation mechanism relating to 327 acre “jigsaw” site.</p>	<p>Swindon New Eastern Villages, Wiltshire Taylor Wimpey/Hallam/Hannick</p> <p>Valuation advice and negotiations with multiple landowners for 375 acre site delivering 2,380 units.</p>

ADDITIONAL SERVICES

FURTHER DEVELOPMENT CONSULTANCY

Turner Morum provide advice to clients throughout the development process. This includes making local plan representations, undertaking land supply assessments, advising land owners throughout the planning process, bringing sites to the market, negotiating terms and identifying Registered Providers for the affordable element.

Wellingborough

Redrow Homes & others.

Comprehensive review of Borough Council of Wellingborough's 5 Year Housing Land Supply.

Reviewing delivery across major development sites delivering c.7,400 units.

Giving evidence in support of planning applications at several Appeals.

Nuneaton and Bedworth Borough Council

North Warwickshire & South Leicestershire College

Analysing Borough Council's 5 year housing land supply.

Assessing deliverability of major sites exceeding 100 units.

Evidence relating to land supply given at Appeal.

North East Chelmsford (Chelmsford Garden Village)

Ptamigan Land, Countryside Properties & others

Providing viability and deliverability advice to secure allocation for 3,500 dwellings and co-ordination of Infrastructure Delivery Plan, with evidence given at Examination in Public.

Banky Field, Ticehurst

Private Landowners

Marketing site with Outline Planning Permission.

Approaching identified housebuilders and registered providers.

Advising on structure of purchase and heads of terms.

Toads Hole Valley, Hove

Private Landowners

Marketing site to selected developers/promoters.

Negotiating Heads of Terms.

Development consultancy advice throughout planning process.

Royal School, Hindhead

United Learning

Marketing site to selected developers/promoters.

Shortlisting offers and advising on structure of purchase.

Negotiating Heads of Terms and terms of conditional contract.

CLIENTS

A SELECTION OF OUR CLIENTS



“Turner Morum's highly professional team produce an excellent quality of work which is always provided in a timely manner. We would not hesitate to work with them again in the future, and I would highly recommend their services.”

Thea Gregory Development Director,
Barratt Homes (Bristol)

“I have worked with Turner Morum for over 15 years. Their knowledge of valuation matters is exceptional, combined with a high level of commercial reality. They are very responsive and easy to work with and I look forward to continuing to work with them in the future.”

Ian Hardwick Managing Director,
L&Q Estates

“Having worked very successfully with Turner Morum for over 10 years I would highly recommend them. They are highly experienced experts in large scale strategic sites and deliver their services in a very professional way, always meeting tight deadlines whilst offering very good value for money.”

Martin Cumberworth Director (Strategic Land and Development), Countryside Properties

“We have instructed Turner Morum on a range of sizes and types of schemes over a 10 year period. All members of their team work to the same ethos of providing a diligent, professional and ultimately helpful service. We have always received good advice, presented in a coherent way.”

Andy Birch Director - Hallam Land Management Limited



**THOMAS HEGAN MRICS
PARTNER**

th@tmllp.co.uk 020 7668 3414

Tom specialises in providing viability and valuation advice on key strategic sites and regularly provides Expert Witness evidence at appeals/inquiries, arbitrations and court cases. Tom is an accredited Expert Witness with the advanced award in Expert Witness Evidence.



**NICK BIGNALL MRICS
PARTNER**

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Nick is a specialist in residual valuations, cashflow appraisals, review mechanisms, land supply assessments and Infrastructure Delivery Plans. He has extensive viability experience within Greater London and provides Expert Witness evidence for Local Plans, Planning Appeals and within valuation disputes.



**JOHN TURNER MRICS
CONSULTANT**

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John has extensive experience in providing an array of clients with valuation, viability & specialist advice and has advised on several of the country's largest sites. John regularly provides Expert Witness evidence at appeals/inquiries, arbitrations and court cases.



**RAMSAY EVANS MRICS
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Ramsay provides valuation and viability advice and provides Expert Witness evidence as a RICS Registered Expert Witness.



**SAMUEL CARSON MRICS
SENIOR SURVEYOR**

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Sam undertakes viability and valuation exercises and assists Partners with Dispute Resolution exercises.



**SAM FINDLAY
SURVEYOR**

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Sam primarily works on development appraisals and associated analysis for residential led schemes, nationally.



**KATHERINE SEAGER
SURVEYOR**

ks@tmllp.co.uk 020 7668 3416

Kat's primary role is assisting Partners with development appraisals for viability and valuation exercises across the country.