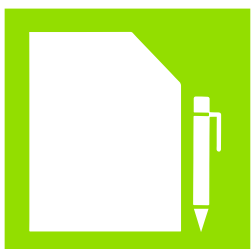


Himley Village (North-West Bicester), Middleton Stoney Road, Bicester OX26 1RT

Financial Viability Assessment (FVA) for
Cala Homes

06 August 2024
Our Ref: JM/24-00219



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Quality Assurance

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

We confirm that the undersigned is an appropriately qualified and experienced Chartered Surveyor [experienced in the residential development property sector].

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1 INTRODUCTION

- 1.1 We have been instructed by Cala Homes (the Applicant) to provide a Financial Viability Assessment of their mixed-use scheme at Himley Village (North-West Bicester), Middleton Stoney Road, Bicester OX26 1RT, forming part of the wider North-West Bicester Eco-Town development. The scheme has outline consent (ref: 14/02121/OUT) to provide up to 1,700 homes and associated development.
- 1.2 The outline consent was granted on the basis that the development will provide 30% affordable housing. Following the recent Planning Appeal for the 550-unit Firethorn scheme¹, where the scheme was approved with a 10% affordable housing requirement, subject to viability review and the Council's own recent assessment of the overall viability of North-West Bicester Eco-Town Development², we have been asked to consider the viability of the consented scheme. We provide details of the Firethorn Appeal in **Sections 4- 7** below.
- 1.3 The purpose of this report is to consider, in an open book format, the financial viability of the proposed scheme and the level of affordable housing and financial Section 106 contributions that can be viably supported.
- 1.4 The site is located within Cherwell District Council (CDC) administrative boundary. In preparing this viability report we have considered Cherwell Local Plan 2011-2031, North-West Bicester SPD February 2016 and Developer Contributions SPD, February 2018. The viability evidence base that underpins the Cherwell Local Plan Part 1 2011-2031 (Local Plan) is now out of date, therefore, considerable weight needs to be given to up to date viability evidence as well as the agreed position on the viability evidence base established during the Firethorn Appeal.
- 1.5 The proposed site forms part of the wider North-West Bicester Eco-Town, which is captured in planning policy by Cherwell Local Plan Policy Bicester 1. The development description for the NWB Eco-Town is a new zero carbon mixed use development including 6,000 homes, employment uses, schools, green space and strategic infrastructure proposed across the 400 hectares identified.
- 1.6 True zero carbon (TZC), is a key requirement within the NWB SPD - one of a series of requirements / potential obligations on development within the North-West Bicester site including affordable housing and Section 106 contributions.
- 1.7 Whilst the wider masterplan has been allocated for development in the adopted Local Plan, the delivery of the masterplan has been frustrated by viability issues, principally on the delivery of the Council's policy objectives of net carbon homes, the cost of the necessary infrastructure amongst other policy requirements such as 40% open space and 30% affordable housing. The viability constraints of meeting the Council's policy objectives in respect of the NWB Eco-Town were exposed within Firethorn scheme.
- 1.8 Whilst the Applicant has control over the entire site, there is a Grampian condition restricting development over 500 units until the necessary infrastructure requirements have been met, in this case the Strategic Link Road. For the purposes of this assessment, we have assumed that there will be no delay in development caused by the Grampian condition and a continuous phasing for the entire site. We also understand that there may be utility capacity issues affecting the site which prevents all of the consented homes being built until external upgrades are necessary. Again, as with the Strategic Link Road we have not accounted for any additional cost or time delay that may arise as a result of any need to update utility connections to the site. As such our assessment in this report is a 'best-case' scenario and any delay in the delivery of the Strategic Link Road or utility connections would materially impact on the viability of the proposed scheme as there could be significant delays outside of the Applicant's control.
- 1.9 The financial viability assessment (FVA) considers the total value of the completed scheme and the total cost of its delivery, using recognised residual appraisal software- Argus Developer. In accordance with standard viability methodology, the resulting residual land value is then compared with an appropriate benchmark value to determine the scheme's viability.

¹ Appeal Decision Ref: APP/C3105/W/23/3315849

² BNP Paribas Strategic Viability Appraisal Model Assumptions and Outputs Report, May 2023

- 1.10 We have tested the proposed scheme based on the following scenarios:
- Bicester Policy 1 Requirements – 100% Private
 - Bicester Policy 1 Requirements – 30% Affordable Housing (Policy Compliant Mix)
 - Current Building Regulations – 100% Private³
- 1.11 The advice set out in this report is provided in the context of negotiating planning obligations and therefore in accordance with PS 1 of the RICS Valuation – Global Standards (January 2022) incorporating the IVSC International Valuation Standards (Red Book), the provisions of VPS 1 – 5 are not of mandatory application and accordingly this report should not be relied upon as a Red Book Valuation.
- 1.12 Specifically, we would state:
- Our advice and opinions contained herein are given without liability, therefore falling outside the scope of the requirement of the RICS Valuation – Global Standards January 2022 Edition.
 - We have not conducted a full survey, inspection and measurement nor undertaken all the necessary enquiries required in providing a Red Book Valuation.
- 1.13 In accordance with the RICS Financial Viability in planning: conduct and reporting (May 2019) (FVIP), in preparing this report we have acted with objectivity and impartially, without interference and with reference to all appropriate available sources of information. This report fully complies with the requirements set out in FVIP.
- 1.14 We confirm that no performance-related or contingent fees have been agreed in this instruction. We confirm that no conflict of interest exists.
- 1.15 We have been provided with, and relied upon, the following key information:
- Cost Plan provided by Gardiner & Theobald LLP.
 - Indicative Site Layout Plans provided by Pegasus Group and The Noble Partnership.
 - Planning Statement (14/02121/OUT) – Pegasus Group.
 - Phase 2A Design Statement – Pegasus Group.
 - Himley Village Design Code – Pegasus Group.
 - S106 Agreement (14/02121/OUT).

³ This is to demonstrate the impact on building costs of the carbon reduction and sustainability measures as set out in Bicester Policy 1 and associated SPDs.

2 EXECUTIVE SUMMARY

- 2.1 This executive summary presents an overview of the FVA and a summary of the viability position.
- 2.2 We have established that the scheme delivering 100% Private Tenure and incorporating Bicester Policy 1 requirements generates a Gross Development Value (GDV) of £713.28 million. The total costs for delivering the scheme are £592.95 million. We have assumed a developer return of £141.06 million which equates to 20.00% return on GDV.
- 2.3 We calculate that the Existing Use Valuation (EUV) of the site is £33.300 million. We have therefore adopted a benchmark land value of £33.300 million. The table below summarises the viability position.

Assumption	BP1 Requirements 100% Private	BP1 Requirements 30% AH (PC Mix)	Current Build Regs 100% Private
GROSS DEVELOPMENT VALUE	£713.28m	£637.62m	£713.28m
Less			
DEVELOPMENT COSTS	£592.95m	£556.57m	£548.57m
less			
PROFIT	£141.06m	£111.19m	£141.06m
equals			
RESIDUAL LAND VALUE	-£20.73m (Neg)	-£30.14m (Neg)	£23.66m
compared to			
BENCHMARK LAND VALUE (Including Premium)	£33.300m	£33.300m	£33.300m
Equals			
DEFICIT	-£54.03m	-£63.44m	-£9.64m

- 2.4 When we compare the residual land value of the 100% private scheme adopting the requirements of BP1 this produces a deficit of -£54.03m. Based on our adopted assumptions it is clear that the scheme cannot provide any affordable housing on site due to the additional costs of having to meet the requirements of BP1.
- 2.5 We have tested the subject scheme without the requirements of BP1 and modelled it on the basis of current building regulations (removing the costs of BP1) and the resultant residual land value is much more positive c. £44m higher than the residual land value incorporating BP1. However, it is important to note that the 100% private scheme based on current 2023 building regulations is still producing a deficit of c. £10m against the adopted BLV.

3 THE SITE / SITE CONTEXT

- 3.1 The site comprises of 222 acres / 90 hectares of agricultural land to the north-west of Bicester. The site is irregular in shape and is generally flat with a slight slope from south-east to north-west. The site is generally bordered by agricultural land which will be redeveloped as part of the wider North-West Bicester allocation.
- 3.2 The Site is bordered on its southern edge by Middleton Stoney Road (the B4030) which provides vehicular access to the site via a gated track. There are a number of additional field gates which provide access for agricultural use. Bus service 25A that connects Bicester, Kirtlington and Oxford via Middleton Stoney and Heyford, uses Middleton Stoney Road. This service runs half hourly during the morning and evening peak and hourly for the rest of the day. Currently there are no bus stops in the vicinity of the Application Site as there is no demand for the service.
- 3.3 The closest railway station to the site is Bicester North Railway Station. Services operated by Chiltern Railways run south to London Marylebone and north to Banbury, Birmingham Snow Hill and Stratford-upon-Avon.
- 3.4 More detailed analysis of the background and location of the site can be found within the application documents.

4 FIRETHORN APPEAL

- 4.1 In preparing this Financial Viability Assessment we have paid close regard to the Appeal Decision in respect of the Firethorn scheme, dated 25th July 2023, a copy of which is attached at **Appendix 1**. In the following sections of this report, we provide background information to the viability case that was presented and the outcome of the Appeal. It is clear that there are direct comparisons that can be drawn between the Firethorn scheme and the outline consent for the 1,700 unit scheme that is the subject of this FVA and these should form the basis of how we conduct the current FVA.
- 4.2 We were originally instructed to review the financial viability of Firethorn's proposed 530 unit scheme in early summer 2021. Our initial conclusions were that there was no viable option for the proposed scheme to be delivered to meet the Council's policies on True Zero Carbon (TZC) and all the sustainability measures as set out in Bicester Policy 1 and policies ESD1-5. Even at 100% private tenure the Residual Land Value fell below the minimum Benchmark Land Value (BLV), based on £150,000 per gross acre.
- 4.3 We were able to confirm that the scheme could deliver policy compliant levels of affordable housing if it were constructed based on what we were calling 'Traditional House Build Costs'. This was house building costs that were fully compliant with building regulations at that date, this was prior to the new 2023 Building Regs, particularly the Part L requirements, but did not incur the additional 'extra over' cost of meeting TZC. We therefore advised that it was not the 'cost' of affordable housing that would make the scheme unviable, it was the additional 'extra over' build cost of meeting the TZC costs.
- 4.4 For the purpose of the original modelling, we assumed a strict definition of meeting TZC. We suggested that it may be possible to selectively adopt certain carbon saving and sustainability measures from the Cost Plan and combine this with the delivery of affordable housing, effectively a 'hybrid' approach to TZC and affordable housing.
- 4.5 We presented a layered approach to presenting the Cost Plans so that it was clear to see the impact of the various costs associated with delivering the scheme to TZC and it was these costs, not the affordable housing policy that was challenging to deliver.
- 4.6 Following submission of the Financial Viability Assessment (FVA) alongside the planning application, Cherwell (CDC) appointed Highgate Land and Development (HLD) to act as their viability consultant and we engaged in extensive negotiations throughout late 2021 and continued all the way through to early 2023. Significant work was undertaken by the Applicant's and Council's cost and environmental consultants in respect of the proposed cost plan and approach to TZC. One of the main issues during negotiations was that considering the viability issues Members were still unwilling to provide feedback via Planning Officers to the Applicant in terms of prioritisation of the carbon reduction policies or affordable housing policy.
- 4.7 Officers were never able to confirm a preferred approach with Members in terms of a 'hybrid' solution. This was set out in the Officer's report to committee in January 2023, which provided an overview of CDC's position on the impact of the TZC and sustainability policies on the delivery of affordable housing. Officers recognised, following advice from HLD, that it was not viable to deliver on all the Council's TZC and the sustainability policies as well as meeting their 30% affordable housing target and delivering the necessary package of s.106 contributions. Officers, in their report to committee therefore recommended to Members a 'balanced solution' which would seek to deliver 10-15% affordable housing, a package of s.106 contributions designed to maximise the potential delivery of affordable housing and agreement that conditioned the scheme to be delivered based on a Valued Engineered (VE) package of measures in respect of TZC. The 'VE Scheme' identified certain costs that CDC attributed as sustainability measures rather than TZC reduction and which Officers were prepared to recommend to members be reduced or set aside entirely in order to try and deliver a 'balanced solution'. This included removal of costs associated with rainwater / grey water harvesting, passive design principles, reduction in sustainable living initiatives (fruit trees, composting facilities, log piles etc) and some reductions in requirements to meet Lifetime Homes standard.
- 4.8 In respect of these cost saving measures Officers commented:

'Whilst Officers accept that removing these costs is regrettable, it is clear that these costs are impacting viability such that if retained, the level of affordable housing is reduced. These costs appear not to be related to the achievement of True Zero Carbon at the site but instead appear to be related to wider sustainability aspirations and are largely presented as 'options' through the SPD. The importance of those wider sustainability aspirations must not be ignored in meeting the ambitions for NW Bicester as a whole but, where there is a demonstrable viability

gap, the achievement of a Policy compliant development before features over and above this is recommended and this value engineered scheme is therefore recommended to be the cost basis.'

4.9 There was also a significant amount of work carried out between the Parties in respect of the s.106 financial contributions and Officers took a pragmatic approach, as far as they were able to, in seeking to reduce the burden of financial obligations. Again, full details are set out in the Officer Report and concluded:

'Officers are mindful that there is a minimum level of infrastructure required to make a scheme acceptable in terms of mitigating its impacts. Through its review of the S106 requirements, Officers have sought to establish the minimum level of infrastructure that would be required in this respect also seeking to ensure that the impact of the viability gap does not mean the loss of affordable housing only. Should Members disagree with the Officer view on these elements then further work could be undertaken to review this, however where S106 costs increase, then the level of affordable housing that could be secured would fall.'

4.10 The application finally went to committee in January 2023, however Members decided to defer their decision stating that they still required further information. This resulted in Firethorn making the decision to appeal on the grounds of non-determination. In March 2023 the Application was put to Members again to confirm how they would have resolved to determine the Application, in the absence of the appeal. The Application was put before members with the same Officer's report and recommendation for approval subject to (1) completion of the viability negotiations, (2) completion of a planning obligation and (3) a set of agreed planning conditions. Members confirmed that had the appeal not been lodged on non-determination grounds then they would have refused the application. Members were quite clear that they were not prepared to flex on either the aspirations on TZC and sustainability measures as set out in Bicester Policy 1, nor the affordable housing target of 30%.

5 PLANNING REFUSAL & PUBLIC INQUIRY

5.1 The Council subsequently provided their putative reasons for refusal. Regarding TZC and affordable housing policies, these were:

PUTATIVE REASON FOR REFUSAL 1 (RFR1)

The development, when set against the viability of the scheme, would not go far enough in trying to achieve the True Zero Carbon requirements for NW Bicester, as set out by Policy Bicester 1 of the Cherwell Local Plan Part 1 2011-2031. This would undermine the Council's strategy for achieving an Exemplary Eco Town development at NW Bicester which sets this site apart from others and where the Council has declared a Climate Emergency. The development would therefore conflict with Policy Bicester 1 and Policies ESD1-5 of the Cherwell Local Plan Part 1 2011-2031 and the North West Bicester SPD 2016.

Note to Appellant: This reason for refusal is capable of being addressed

PUTATIVE REASON FOR REFUSAL 4 (RFR4)

The proposed development, when set against the financial viability of the scheme, would fail to provide an adequate level of affordable housing provision. The proposal is therefore contrary to Policy BSC3 and Policy Bicester 1 of the Cherwell Local Plan Part 1 2011-2031, the North West Bicester SPD 2016, CDC's Developer Contributions SPD 2018 and Government guidance contained within the National Planning Policy Framework.

Note to Appellant: This reason for refusal is capable of being addressed

5.2 In response to CDC's reasons for refusal the Applicant amended their approach to the scheme so that as far as possible it would seek to deliver on the TZC and sustainability measures as set out in Bicester Policy 1 and would no longer promote the Value Engineer Scheme (VE Scheme) that had been negotiated with Officers. The impact of adopting all the Council's TZC and sustainability policies was higher build costs, which meant it was no longer viable to deliver any affordable housing when considering the viability of the scheme against a benchmark land value of £150,000 per gross acre.

5.3 Viability evidence presented at the Appeal in responding to the reasons for refusal were therefore summarised as follows:

- In respect of RfR1 the Appellant committed to delivering the Proposed Development to True Zero Carbon in accordance with Policy Bicester 1 and Policies ESD1-5 of the Cherwell Local Plan Part 1 2011-2031 and the sustainability measures of the North West Bicester SPD 2016. The Appellant committed to planning conditions that ensure compliance with these policies with details provided with each reserved matters application. The Proof of Evidence of Jonathan Riggall of Stantec provided full justification for how the Proposed Development will comply with Policy Bicester 1 and Policies ESD1-5 of the Cherwell Local Plan Part 1 2011-2031 and the North West Bicester SPD 2016.
- In respect of RfR4 Cherwell's Policy BSC3: Affordable Housing states "*Should the promoters of development consider that individual proposals would be unviable with the above requirements (30% of new housing as affordable homes) 'open book' financial analysis of the proposed developments will be expected so that an in house economic viability assessment can be undertaken.....Where development is demonstrated to be unviable with the above requirements, further negotiations will take place. These negotiations will include consideration of: the mix and type of housing, the split between social rented and intermediate housing, the availability of social housing grant/funding and the percentage of affordable housing to be provided*". The approach to viability testing for the proposed scheme was in accordance with Policy BSC3 and therefore RfR4 should not form the basis for a refusal of the Proposed Development.
- In addition, in respect of RfR4 there was a direct link between overcoming RfR1, in terms of delivering the scheme to True Zero Carbon, and the viable level of affordable housing that can also be delivered.

- 5.4 All the inputs to the viability appraisals had been agreed with the Council's Viability Consultant, Highgate Land & Development (HLD) and set out in the **Viability Statement of Common Ground** (see section 6 below). These agreed inputs confirmed that the Proposed Development could not viably deliver any affordable housing whilst delivering the Proposed Development to True Zero Carbon in accordance with Policy Bicester 1 and Policies ESD1-5 of the Cherwell Local Plan Part 1 2011-2031 and the sustainability measures of the North West Bicester SPD 2016. Notwithstanding this, the Appellant committed to delivering a minimum 10% affordable housing (in a policy compliant mix) and did so by reducing their development margin (profit).
- 5.5 The Appellant also committed to a viability review mechanism as part of the Section 106 Agreement that will deliver additional on-site affordable housing, should the review demonstrate it is viable to do so. Therefore, in responding to RfR4 the Appellant committed to a minimum 10% on-site affordable housing delivery, notwithstanding the agreed viability evidence demonstrated that a lower level of affordable housing was evidenced.

6 VIABILITY STATEMENT OF COMMON GROUND

6.1 Throughout the run up to the Inquiry we continued negotiations with CDC via HLD in order to close as much ground as possible between the Parties. By the time we reached the Inquiry we had a Joint Statement of Common Ground on Viability (**Appendix 2**) which confirmed the following:

Appraisal input	Agreed at	Comment
Development Mix and Floor Areas (for viability testing)	<p>Please see assumed area schedule for 30% Affordable Housing scheme attached at Annex 1 of the SoCG.</p> <p>Where 10% affordable housing is assumed, the parties have agreed to adjust the mix as set out in Annex 2 to inform the viability testing.</p>	<p>The parties agreed that the residential development mix and the resulting residential floor areas, which are based upon the Illustrative Masterplan proposed by the Appellant's Architects Mosaic, is used as a basis for development viability testing at the outline scheme stage.</p> <p>The mix for viability testing was agreed between the parties on the basis that the Appellant will enter into a viability review mechanism in the Section 106 Agreement which will be in line with the principles set out in the Mayor of London's SPG 'Homes for Londoners' (August 2017) for viability tested route schemes.</p>
Sales Values	<p>As set out in Annex 3 to the Statement of Common Ground.</p> <p>The 100% private sale GDV of the 530 dwellings would be £197,200,000.</p>	Agreed input between the parties.
Social Rent Values	35% of Market Values	Agreed input between the parties.
Affordable Rent Values	55% of Market Values	Agreed input between the parties.
Shared Ownership Values	65% of Market Value	Agreed input between the parties.
Build Costs	As set out in MGAC's Cost Plan 'Feasibility Cost Estimate No.3 Rev 0' dated April 2023 assesses a total cost for the Appellant's 'TZC' scheme (including contingency at 10%) of £122,042,000 (Annex 4).	Agreed input between the parties; however please see below regarding the infrastructure and developer contingency.
Infrastructure Contingency	10%	This is an agreed allowance for contingency between each party's respective cost advisors Gardiner & Theobald (G&T) and RLF (the latter now being MGAC)).
Developer Contingency	5%	Agreed reduced allowance between Rapleys and HLD on the construction costs only.

Appraisal input	Agreed at	Comment
HIF funding	£1	A nominal allowance of £1 is shown in the Argus Developer Appraisal model. The assumption between the parties is that the Appellant will not receive any HIF Funding.
Cashflow of construction costs	Pro-rated	It is agreed that the construction cost of the houses and the apartments are 'pro-rated' over the construction period on an equal, monthly basis in the development viability appraisal.
Professional fees	8%	Agreed between the parties (professional fees being applied to both construction costs and contingency on construction costs).
Phasing	One month for purchase	Agreed.
	6 month period for enabling works (also known as 'pre-construction' period).	Agreed.
	6 month construction period / lag before first sale	Agreed.
	93 month construction period assuming construction rate of approximately 4 private dwellings per month	Agreed.
	93 months sales period assuming sales rate of approximately 4 private dwellings per month.	Agreed.
Infrastructure Phasing	Initial £4,485,000 during the 6 months enabling period then the remaining infrastructure costs 'pro-rated' over the construction period.	Agreed.
Acquisition Costs	Stamp Duty Land Tax (SDLT) @ prevailing rate Agent Fee at 1% Legal Fee at 0.8%	Agreed.
Marketing / Sales Costs	3% of GDV for marketing, agency and legals for private sale dwellings only.	Agreed.
Sales Agent Fee (Affordable)	0%	Agreed.
Sales Legal Fee (Affordable)	0.35%	Agreed (applied to the affordable housing value only).

Appraisal input	Agreed at	Comment
Finance assumptions	6.75% debit and 0% credit.	Agreed.
Developer's Return for Risk (Profit)	20% on Gross Development Value (GDV) for private dwellings and 6% for affordable dwellings.	Agreed.
Benchmark Land Value (BLV)	£8.85 million This is based upon HLD's BLV assessment of approximately £150,000 per gross acre and a gross site area of 59 acres.	Now agreed between the parties.
Viability Methodology	The process undertaken by the Parties in respect of reaching agreement on the inputs to the Viability Appraisals was undertaken in accordance with: <ol style="list-style-type: none"> 1. RICS Professional Statement: Financial Viability in Planning: Conduct and Reporting, 1st Edition May 2019 2. RICS Guidance Note: Assessing Viability in Planning under the National Planning Policy Framework 2019 for England, 1st Edition, March 2021 3. Standardised Inputs as set out by the Planning Practice Guidance (PPG) on Viability 	Agreed

6.2 Having agreed all of the matters as set out in the SoCG the Council withdrew their reasons for refusal in respect of TZC, sustainability and affordable housing a number of days before the Inquiry opened.

7 THE APPEAL DECISION REF: APP/C3105/W/23/3315849

7.1 The appeal was allowed and planning permission was granted for '*development described as 'outline planning application for up to 530 residential dwellings (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination at 'Land at North West Bicester, Charlotte Avenue, Bicester OX27 8BP' in accordance with the terms of the application, Ref 21/01630/OUT, dated 5 May 2021, subject to the conditions set out in annex C to this Decision*'.

7.2 We attach a copy of the Appeal Decision at **Appendix 1**. The sections on Viability, Affordable Housing and Carbon Reduction Measures can be found at paras 16 - 37 and provide a clear and concise summary of the final position.

8 ASSUMPTIONS

8.1 In undertaking this report, unless otherwise specifically stated, we have made the following assumptions:

- We assume that the site is held freehold with vacant possession and free from all encumbrances such as onerous covenants, easements and rights of way.
- Notwithstanding that there may be a potential utility upgrading issues, we have assumed that all services including gas, water, drainage and electricity are available to the site and are capable of servicing the proposed development.
- We understand that the proposed development site is within Flood Zone 1 therefore posing a low risk to flooding.
- We have assumed that there is no onerous ground conditions and/or contamination unless specifically mentioned with the report or specified with the attached cost plan.
- We have assumed that planning permission will be granted for the development as described in Section 5 below.

8.2 If any of these assumptions prove to be incorrect, they could have a significant impact on our conclusions.

9 PROPOSED DEVELOPMENT

9.1 Full details relating to the proposed design and layout can be found in the Design and Access Statement and supplementary reports within the planning application submission (ref: 14/02121/OUT). We summarise the main components of the development below.

9.2 We have utilised the indicative layout which models both the 500-unit and 1,200-unit phases of the scheme to create the proposed 1,700-unit scheme. In summary we have assumed the following unit mix (further information provided within **Appendix 3**):

Unit Type	No. Units	% Of Units
1-Bed Flat / Maisonette	269	16%
1-Bed House	10	<1%
2-Bed Flat/ Maisonette	222	13%
2-Bed House	281	17%
2-Bed Bungalow	6	<1%
3-bed House	600	35%
4-bed House	299	18%
5-bed House	13	<1%
Total	1,700	100%

9.3 We have therefore adopted the following areas within our modelling, and we have adopted a Net to Gross ratio of 20% for the flats:

NSA – Total Scheme	1,710,025
GIA – Total Scheme	1,774,670
NSA / GIA	96.36%

9.4 We are also aware that there are several additional land uses across the wider site including:

- Care Home – 3.00 acres / 1.2 ha.
- Mixed Use Neighbourhood Centre – 10.00 acres / 4.0 ha.

9.5 We have assumed all land allocated for school/playing pitches/community building purposes are included within the S106 contributions and have therefore not included a value against these elements.

10 INTRODUCTION TO VIABILITY

- 10.1 In preparing our advice we have paid regard to Paragraph 58 of the National Planning Policy Framework (NPPF) December 2023 the Viability Guidance prepared by the Ministry of Housing, Communities & Local Government that sits alongside the NPPF, RICS Professional Statement “Financial Viability in Planning: conduct and reporting (First Edition) May 2019” (FVIP).
- 10.2 The Viability Guidance prepared alongside the 2023 NPPF at Paragraph: 010 Reference ID: 10-010-20180724 states:
- “Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.”*
- 10.3 The NPPF and updated Viability guidance note advocates the use of viability assessments at the plan-making, rather than the decision-taking, stage. Specifically, paragraph 58 of the recently published NPPF details:
- “Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.”*
- 10.4 The NPPF therefore puts the responsibility on the applicant to demonstrate whether particular circumstances justify the need for a viability assessment. In terms of the weight given to an assessment this is now a matter for the decision maker having regard to all of the circumstances in the case. The decision maker needs to pay regard to whether the plan and the viability evidence underpinning it are up to date.
- 10.5 The NPPF seeks to move the focus of viability studies to the plan making stage. Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision-making stage.
- 10.6 In preparing this viability report we have considered Cherwell Local Plan 2011-2031, North-West Bicester SPD February 2016 and Developer Contributions SPD, February 2018. The viability evidence base that underpins the Cherwell Local Plan Part 1 2011-2031 (Local Plan) is now out of date. The most recent viability evidence base was commissioned by CDC in July 2017. That study is now some 7 years old, therefore considerable weight needs to be given to current up to date viability evidence prepared as part of this report.
- 10.7 Paragraph 58 from the NPPF goes on to say:
- “All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”*
- 10.8 This viability assessment, with respect to the assessment of the proposed residential scheme, follows the recommended approach detailed in the Viability Guidance Note including the adoption of the standardised inputs. It is therefore reasonable and accords with policy requirements. With regard to our approach to the assessment of the benchmark land value, this is set out further down in the report.
- 10.9 A scheme is considered viable, in planning terms, if the value generated by the development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, planning obligations, land value, landowner premium, and developer return. In practical terms we assess viability by undertaking the following process:

GROSS DEVELOPMENT VALUE
less
TOTAL COSTS
less
PLANNING CONTRIBUTIONS
less
PROFIT
equals
RESIDUAL LAND VALUE
compared to
APPROPRIATE BENCHMARK VALUE

11 VIABILITY APPROACH

- 11.1 We have considered the acceptable level of profit required by a developer and tested whether once the anticipated revenue and all the costs, including planning obligations, likely to be incurred in bringing the development forward are taken into account, a residual land value can be generated that is in excess of an appropriate benchmark land value.
- 11.2 The PPG for Viability advocates at paragraph 018 that for the purpose of plan making (which we also consider relevant to decision taking by LPAs) an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.
- 11.3 In this context we have had regard to the current residential development market, current economic circumstances, the scale of the proposed scheme and the agreement that was reached in the SoCG on the Firethorn Appeal and are of the opinion that a willing developer would require a minimum return of 20.00% on GDV for private element and 6% on GDV on any affordable tenure units. The delivery of a scheme based on the TzC and sustainability requirements is far more onerous and therefore 'riskier' than a 'traditional' housing scheme. As such we believe a 20% margin for the private tenure units is suitable in the current market.
- 11.4 We have used Argus Visual Developer Version 8.2 (Argus) to appraise the development proposals. Argus is a commercially available development appraisal package in widespread use throughout the industry. It has been accepted by the majority of local authorities for the purpose of viability assessments and has also been accepted at planning appeals. Banks also consider Argus to be a reliable tool for secured lending purposes.

12 APPRAISAL INPUTS

12.1 For market facing inputs, such as sales values and build costs, we have adopted inputs that reflect cost and values as at the date of this report and supported by current evidence. There is a possibility that our assumptions may change in accordance with the market as the scheme evolves and further information comes to light.

12.2 For percentage related inputs we have adopted the agreed position from the Statement of Common Ground in the Firethorn Appeal. These were all subject to negotiation and agreement with CDC and therefore should be carried over into this current assessment. We list these below and expand upon them further down.

- Shared Ownership assessed at 65% of Open Market Value (OMV)
- Affordable Rent assessed at 55% of OMV
- Professional Fees at 8%
- Contingency on Infrastructure at 10%
- Contingency on House Building at 5%
- Acquisition Costs
- Disposal Costs
- Interest Costs at 6.75%
- Profit on Private Housing GDV at 20%
- Profit on Affordable Housing GDV at 6%

12.3 Each of the individual inputs to the appraisal are set out below.

PRIVATE GROSS DEVELOPMENT VALUE (GDV)

12.4 We have carried out research into the local market focusing the majority of the evidence base on the new build schemes. We have also provided a review of the second-hand market within these schemes. The evidence base is included at **Appendix 4**.

12.5 We have provided a summary below of the average sales values we have adopted for the proposed unit types based on the basis of the current sales evidence.

Unit Type	No. Units	Area	OMV	£psf	Total Area	Total Value	£psf
1-Bed Flat	279	540	£250,000	£463	150,660	£69,750,000	£463
2-Bed Flat	222	760	£325,000	£428	168,720	£72,150,000	£428
2-Bed House	287	850	£400,000	£471	243,950	£114,800,000	£471
3-bed House	600	1,100	£450,000	£409	660,000	£270,000,000	£409
4-bed House	26	1,200	£525,000	£438	31,200	£13,650,000	£438
4-bed House	126	1,450	£550,000	£379	182,700	£69,300,000	£379
4-bed House	147	1,700	£600,000	£353	249,900	£88,200,000	£353
5-bed House	13	1,950	£650,000	£333	25,350	£8,450,000	£333
Total	1,700				1,712,480	£706,300,000	£412

12.6 We have therefore adopted a private sales value of £412 per sq ft / £4,440 per sqm based on a 100% private scheme.

AFFORDABLE HOUSING VALUES

- 12.7 The Council's Development Plan is comprised of the Cherwell Local Plan 2011-2031 Part 1 ("CLP") adopted in July 2015 and the November 1996 Local Plan. The affordable housing policies within the latter have been replaced by the CLP Policy BSC 3 'Affordable Housing'. Policy BSC 3 expects all sites within Bicester 'to provide at least 30%' affordable housing on site. Where this generates the need for a part dwelling this will be sought as a financial contribution of 'equivalent value'.
- 12.8 The policy wording also includes a tenure split target expecting sites to provide 70% rented affordable housing (including Affordable Rent) and '30% as other forms of intermediate affordable homes.'
- 12.9 Affordable housing for rent is defined in Annex 2 of the NPPF as housing that meets all of the following conditions:
- the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
 - the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
 - it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
- 12.10 Other forms of intermediate housing falls under the definition of other affordable routes to home ownership in Annex 2 of the NPPF which is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership.
- 12.11 In terms of viability Policy BSC 3 wording sets out that:
- "Where development is demonstrated to be unviable with the above requirements, further negotiations will take place. These negotiations will include consideration of: the mix and type of housing, the split between social rented and intermediate housing, the availability of social housing grant/funding and the percentage of affordable housing to be provided."*
- 12.12 This confirms that the Affordable Housing quantum and tenure split sought in Policy BSC 3 is subject to viability.
- 12.13 The CLP sets out the vision for the development of the North West Bicester Eco-Town under 'Policy Bicester 1: North West Bicester Eco-Town' to provide a zero carbon mixed use development including 6,000 homes, of which 3,293 are to be provided by 2031 Affordable housing is specified at 30% in line with Policy BSC 3 (and therefore also subject to viability), and there is no additional policy in respect of affordable housing tenure or mix.
- 12.14 The Strategic Housing Consultation Response (SHCR) confirms that the adopted Local Plan Policy Bicester 1 Supplementary Planning Document 2016 i.e. Appendix 2 (ET9) sets out that the site should provide Social Rent tenure as well as affordable intermediate housing.
- 12.15 The SHCR continues that if a viability test indicates that social rent is not viable on the scheme, then they would expect that Affordable Rent (which includes service charges) should be capped at Local Housing Allowance to support affordability. This is in line with the adopted Tenancy Strategy 2017 which states that affordable rents should be up to 80% market rent levels.
- 12.16 In light of the above, we have modelled the following affordable tenure variations to assess the impact on the viability position when delivering:
- 100% Private Tenure
 - 30% AH – 70% Affordable Rent Tenure / 30% Intermediate (Shared Ownership) Tenure
- 12.17 This was the consented affordable housing mix in the S106 Agreement.
- Affordable Rent Values**
- 12.18 Based on the above and our market knowledge and experience of affordable housing values at similar schemes, we have adopted affordable rent values which equate to 55% of OMV. This was confirmed as part of the Firethorn Appeal in the Statement of Common Ground on Viability.
- 12.19 We have therefore adopted a sales rate of £226.84 per sq ft / £2,442 per sqm.

Intermediate / Shared Ownership Values

12.20 Based on the above and our market knowledge and experience of affordable housing values at similar schemes, we have adopted shared ownership values which equate to 65% of OMV. This was confirmed as part of the Firethorn Appeal in the Statement of Common Ground on Viability.

12.21 We have therefore adopted a sales rate of £268.09 per sq ft / £2,886 per sqm.

COMMERCIAL VALUES

12.22 We are aware that there are several additional land uses across the wider site including:

- Care Home – 3.00 acres / 1.2 ha.
- Mixed Use Neighbourhood Centre – 10.00 acres / 4.0 ha.

Care Home

12.23 We understand that the Applicant has been in discussions with local agents regarding the 3-acre site designated for care uses. They have looked into two potential uses of the site: a care home and a retirement village. The feedback they have received so far is that the site is too large for a care home (typically seeking 1.50 – 2.00 acres for an 80-100 bed care home) and too small for a retirement village (typically seeking in excess of 5.00 acres).

12.24 However, if we are to assume that a care home operator was to proceed on the basis of the entire 3.00-acre site, we would expect to receive £1.25m per acre for 2.00 acres. This is equivalent to c. £2.5m. We would add an additional £500k for the remaining acre of surplus land for amenity space / additional parking.

Mixed Use Neighbourhood Centre

12.25 The Applicant has been in discussions with a number of operators / occupiers regarding the end use and similar to the care site there appears to be good demand for a range of occupiers but not at the quantum of land available. The land is split between two parcels, east and west, and there is a limit on the total quantum of floorspace at 8,000 sq m. We understand that there due to occupier requirements / the limit on floorspace, the applicant has confirmed there is demand for approximately 5.00 – 6.00 acres of land for the range of uses available. The remaining land is surplus to requirements and unlikely to be of use to occupiers of this use class.

12.26 In our experience land of this type and nature generally sells for c. £500,000 per acre which is what we have adopted within our appraisals. We have not made a discount for the surplus land in this case.

12.27 We have therefore adopted the following land values for the commercial elements of the scheme:

Element	Acres	£/Acre	Total Value
Mixed Use Neighbourhood Centre	10.00	£500,000	£5,000,000
Care Home (100-bed)	3.00	£1,250,000 ⁴	£3,000,000

CONSTRUCTION COSTS

12.28 We have been provided with a cost plan from Gardiner & Theobald. The cost plan is attached at **Appendix 5**. We provide a summary of the conclusions below:

Scheme	Element	Cost	£/Unit
500 Unit	Infrastructure	£33,999,000	£67,998
	House Building	£104,060,500	£208,121
	Sub-Total	£138,059,500	£276,119
1,200 Unit	Infrastructure	£48,633,000	£40,528
	House Building	£229,973,250	£191,644
	Sub-Total	£278,606,250	£232,172
1,700	Infrastructure	£82,632,000	£48,607

⁴ Care Home Valuation – (2 x £1,250,000) + £500,000
RAPLEYS LLP | 21

Scheme	Element	Cost	£/Unit
	House Building	£334,033,750	£196,490
	Total	£416,665,750	£245,098

12.29 For the avoidance of doubt, the table above does not include an allowance for contingency. We have adopted a separate line for contingency within the appraisal which is detailed later in this report.

12.30 We have therefore adopted the following costs within our appraisal based on achieving the requirements of BP1:

- Infrastructure – £82,632,000 (£48,607 per unit).
- Housebuilding – £334,033,750 (£188.22 per sq ft / £2,026 per sqm).

12.31 In order to show the impact of the requirements of Bicester Policy 1, we have also modelled the appraisals based on the current building regulation standards. We can then show the impact of meeting all the carbon reduction and sustainability measures on the proposed scheme viability.

12.32 We set this out in the table below. This is just for the housebuilding element and assumes that the infrastructure requirements would be the same in both models.

Scheme	Tenure	Base Cost	Enhancements	Total
1,200 Unit Scheme	Private Houses	£98,543,635	£25,325,216	£123,869,000
	Private Flats	£32,976,600	£8,416,543	£41,393,000
	Afford Rent Houses	£22,338,195	£7,540,457	£29,879,000
	Afford Rent Flats	£10,722,070	£2,736,570	£13,459,000
	Intermediate Houses	£12,355,599	£5,256,560	£17,612,000
	Intermediate Flats	£1,192,550	£304,372	£1,497,000
	Parking	£2,265,250	£0	£2,265,000
	Sub-Total	£180,393,899	£49,579,718	£229,974,000
500 Unit Scheme	Private Houses	£61,089,865	£14,801,972	£75,892,000
	Private Flats	£2,264,400	£575,155	£2,840,000
	Afford Rent Houses	£5,912,530	£1,643,344	£7,556,000
	Afford Rent Flats	£6,854,400	£1,741,010	£8,595,000
	Intermediate Houses	£5,453,160	£1,570,011	£7,023,000
	Intermediate Flats	£938,400	£238,353	£1,177,000
	Parking	£459,000	£0	£459,000
	Sub-Total	£82,971,755	£20,569,845	£103,542,000
	1,700 Unit Total	£263,365,654	£70,149,563	£333,515,217
	£psf	£148.40	£39.53	£187.93

*There is a slight discrepancy on the 500-unit build cost of c.£520k from the summary table above.

12.33 The analysis shows that the requirements of Bicester Policy 1 is £39.53 per sq ft in enhancements for the housebuilding element. This is a 35% or c.£70,000,000 increase over housebuilding costs based on current building regulations and clearly demonstrates the significance of the policy and its impact on the delivery of the scheme.

12.34 We include a model in our viability testing that shows the impact of delivering the scheme based on current building regulations, which would be the standard required without Bicester Policy 1.

PROFESSIONAL FEES

12.35 We have adopted professional fees at 8% which we believe to be reasonable for a scheme of this size and nature. This was confirmed as part of the Firethorn Appeal in the Statement of Common Ground on Viability.

CONTINGENCY

12.36 We have adopted the following contingency rates within our appraisal:

- Infrastructure Contingency – 10.00%
- House Building Contingency – 5.00%

12.37 This was confirmed as part of the Firethorn Appeal in the Statement of Common Ground on Viability.

S106 / S278 CONTRIBUTIONS

12.38 We have provided with schedule of S106 contributions from the existing planning application which is attached at **Appendix 6** which totals £45,796,459 based on Q3 2022 indexation. We have carried out a high-level indexation exercise to bring these costs up to today's date (Q3 2024). This has led to increased costs of £49,435,081, equivalent to £29,079 per unit.

12.39 We have also implemented the timings of the payments in our cashflow to align with the various trigger points. Our assumptions are set out in the full in the appendix.

ACQUISITION & PREPARATION COSTS

12.40 We have assumed standard Stamp Duty Land Tax charges, an agency fee of 1.00% and a legal fee of 0.50% for site purchase.

DISPOSAL COSTS

12.41 We have assumed the following sales and legal fees for the various elements:

- Residential (Private) Agent's Fee – 3.00% (including marketing, agency and legal fees)
- Residential (AH) Legal Fee – 0.35%

FINANCE

12.42 At this stage we have adopted the same finance rates as agreed at the Firethorn Appeal, as follows:

- Debit Rate – 6.75% (inclusive of fees etc.)
- Credit Rate – 0.00%

12.43 This is a low cost of finance in the current market, particularly allowing for arrangement and exit fees on any facility. An increase in the cost of finance will clearly have a depressing impact on the viability of the scheme.

TIMESCALES / PHASING

12.44 We have adopted a sales / build rate of 8 per month. This assumes that a number of houses builders (2/3) would be developing parcels simultaneously and averaging 1 sale per week. This is a fairly bullish assumption in the current market and any reduction to the construction or sales rates will have a negative impact on the current viability conclusions. We have adopted the summary below:

Element	Phasing
Purchase	1 month
Pre-Construction	12 months
House Building	216 months
Sales	216 months
Total (including overlapping stages)	241 months.

12.45 As already stated, at this stage, we have not modelled the impact of any delay in the development of the Strategic Link Road nor any impact if there are delays caused by utility upgrades. Any delay would push the timings out and worsen viability and so in this regard, this is the most optimistic view.

12.46 At this stage there is not a detailed infrastructure delivery timeline. Due to the size of the scheme and the timescales associated with its delivery, we have cashflowed the infrastructure costs to last for 50% of the total build period and have adopted an S-curve approach to this model.

13 VIABILITY APPRAISAL

13.1 Taking all of the above factors into account we have carried out development appraisals of the site. The full viability appraisals can be found at **Appendix 7**. In summary the results are as follows:

Appraisal Scenario	Residual Land Value
BP1 Requirements 100% Private	-£20,725,344 (Neg)
BP1 Requirements 30% AH (PC Mix)	-£30,135,087 (Neg)
Current Build Regs 100% Private	£23,660,392

14 SENSITIVITY ANALYSIS

14.1 We have carried out sensitivity analysis on the above appraisal providing 100% Private tenure.

14.2 For the purposes of this exercise, we have only altered the build costs of the building element of the proposed scheme. We have not included the site works as part of the analysis below. This is aimed at showing indicative movements of the residual land value and so should only be utilised for indicative purposes.

Proposed Scheme 100% Private BP1		Sales: Rate /ft ²				
		-10.000%	-5.000%	0.000%	5.000%	10.000%
		371.20 /ft ²	391.82 /ft ²	412.44 /ft ²	433.06 /ft ²	453.68 /ft ²
Construction: Rate /ft ²	-10.000%	-£31,212,423	-£14,453,096	£1,453,693	£16,745,123	£32,002,351
	169.40 /ft ²					
	-5.000%	-£43,146,818	-£25,948,224	-£9,394,845	£6,242,961	£21,538,272
	178.81 /ft ²					
	0.000%	-£55,459,945	-£37,767,095	-£20,725,344	-£4,417,695	£11,032,237
188.22 /ft ²						
5.000%	-£68,256,301	-£49,928,634	-£32,442,288	-£15,562,208	£476,587	
197.63 /ft ²						
10.000%	-£81,747,801	-£62,569,561	-£44,479,004	-£27,169,541	-£10,486,207	
207.05 /ft ²						

15 BENCHMARK LAND VALUE

- 15.1 The Viability Guidance Note attached to the 2023 NPPF confirms that a benchmark land value should be established on the basis of the existing use value (EUV) of the land. It defines EUV as the value of the land in its existing use together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses.
- 15.2 The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements (PPG para 16).
- 15.3 The Financial Viability in Planning (FVIP) details that when providing benchmark land value, we must report the current use value (CUV) referred to as EUV or first component in the PPG referred to above. For the Benchmark Land Value, we have relied upon the Existing Use Value plus premium approach as advocated by national planning guidance and FVIP.
- 15.4 The RICS Guidance Note 'Assessing viability in planning under the National Planning Policy Framework 2019 for England' (effective 1 July 2021) defines a 5-step process for defining Benchmark Land Value which we have adopted below. For reference we have reviewed the following steps:
- Existing Use Value (EUV)
 - Premium
 - Alternative Use Value (AUV)
 - Policy Compliant Site Value – Residual Method
 - Policy Compliant Site Value – Comparable Method

EXISTING USE VALUE

- 15.5 As previously mentioned, the subject site comprises a total area of 222 acres. The land is predominantly grassland with fields bounded by hedges with some large trees and vegetation.
- 15.6 CDC's Affordable Housing Viability Study (March 2013) which forms part of the Local Plan, states that evidence suggests BLV's ranging between £200,000 and £240,000 per gross acre are appropriate for Greenfield sites.
- 15.7 In CDC's CIL Levy Viability Update (September 2016), for large greenfield sites providing 150+ units they state that the suitable benchmark land value rate is £375,000 per hectare which equates to £150,000 per acre. This is based on HCA draft guidance (2010), where benchmarks tend to be in the range of 10 to 20 times agricultural value. The CIL viability update note assumes an agricultural of £25,000 per hectare / £10,121 per acre based on RICS: Rural Land Market Survey H1 (2015) with a multiplier of 15 times agricultural land value.
- 15.8 In our experience, agricultural land generally sells for between £10,000 and £15,000 per acre. Due to the quantum of land at the subject site, we would assume that this is at the lower end of the specified range.
- 15.9 Cherwell's CIL Levy viability update note acknowledges that what a landowner may seek for its land is dependent upon its location, characteristics, type of uses, as well as personal circumstances relating to any deal that is done. The subject site is an edge of settlement greenfield site located on the edge of Bicester with high development potential given the site forms part of the wider North-West Bicester SPD allocation. Therefore, the premium to incentivise the landowner to release the land for development could be at the upper end of the range of 10 to 20 times of agricultural value. In order to maintain a reasonable position, we have adopted a mid-range multiplier of 15.
- 15.10 Therefore, we have adopted an Existing Use Value of £150,000 per acre (£10,000 x 15), which is equivalent to £33,300,000.
- 15.11 This was confirmed as part of the Firethorn Appeal in the Statement of Common Ground on Viability.

PREMIUM

- 15.12 The Planning Practice Guidance states that where we have based the benchmark land value on an existing use valuation, we should allow for a landowner's premium to provide an incentive to bring the site forward for development. The usual range is between 10% and 30%.
- 15.13 At this stage, we have assumed the premium is included within the EUV calculation above.

ALTERNATIVE USE VALUE (AUV)

15.14 We are not aware of any potential alternative schemes that would be suitable under planning policy and so we have not explored the possibility of an AUV for the purpose of this benchmark land value.

POLICY COMPLIANT SITE VALUE – RESIDUAL METHOD

15.15 We have established that policy compliant site value based on a residual method is -£30.135m (Neg) as concluded previously in our report.

POLICY COMPLIANT SITE VALUE – COMPARABLE METHOD

15.16 We have not utilised this approach for determining the BLV in this case as the application site's existing use is a complicated mix of different parcels and it will be very difficult to compare transactions on a like for like policy compliant basis. Therefore, we have not assessed this approach.

BENCHMARK LAND VALUE

15.17 We have therefore assessed the Benchmark Land Value on the basis of an EUV plus approach as per the policy and guidance. This is the equivalent of an EUV of £33,300,000, including a premium.

16 CONCLUSIONS

16.1 We therefore set out below our assessment of the subject scheme on the basis of varied proportions of affordable housing and compare the residual land value against the adopted Benchmark Land Value of £33,300,000.

Appraisal Scenario	Residual Land Value	Benchmark Land Value	Viable / Not Viable
BP1 Requirements 100% Private	-£20,725,344 (Neg)	£33,300,000	Not Viable
BP1 Requirements 30% AH (PC Mix)	-£30,135,087 (Neg)	£33,300,000	Not Viable
Current Build Regs 100% Private	£23,660,392	£33,300,000	Not Viable

16.2 As you can see from the table above, when we compare the residual land value of the 100% private scheme adopting the requirements of BP1 this produces a deficit of -£54,025,344. It is clear that from our adopted assumptions that the scheme can not provide any affordable housing on site due to the additional costs of having to meet the requirements of BP1.

16.3 We have tested the subject scheme without the requirements of BP1 and modelled it on the basis of current building regulations (removing the costs of BP1) and the resultant residual land value is much more positive c. £53m higher than the residual land value incorporating BP1. However, it is important to note that the 100% private scheme based on current building regulations is still producing a deficit of c. £10m against the adopted BLV.

Firethorn Appeal Decision





Appeal Decision

Inquiry held 6,7,13 and 14 June 2023

Site visits made on 30 May, 7 and 14 June 2023.

by R Barrett BSc (Hons) MSc Dip Hist Cons Dip UD IHBC MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25th July 2023

Appeal Ref: APP/C3105/W/23/3315849

Land at North West Bicester, Charlotte Avenue, Bicester OX27 8BP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
 - The appeal is made by Firethorn Developments Ltd against Cherwell District Council.
 - The application Ref 21/01630/OUT, is dated 5 May 2021.
 - The development proposed is described as, 'outline planning application for up to 530 residential dwellings (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination'.
-

Decision

1. The appeal is allowed and planning permission is granted for development described as 'outline planning application for up to 530 residential dwellings (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination at 'Land at North West Bicester, Charlotte Avenue, Bicester OX27 8BP' in accordance with the terms of the application, Ref 21/01630/OUT, dated 5 May 2021, subject to the conditions set out in annex C to this Decision.

Preliminary Matters

2. There are some minor details in the above banner heading that differ from those on the appeal application form. For clarity, I have taken the appeal address, appellant name and description of development from section 1 of the Planning Statement of Common Ground (SoCG). That includes a revised description of development which I have also used in my formal Decision.
3. The appeal application was submitted in outline with approval of access only. Therefore appearance, landscaping, layout and scale of the proposed development are to be determined at a later date.
4. The appeal application includes an illustrative masterplan and a number of parameter plans. Those amongst other things define areas of built development, green spaces, access and building heights. A condition could secure development in accordance with those parameter plans. I have had regard to that in determining this appeal.
5. The Inquiry was attended by two Rule 6(6) parties (R6). These were the North West Bicester Alliance (NWBA) and Bicester Bike Users Group (BBUG).

6. Prior to opening the Inquiry, I undertook an unaccompanied site visit, following an itinerary agreed between the two main parties and R6 parties. In addition, I carried out an accompanied site visit, which took place during the Inquiry. I also carried out a site visit having heard all highway evidence.
7. In pre-Inquiry engagement the main parties agreed a number of SoCG, in relation to my main issues. Those included SoCG on planning matters signed by the two main parties and R6 dated 6 June 2023; housing land supply (HLS) agreed between the Council and appellant dated 23 May 2023; viability matters agreed between the Council and appellant dated 28 April 2023, and between appellant and NWBA dated 3 May 2023, and a SoCG on highways between the Council and appellant, Oxfordshire County Council and the appellant, appellant and NWBA and appellant and BBUG, all dated 3 May 2023.
8. The Council advised, that had it determined the appeal application within the prescribed period, it would have refused permission. The Council provided five putative reasons for refusal, which included those relating to my main issues below. However, prior to the start of the Inquiry, in light of ongoing studies and pre-Inquiry engagement carried out by the appellant and Council, in particular, it confirmed that it did not wish to defend any of those putative reasons for refusal.
9. The first reason for refusal relates, in part, to viability in relation to carbon reduction measures. In pre-Inquiry engagement a detailed analysis of build costs and updated analysis of sales values were agreed between appellant and Council. Further studies identified the funds that would be available for carbon reduction measures and how they would be allocated. In addition, appellant and Council agreed a planning condition and mechanism within a legal Agreement to ensure the appeal scheme delivered a True Zero Carbon development, to meet the requirements of Cherwell Local Plan Part 1 2011-2031 (Local Plan) Policy Bicester 1. On that basis the Council does not defend its first reason for refusal.
10. The second reason for refusal relates to the proposed access arrangements and pedestrian and cycling provision along Charlotte Avenue, and its impacts on street trees. However, as part of pre-Inquiry engagement the appellant provided a revised indicative scheme using a priority shuttle working system which retained street trees along Charlotte Avenue. It was also agreed that protection for street trees could be further secured through a legal Agreement. On that basis the Council does not defend its second reason for refusal.
11. The third reason for refusal relates to congestion at the junction of Charlotte Avenue with the B4100, particularly at peak period. In pre-Inquiry engagement appellant and Council agreed revised modelling based on 50%, rather than the 40% car mode used by the appellant in earlier modelling to account for the fact that proposed enhanced bus provision would not be in place by 2031 at build out. The revised modelling indicated to the Council's satisfaction that there would not be unacceptable impact on highway safety nor that the residual cumulative impacts on the road network would be severe. The Council therefore does not defend its third reason for refusal.
12. The fourth reason for refusal relates to affordable housing provision. Given the agreement between the two main parties reached on viability matters and the presence of a significant financial gap, the Council consider the offer of 10% affordable housing to represent a significant benefit of the appeal scheme. It

does not defend its fourth reason for refusal therefore on the basis of a viability review mechanism aimed to capture any financial surplus and increase the amount of affordable housing to as near 30% as possible, should there be any change in sales values or build costs. On that basis, the Council does not defend its fourth reason for refusal.

13. The fifth reason for refusal relates to the absence of a legal Agreement to secure appropriate infrastructure contributions necessary to make the proposed development acceptable in planning terms. A draft s106 Agreement was submitted at Inquiry and a final version prior to closing. A final completed version was submitted after the Inquiry closed, in accordance with an agreed timetable. I have taken that into account in coming to my Decision. The Council confirmed that its provisions address its concerns in regard to the appeal development's infrastructure impacts including, provisions relating to carbon reduction measures, highways and affordable housing. On that basis the Council does not defend its fifth reason for refusal.
14. However, the two R6 parties supported those putative reasons for refusal, in particular those relating to highways, viability and related impacts on carbon reduction measures and affordable housing. Their objections to the proposed development were therefore still before the Inquiry.

Main issues

15. On the basis of the above considerations, my main issues in this appeal are:
 - Given the viability of the proposed development, whether it would provide appropriate affordable housing to address local need;
 - Given the viability of the proposed development, whether it would achieve a 'True Zero Carbon' development;
 - The effect of the proposed access arrangements on the safety and convenience of road users, and whether they would promote active forms of transport, with particular regard to walking and cycling;
 - Whether the proposal adequately addresses its infrastructure impacts.

Reasons

Affordable Housing and Viability

Viability

16. The most recent viability evidence base underpinning the Local Plan dates to 2017. This is now dated and sales values and build costs in particular are likely to be out of date. As there have been significant changes in the macro economic landscape since then, including Brexit, Covid, the war in Ukraine and related high build cost inflation and falling house prices, the submission of a viability appraisal to support the appeal development is justified.
17. Further, the appellant has justified the reason for a viability review, which is agreed by the Council. Overall, the submission of a viability review in this case would accord with National Planning Policy Framework (NPPF) paragraph 58, which sets out that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.

18. In addition, Local Plan policy BSC3, dealing with affordable housing, requires open book financial analysis of proposed developments to enable in-house economic viability assessment, where proposed development is considered unviable. Viability testing is therefore an integral part of determining a viable affordable housing requirement. Whilst other North West Bicester Ecotown developments may not have required a viability appraisal at application stage, no substantive evidence in this regard is before to enable meaningful comparisons to be drawn.
19. Pre-Inquiry, the Council and appellant worked together, to agree the inputs to a detailed viability appraisal. The two main parties have signed a SoCG on viability matters which indicates no outstanding areas of disagreement.
20. Build costs are based on recent updates in February 2023, which includes the significant recent cost inflation. Those are based on delivery of a True Zero Carbon development, which would include a number of True Zero Carbon and sustainability measures, including rainwater/grey water harvesting and fruit tree planting in private gardens, all excluded in previous 'value engineered' estimates. Whilst those costs would be greater than those supporting net zero policies in the Central Lincolnshire Local Plan 2023, that is a high level evidence base figure that underpins the development strategy of a local plan in a different part of the country and is not directly comparable to this development. Overall, I heard no substantive evidence to challenge the work undertaken by the Council to agree build costs.
21. At this stage the viability appraisal is based on the range of energy reduction opportunities available to deliver a True Zero Carbon development. At reserved matters stage, within that framework, the most appropriate designs, and technologies available at the time, will be assessed to provide a final solution. At this outline application stage, however, the assessment of a range of possible solutions provides an appropriate level of detail to define the associated viability appraisal inputs.
22. The methodology used to establish Benchmark Land Value using Existing Use Value Plus accords with the Planning Practice Guidance (PPG). That takes account of planning policy requirements. A methodology based on value creation being shared between the landowner and developer would not accord with that standard methodology set out in the PPG. Substantive evidence sufficient to justify departure from the standard methodology or resultant values is advanced. Further, the appellant confirms that it has retained rights of access and services from the public highway, the effect of which is to ensure that the site is not landlocked and therefore its valuation should not be reduced on that assumption.
23. Sales values are based on comparable developments in the locality and include the most recent sales in the Exemplar development. They include evidence of available properties, sales prices, including net achieved sale prices, taking account of any negotiation on price and sales incentives. Evidence is based on sales data up to April 2023, which includes the spring and winter seasons and related changes in house sale activity. Overall, sales values are based on recent and comparable evidence and are therefore justified.
24. The developer's profit used is 20% on Gross Development Value for private sales and 6% for affordable tenure units. Those values fall within the ranges set out in the PPG. Given the True Zero Carbon and other sustainability

requirements which set a very high bar for construction methods and associated costs, and the inherent risk therein, I consider them appropriate. NWBA suggest a blended average margin of 8.6%, but no evidence is advanced to indicate that is a realistic level and acceptable in the market.

25. Marketing and disposal costs, including legal work for private sales are a standard development cost. A figure of 3% has been included, which is agreed between appellant and Council. Those costs have adopted standardised inputs set out in the PPG and Royal Institution of Chartered Surveyors (RICS) guidance referred to below.
26. Overall, the viability appraisal and documents underpinning it have been made available for scrutiny by all parties in the appeal. The viability appraisal work has followed the recommended approach set out in PPG¹, including the adoption of standardised inputs and accords with relevant RICS guidance². For that reason, I find it a sound basis on which to assess the contribution that the appeal scheme should be required to make to carbon reduction measures, affordable housing and its infrastructure impacts.

Affordable Housing

27. Local Plan policy BSC3 set out a requirement for 30% affordable housing. It specifies a tenure mix of 70% affordable/social rented and 30% as other forms of intermediate affordable housing. Local Plan policy BSC3 makes it clear that those requirements are subject to viability.
28. It is common ground between the two main parties that the appeal development cannot viably provide for 30% affordable housing, in accordance with Local Plan policy BSC3, whilst delivering a True Zero Carbon development, compliant with Local Plan sustainability policies and mitigating its infrastructure impacts. Given my findings on the viability evidence, I have no reason to take an alternative view on this matter.
29. However, the appellant has offered a minimum of 10% affordable housing, which will require a reduced developer margin. It is acknowledged that such a contribution would not meet the requirement in Local Plan policy BSC3.
30. In this regard the appeal includes a legal Agreement with provisions to secure an upwards only affordable housing review mechanism. That would give the Council an opportunity to capture the possible shortfall in affordable housing provision should the viability picture change at build out. That mechanism includes a two stage review process that would ensure any affordable housing provision would be directly proportionate to the development.
31. Taking all matters into account, I conclude that given the viability of the proposed development, it would provide appropriate affordable housing to address local need. In this respect it would accord with Local Plan policy BSC3, which seeks 30% affordable housing and a preferred mix to meet local need, subject to viability.

¹ PPG Viability, para 007 Reference ID:10-007-20190509

² RICs Professional Statement: Financial Viability in Planning: Conduct and Reporting 1st edition May 2019 and RICs Guidance Note: Assessing Viability in Planning under NPPF 2019 for England 1st edition May 201

Carbon Reduction Measures

32. The appeal application is supported by an outline energy statement. That appraises a suite of approaches, aligned to the energy hierarchy defined in Local Plan policy ESD2, aimed to deliver a True Zero Carbon development. At reserved matters stage the most appropriate design approach and technology implementation available at that time will be assessed to provide a final energy strategy. Given the limited information available regarding appearance, landscaping, layout and scale of development, all to be determined at a later stage, I consider the appellant's approach acceptable in this regard. That conclusion is supported by the North West Bicester SPD, with an intention not to be too prescriptive on the means employed to achieve True Zero Carbon.
33. The appellant's initial approach was to rely to some extent on carbon offsetting to deliver a True Zero Carbon development, which the Council considered was not in accordance with the hierarchy set out in Local Plan policy ESD2 and therefore Local Plan policy Bicester 1. However, the Council and appellant agreed a suitably worded planning condition that requires the submission of a zero carbon strategy for each phase of development. That would ensure that a carbon balance is created for each phase and if any phase fails to reach 'zero' in terms of the amount of carbon generated for the phase, a further strategy would be required explaining how zero carbon will be reached by utilising other measures. Other measures could include off-setting, but only in accordance with the hierarchy of measures set out in Local Plan policy ESD2 and Bicester 1.
34. Provisions within the legal Agreement would deal with the situation in which, despite the submission of a zero carbon strategy, zero carbon has not been achieved. It provides for a performance review to be undertaken to identify whether built development has in fact achieved zero carbon, and if not, the developer is required to provide a strategy for remedying the situation. As a last resort the developer may offset any carbon emissions if the Council is satisfied that this cannot be achieved on site.
35. In accordance with Local Plan policy ESD2, allowable solutions/offsetting should be at the bottom of the hierarchy and a last resort. The proposed planning condition and legal Agreement provisions, together, would accord with that hierarchy and ensure that the development as a whole would meet Local Plan policy Bicester 1's definition of True Zero Carbon. That requires that over a year the net carbon dioxide emissions from all energy use within the buildings on the eco-town development as a whole are zero or below.
36. Following the technical housing standards review, the Government withdrew the Code for Sustainable Homes in 2015. Compliance with that Code cannot be achieved as there is no mechanism to measure, report, monitor or verify the process. The appellant has however committed to meeting the Fabric Energy Efficiency standards of the Code at level 5 or 6 by meeting the expected Future Homes Standards.
37. On that basis, I conclude given the viability of the proposed development, it would achieve 'True Zero Carbon'. In this respect the appeal development would meet Local Plan policy Bicester 1's definition of True Zero Carbon. It would also generally accord with Local Plan policies Bicester 1 and ESD 1-5, in that they together seek a True Zero Carbon development which mitigates and adapts to climate change, supporting sustainable construction, decentralised

energy systems and renewable energy in accordance with a defined energy hierarchy.

Highways

Bicester Transport Model (BTM)

38. The Traffic modelling for this appeal proposal is based on the BTM. The BTM is a sophisticated traffic model used to understand the impacts of growth anticipated through the Local Plan. It underpins the Local Plan's growth strategy and will have been through the rigour of Examination. I agree therefore that the use of the BTM is the most appropriate approach for assessing the transport impacts of this appeal. That will ensure that the cumulative impacts associated with the wider Local Plan growth are accounted for. The trip rates, trip generation methodology, and traffic data from the BTM as presented in the Transport Assessment are all agreed between the Council and the Highways Authority.
39. Suggested errors and anomalies in the BTM were identified to question its robustness. That includes the calculation of negative traffic flows near Cranberry Avenue. However, it was established that those were calculated by the appellant in an effort to isolate the future appeal development traffic impacts and did not have their genesis in the BTM. Overall, together the anomalies and errors identified do not justify a departure from the BTM as a basis for the appeal's transport modelling.

Traffic Generation Calculations

40. Errors, anomalies and missing information in the appellant's transport modelling were identified. Those were rectified as necessary. None indicate a fundamental flaw in its methodology or findings.
41. Survey data carried out by objectors was presented to test the appellant transport modelling outcomes. However, whilst useful as a snap-shot, such findings are unable to take account of future material changes. In themselves they do not challenge the transport modelling undertaken as a basis for understanding the transport impacts of the appeal development.
42. The appellant's transport modelling is based on 40% of residents using cars, 60% using other means. This is set against the background of significant national policy support to limit the need to travel and offer genuine choice of transport modes³.
43. At a local level, Local Plan policy Bicester 1 requires master planning, compact layout, infrastructure provision and financial contributions to reduce reliance on the private car and promote cycling and walking. The North West Bicester SPD builds upon those ambitions and requires Travel Plans to enable at least 50% of trips originating in the masterplan area to be made by non-car modes of travel, with the potential to increase this to 60% by 2020 and include significantly more ambitious targets than the 50%. Against this strong policy context, in combination with Oxfordshire County Council's expectation for a 10 minute bus service to serve the Ecotown, the 40% target appears realistic.

³ NPPF104,105 and 110

44. However, Oxfordshire County Council's aspiration for a 10 minute bus service through the site would be funded by contributions from 2,600 dwellings, which includes other future developments. It will therefore not be up and running in full by 2031, which is the build out year for this development.
45. To account for that delay, the appellant has modelled the proposed development at 50% car share, which, given the strong policy support for non car modes and expected bus provision, provides a very robust assessment. It was on the outcome of this sensitivity testing that the Council withdrew its concern on this matter.

Junction of Charlotte Avenue with B4100

46. On the basis of the appellant's 50% car use sensitivity testing, the impacts on the Charlotte Avenue/B4100 junction indicate an exceedance of capacity. The PICARDY analysis resulted in a Ratio of Flow to Capacity of 91%. That sits just above the recommended limit. However, it still remains below the absolute limit of 100%. The forecast delays are a maximum of 90 seconds affecting the North arm of the junction in the AM peak. That would delay traffic on Charlotte Avenue waiting to join the B4100. It would not affect through traffic on the B4100, and at its highest delays last only for part of the peak period.
47. To help to mitigate development impacts, a financial contribution is sought to signalise this junction. When linked to the recently permitted and funded A4095/B4100 signal junction, I consider that the B4100 junction with Charlotte Avenue would operate at an acceptable level. All in all, the delays that would be incurred would not result in unacceptable impact on highway safety. Neither would the residual cumulative impacts on the road network be severe.
48. As the traffic surveys carried out by objectors do not take account of the upgraded A4095/B4100 junction or the signalisation of the Charlotte Avenue B4100 junction, they do not accurately reflect future conditions.

Improvements to Charlotte Avenue

49. The appeal development includes a financial contribution towards necessary improvements to Charlotte Avenue. That is because Oxfordshire County Council identified the need to assess the suitability of Charlotte Avenue for the appeal development traffic and non-motorised users.
50. In response, the appellant carried out an assessment. That identified two areas that could potentially require improvement, given expected traffic flows and road conditions. Those are north of Gagle Brook School and south of the bus gate, known as Area 1 and the stretch of Charlotte Avenue from Gagle Brook school to the B4100, known as Area 2.
51. Charlotte Avenue is not currently adopted and therefore any road works cannot be undertaken by the appellant, or future developer, under a section 278 Agreement. Any necessary Charlotte Avenue improvement works would therefore be designed and executed by the Highways Authority once Charlotte Avenue is adopted. A proportionate contribution towards those necessary improvements is therefore sought. Having designed and costed the final schemes, if additional funds are required they would be sought from other developments impacting Charlotte Avenue.

52. At present the Highways Authority has not authorised any scheme design. However, its design and implementation will need to include consideration of Oxfordshire County Council's Street Design Guide, LTN1/20 Cycle Infrastructure Design and Manual for Streets 2, along with other relevant guidance. All would be expected to inform the design process. It would also be for the Highways Authority to ensure, to its satisfaction, that its design solutions accord with the hierarchy of road users and have regard to relevant policy. Exactly what the proposed improvements are, where they are targeted and how guidance informs the design and implementation process will be for the Highways Authority at that time.
53. The appellant has provided illustrative schemes to indicate how such improvements could be designed. Much concern was expressed regarding the detail of those schemes, including errors and incorrect measurements in the drawings along with non-compliance with LTN1/20 and other guidance. However, those schemes are for illustrative purposes only. They are not final design solutions. However, it will be for the Highways Authority to ensure that those matters inform any final design.
54. It is therefore not for me to consider the detailed design, which will be fully explored by Oxfordshire County Council when it designs and implements the necessary improvements. My consideration is confined to whether such improvements are possible in principle. I am aware that the Highways Authority, along with the Council consider that improvements, that would retain street trees, are possible.
55. Given the additional traffic associated with the proposed development, on-site conditions and the requirements of LTN1/20 and the Street Design Guide, which are guidance documents and need to be interpreted in relation to the specific circumstances of any proposal, I have no reason to take an alternative view on this matter. That is that the provision for pedestrians, cyclists and vehicles along Charlotte Avenue is suitable to accommodate the expected level of demand and in doing so non-motorised forms of transport can be prioritised.
56. In coming to this conclusion, I have taken account of nearby uses, the type of traffic anticipated, including larger vehicles near to Gagle Brook School, the proximity of a play space to Area 2, the Gagle Brook school and that there is an alternative cycle route that could be used, its constraints and that it would not be suitable for all cyclists and pedestrians.
57. For the purposes of calculating a proportionate financial contribution towards Charlotte Avenue improvements, Oxfordshire County Council costed the appellant's illustrative schemes. Given those illustrative schemes are suggested opportunities to achieve the necessary improvements, that is a proportionate and justified approach. If additional funds are required for the final improvement solutions those would be sought from other relevant future development in a proportionate manner.

Gagle Brook School

58. The Gagle Brook School Travel Plan 2019 confirms that the 2018 pupil intake is mostly from outside Elmsbrook. However, the appeal development would result in more children living closer to the school. It is likely therefore that the school would primarily accommodate those children. That is likely to reduce the

- number of parents driving to the school and increase those using more sustainable forms of transport, including walking and cycling.
59. In addition to pupils living closer to the school, the long term school Travel Plan target is for only 20% of pupils arriving at school by car. Measures in that Travel Plan are likely to result in a significant reduction in vehicle trips associated with the school during peak periods along Charlotte Avenue. That would be the case even if the Travel Plan target was not fully achieved.
60. Coming to the above conclusion, I have taken account of the school being the only One Planet school in the locality. However, due to the anticipated future increase in pupils living close to the school, it is unlikely to continue to be able to accommodate significant numbers of pupils from further afield.
61. It has been brought to my attention that the school has a NEST Special Resource Base to cater for pupils with special educational needs and/or disabilities. At present that facility draws children from a wider area than the rest of the school, including Oxford and Banbury as other local schools do not have that facility. I have limited substantive evidence on this issue. However, given the size of the school as a whole, this matter is unlikely to have a material impact on either the parking demand or traffic flows.
62. Further, for the same reasons, as a result of the appeal development a reduction in parking demand in the vicinity of the school is likely. Financial contributions have been requested to accommodate the expansion of the Gagle Brook School to accommodate development in North West Bicester. That will require planning permission and the need for any additional parking associated with that expansion will be fully considered at that time.
63. Overall, taking all these matters into account, I consider that the resultant traffic flows and parking demand as a result of the proposed development would not have a detrimental impact on the safety or convenience of school users, including staff, pupils and parents.
64. Whilst the appellant has not engaged specifically with the school, consultation during consideration of the appeal application and the appeal has enabled both parties to fully take account of each other's position on this matter.

Alternative Access

65. The appeal development proposes to take temporary construction access for the eastern parcel of the appeal site from the B4100 Banbury Road. Even though there are visibility constraints at this point, subject to a temporary Traffic Regulation Order (TRO) to reduce the speed limit on the B4100, neither the Highways Authority nor the Council has raised objection. Given the road conditions, the road's generally straight alignment at this point, and observed traffic flows, I have no reason to take an alternative view on this matter.
66. Objectors, including the R6 parties, have suggested that permanent access to the eastern parcel should be taken from this point. This may indeed reduce the amount of traffic that might access directly onto Charlotte Avenue from the eastern parcel. It may also deliver a scheme which provides a better walking and cycling environment. However, that scheme is not before me. I am tasked with assessing the appeal development, not other alternatives that may or may not be preferable.

67. In any event, the appellant produced drawings exploring the feasibility of providing permanent access from the B4100 to the eastern parcel. It considered none were suitable or deliverable, due to constrained visibility that would require a permanent Road TRO to reduce traffic speed on the B4100. The appellant takes the view that any TRO would be subject to consultation, the outcome of which is unknown. That would be a serious delivery risk. For that reason, the appellant has not included this access arrangement in the appeal application.

Other Concerns

68. There is concern that Oxfordshire County Council has not responded to objectors regarding the appeal application's supporting information and have made a number of errors in its assessment of the transport impacts. I have no reason to consider this to be the case. I am content that any necessary omissions or errors in the appeal application's supporting information have been rectified. The way in which the Council and Oxfordshire County Council dealt with the appeal application is a matter between the complainant and the Council or Highways Authority in the first instance. That includes Oxfordshire County Council's consideration of its Local Transport and Connectivity Plan 2022 in its decision making.

69. Concerns regarding the fairness of financial contributions from other development to the proposed bus service are not a matter for me. As the appellant's sensitivity testing was based on a 50% car use scenario, the impact of the bus provision not being in place at build out in 2031 has been reflected in the appellant's transport modelling. Given the transport modelling findings, whilst that may result in inconvenience for existing and future residents, the development would not result in unacceptable impacts in this regard.

70. Objectors suggest that Access D on to the western parcel is not 'a viable option' as no evidence is provided that the Highways Authority intends to adopt it. It is not totally clear what is meant by this. However, given the carriageway conditions and the proposed traffic flows, whether adopted or not, that access would not result in unacceptable highway impacts.

71. Taking all of the above into consideration, the proposed access arrangements would not have an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be severe. Generally the proposed development would promote active forms of transport, with particular regard to walking and cycling. In this regard the appeal development would accord with Local Plan policies SLE4 and Bicester1 and the North West Bicester SPD. In addition, it would accord with Oxfordshire County Council's Local Transport and Connectivity Plan 2022 policies 1, 2b, 8, 9, 11, 35, 45 and 46b, and Oxfordshire County Council's Tree Policy for Oxfordshire policies 11, 18, 19,20. Those policies, together, seek development that facilitates sustainable forms of transport, that reduce congestion and gas emissions, and do not have a severe traffic impact.

Other Matters

Heritage

72. Two listed buildings lie near to the appeal site. Those include the Church of St Laurence, which is Grade II* and Home Farm, which is Grade II.

73. In respect of the Church of St Laurence, its significance is principally derived from its historic fabric. However, its setting also contributes its significance. The Church's immediate setting, including its church yard, trees and planting, make a positive contribution to that significance. Its wider setting, in which the appeal site lies, includes the rural agricultural land around. That makes a lesser contribution to its significance. Although views of the church tower can be appreciated from within the appeal site, any contribution the appeal site makes to the rural agricultural setting of the church is diminished by the existing development on the Exemplar Site, the adjacent B4100 road and intervening planting.
74. However, the appeal proposal would result in a substantial amount of development closer to the church. That would inevitably erode its rural agricultural setting. However, any impacts would be diminished through distance, the intervening road, trees and planting.
75. The appeal scheme would retain views of the church tower from the appeal site through the heritage corridor, which would be aligned on the church tower, and with built development and possibly trees on either side, it would draw views to the prominent tower and reinforce and frame that view. That is a heritage benefit of the proposal, which should be weighed against the identified harm. Taking the heritage benefits into account, the identified harm would rest at the lower end of less than substantial harm.
76. Home Farm includes a later altered and added to early 17th century farmhouse, which is grade II listed. Its significance is principally derived from its preserved architectural fabric and historic form. However, its setting also contributes to a lesser extent to that significance. That includes its immediate setting comprising its enclosed gardens and historic farm buildings, but also its wider setting which includes the surrounding agricultural land and the historic buildings within it, including the appeal site. Evidence of historic tenancies and ownerships linked to Home Farm indicate a historic functional relationship with the surrounding agricultural land. For this reason, the wider setting, in which the appeal site sits, contributes to the significance of the listed building.
77. However, the contribution of the appeal site to significance is diminished by the lack of a physical and visual link between the two due to a dense tree belt, which may be historic, dividing Home Farm and its immediate setting from the appeal site. Views from the appeal site of Home Farm are only afforded above the high and dense vegetation that surrounds it, which somewhat limits an appreciation of its historic functional relationship to its wider rural agricultural setting. Further that historic functional relationship is further diminished by the Exemplar Site which has introduced built development within the wider setting already.
78. The proposed development would change the open, rural character of the appeal site within Home Farm's wider setting. Design of new development sympathetic to Home Farm would help to reduce any harm by ensuring that development does not jarr. That could be controlled through a suitably worded planning condition. Overall, identified harm would be less than substantial at the lower end of that spectrum.
79. There are other heritage assets, both designated and non-designated within the locality, including Caversfield House (the Manor House) and village earthworks and RAF Bicester Conservation Area.

80. Caversfield House and the earlier structures associated with it, are non-designated heritage assets. They are surrounded by dense vegetation that contributes to their significance as a self-contained complex. Their wider rural and agricultural setting makes a positive contribution to that significance, within which the appeal site sits. Views of the structures at Caversfield House are limited from within the appeal site. Due to the lack of visual relationship, I have no reason to take an alternative view to that of the two main parties, that the appeal site makes a limited contribution to the significance of Caversfield House and the impact of the appeal development would be limited.
81. The significance of RAF Bicester Conservation Area is principally derived from its layout and development, collection of military buildings and historic connections to the aviation and wartime history. The wider setting of rural agricultural land contributes to its significance to a lesser extent. Given the separation distance, intervening landscape features and built form, the appeal site makes a very limited contribution to its significance as a heritage asset.
82. On the basis of the limited contribution that the appeal site makes to significance of Caversfield House and RAF Bicester Conservation Area, the harm identified to the group of heritage assets as a whole is not greater than that attributed to the two nearest listed buildings on an individual basis.
83. I have had regard to the green buffer along the B4100 and note that this is reduced in scale compared to the North West Bicester Masterplan. However, that masterplan is for guidance only and I have found that the appeal proposal in outline form is acceptable in this regard. For all the reasons set out above, the reduced green buffer does not in itself result in harm to the heritage assets in the locality, or indeed conflict with Local Plan policy ESD15, in this regard.
84. I have had regard to a previous Inspector's Decision brought to my attention (APP/C3105/A/13/2208385). That Decision is somewhat aged, related to a different site, nearer to Caversfield House and the RAF Bicester Conservation Area, and built development has taken place since. However, where relevant to this appeal, I have generally concurred with those findings.

Public Benefits

85. In accordance with paragraph 199 of the National Planning Policy Framework (NPPF), I accord great weight to the conservation of a designated heritage asset. I consider that the harm to the significance of the listed buildings and other heritage assets, when taken together, would be less than substantial at the lower end of that spectrum. That is a matter to which I attach considerable importance and weight. As identified in NPPF paragraph 202, that harm should be weighed against the public benefits of the appeal proposal.
86. In this regard, the appeal development would help to realise the aims of Local Plan policy Bicester 1 and North West Bicester SPD, to deliver North West Bicester Ecotown as set out in Local Plan policy Bicester 1 and the North West Bicester SPD. That is a central plank of the Local Plan's spatial strategy, and the appeal development would help to realise it. That is a benefit of the appeal development to which I attach significant weight in favour of the appeal.
87. The appeal development would provide 530 homes, including affordable housing. That would boost the Council's housing supply and help to address the shortfall in delivery since the beginning of the Plan period. It would help to

ensure sufficient number and range of homes are provided to meet the needs of present and future generations. The provision of homes is a benefit to which I attach substantial weight in favour of the appeal.

88. The appeal development would deliver a number of highway and public realm improvements, ensure safe pedestrian and cycle linkages to the surrounding and wider town networks and enhance linkages within the Ecotown. It would also enhance the accessibility of the Ecotown through the provision of a regular bus service. It would have many environmental benefits, including innovative environmental building fabric measures, 40% green space, over half of which would be public open space and 10% biodiversity net gain. However, most of those are policy requirements, which reduces the weight I attach to them.
89. The appeal development would provide for upgrades in local infrastructure, including education, health and community facilities. However, whilst those upgrades may be a benefit of the appeal they are required to mitigate its impacts, which reduces the weight I attach to them.
90. Overall, the public benefits of the appeal development, taken together, would outweigh the less than substantial harm that I have identified to heritage assets in the locality, when taken together. In that regard, the appeal development would accord with Local Plan policy ESD15. That policy seeks to conserve, sustain and enhance heritage assets and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and PPG.

Building heights

91. Development parameter plan 1 indicates maximum building heights across the site. Whilst the majority of the development would be lower, up to 12 metres above ground level, the area in the centre of the site on the principal access road would comprise buildings with a maximum height of 14 metres above ground level (up to three storeys). Ground levels at the appeal site are not expected to require extensive remodelling and therefore a 2 metre variation would provide a gentle and pleasing variation in height.
92. In addition, Charlotte Avenue and Braeburn Avenue, within the central core, are at present, and likely to continue to be, the public transport route. Therefore, to increase density and height slightly would be appropriate. It would generally accord with the North West Bicester SPD in this regard, which appropriately gives some flexibility in building heights enabling some deviation from the 12 metre height intended norm, in addition to higher buildings in local centres and along the strategic route through the site.

Other Matters Raised

93. Given my findings on the transport impacts of the appeal development, undue impacts on pollution, traffic congestion and emergency vehicle access, would not be a consequence. Related negative health and wellbeing impacts would not therefore result. Given road and traffic conditions and the temporary nature of the construction access to the western parcel, no unacceptable impacts would arise.
94. The appellant has provided evidence of some community engagement during the course of the appeal application and worked to resolve areas of dispute where appropriate and possible, generally in accordance with NPPF paragraph 132. Whilst it has not worked with all community organisations and some

issues of concern are before me to determine, that does not render the process that was undertaken invalid.

95. Given my findings on the substantive issues in this appeal, on the basis of the evidence supporting the appeal taken in the round, alongside necessary planning conditions and legal Agreement provisions, Ecotown requirements would overall not be degraded.
96. Some consider the density too high. However, it would accord with adjacent development and help deliver Local Plan Bicester 1. Drainage would be dealt with at a later stage of the development process.
97. The Church of St Laurence has indicated the need for a car park to ensure its future survival. In this regard, I have limited substantive evidence on that point. Neither have I evidence to satisfy me that such a proposal would be required to make the appeal development acceptable in planning terms.
98. Sport England has not raised objection to the appeal development. That includes the use of a Multi-Use Games Area on the Elmsbrook site. Given the proximity of that facility, I see no reason to take an alternative view to that of the Council and Sport England.
99. In coming to my conclusions on this appeal I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of people using motorised and non-motorised modes of travel.
100. I recognise that some of my findings on this appeal will be disappointing to those opposing the development. However, the views of local people, very important though they are, must be balanced against other considerations, including national and local planning policy. In coming to my conclusions on the various issues that have been raised, I have taken full and careful account of all the representations that have been made, which I have balanced against the provisions of the Development Plan, the NPPF and other material considerations.

Legal Agreement

101. An executed S106 Agreement (legal Agreement) is before me. Whilst the Council has confirmed that it is satisfied with its contents, for its provisions to be given weight in the determination of this appeal, I am required to assess whether they are necessary to make the proposed development acceptable in planning terms, directly related to the proposed development and fairly and reasonably related in scale and kind.
102. There is an evidenced need for affordable housing in the District. Policy requirements are set out in Local Plan policy BSC3 and, in relation to this site policy Bicester 1. Together, those require 30% affordable housing, subject to viability. However, the appellant has proposed 10% affordable housing, adjusting the developer return accordingly in line with my findings on viability.
103. The legal Agreement includes provisions to secure the design, location and timing of the affordable housing offer in addition to the mechanics of its provision to ensure that it fits the Government's definition.
104. In addition, it includes a mechanism to secure an upwards only review mechanism, which would give the Council an opportunity to capture the

possible shortfall in provision should the viability picture change at build out. That mechanism would ensure any provision would be directly proportionate to the overall scale of development. Therefore, in this respect the provisions meet the above tests and weigh in favour of the appeal.

105. Provisions to secure a True Zero Carbon development are required to deliver the aims of Local Plan policy Bicester 1 along with the detailed requirements of policies ESD1-5 for the reasons set out earlier in my Decision.
106. The legal Agreement includes provisions to secure financial contributions for infrastructure aimed to mitigate the impacts of development. In each case, a need is identified, a policy referred to, the way in which the contribution has been calculated explained, and a project where the money would be spent identified. Contributions where relevant are calculated in accordance with the Council's Developer Contributions SPD. Therefore, I am satisfied that in each case the financial contributions sought would meet the relevant tests set out above.
107. Those sought by the Council include contributions towards health provision, neighbourhood policing, provision of a community building, its maintenance and support for a Local Management Organisation, a burial ground contribution, and provision and maintenance of sports pitches, indoor sport provision, open space, play areas, allotments, and their maintenance. Provisions also set out requirements for green space, its provision and maintenance along with management for the green and open space and sports facilities. Together those contributions would be necessary to meet the requirements of Local Plan policies Bicester 1 and INF1. Together those policies require infrastructure to address the needs of the development.
108. Financial contributions required by Oxfordshire County Council include those for the full range of education provision, household waste and recycling provision, library provision, strategic highway improvements to the A4095, junction improvements to the Charlotte Avenue/B4100 junction, pedestrian/cycle infrastructure improvements between the appeal site and Bicester town centre, bus service contribution, improvements to Charlotte Avenue, public rights of way improvements, and pedestrian/cycle bridge upgrades over the Gagle Brook. Those requirements will further the aims of Local Plan policy INF1, Bicester 1 and meet the aim of North West Bicester SPD. Provisions also set out the mechanisms by which highway works will be delivered and the protection of street trees, necessary to ensure a high quality development.
109. Provisions within the legal Agreement also require local sourcing of labour, including providing apprenticeships during construction. That is necessary to secure sustainable economic growth. The requirement has been calculated in accordance with the Developer contributions SPD and in that respect would meet the requirements of Bicester 1 and the North West Bicester SPD.
110. The legal Agreement is complex given the number of contributions and sought, affordable housing review mechanisms, True Carbon Zero provisions, and Ecotown standards. Therefore, a monitoring charge is justified in relation to both the Council and Oxfordshire County Council requirements, including the Travel Plan.

Conditions

111. A list of suggested planning conditions was discussed at the Inquiry and an agreed list produced by the two main parties with input from both R6 parties. Those conditions generally accord with national policy and guidance⁴. A list of planning conditions to be imposed is set out in Annex C.
112. Conditions are necessary to identify the period within which development is to commence, ensure that reserved matters are submitted, confirm the time scale for submission of reserved matters, specify approved plans and ensure that full details of internal roads are submitted. Those are all required to ensure certainty in the planning process and consistency with national policy and guidance.
113. Conditions to limit the maximum number of units to be built along with those accessed from accesses A and B (as set out on drawing 4600-1100-T-041 Rev A) are necessary to ensure that the environmental and traffic impacts of development are acceptable. A restriction on the development footprint and raising ground levels is necessary to reduce the risk of flooding, both on and off-site. For the same reason, details of finished floor levels are required at reserved matters stage.
114. To ensure the proper phased implementation of the development and associated infrastructure a pre-commencement phasing condition is necessary. I have modified this to remove agreement with an alternative scheme and ensure that the phasing plan is approved prior to the submission of the first reserved matters application. Those changes are necessary to ensure that the condition works effectively and is enforceable and precise.
115. A condition requiring a design code is necessary to ensure a quality development. A condition requiring a sustainability strategy to include rainwater harvesting and recycling, climate adaptation infrastructure, and enhanced planting, including fruit trees in gardens, will ensure a scheme that mitigates the impacts of climate change and in the interests of sustainability. I have modified this to give greater certainty that its requirements are delivered.
116. The requirement for a zero carbon strategy that accords with the hierarchy set out in Local Plan policy Bicester 1 and ESD1-5 along with the North Bicester SPD, is necessary to ensure a True Zero Carbon development. Whilst the listing of policy and SPD requirements does not affect their implementation, a defined hierarchy in relation to their application will aid understanding.
117. A surface water drainage scheme is required to reduce the risk of flooding and to promote the use of sustainable urban drainage systems. It will also ensure maintenance and efficient use and management of water within the site and ensure the quality of the water entering receiving water. A condition requiring a flood risk assessment to accompany any watercourse crossing is necessary to prevent flooding.
118. To ensure that the proposals deliver an appropriate amount and variety of habitats and support the biodiversity net gain opportunities and to limit the volume and rate of water leaving the site, a biodiversity net gain strategy is necessary. A landscape and biodiversity management plan will ensure its long term management.

⁴ Paragraphs 55 and 56 of the Framework and PPG including paragraph 21a-003-20190723

119. A Construction Environmental Management Plan is required to mitigate environmental impacts during construction. Ground investigation works are necessary to minimise risks from land contamination. A foul water strategy is required to ensure wider water quality. An updated Great Crested Newt survey will ensure that species of importance are protected. A condition controlling the removal of hedgerows, trees and shrubs will conserve the natural environment. Submission of hard and soft landscape details, including details of tree planting and tree retention are required to ensure a high quality development, along with control of planting timing and future maintenance.
120. Conditions requiring archaeological investigation, evaluation and mitigation are necessary to preserve and interpret the appeal site's archaeology. That would include all archaeology likely to be impacted by the appeal development. Conditions to manage any contamination and ensure remediation are required in the interests of public safety and the environment.
121. To ensure a high quality development all services should be underground where possible. Noise attenuation measures are required to ensure acceptable living conditions for future occupiers. A retention clause would not be overly onerous for future occupiers.
122. Provision of high quality broadband infrastructure is required to facilitate energy monitoring, travel and home working changes, which is necessary to ensure a sustainable community. A condition to control the timing of water network upgrades is necessary to ensure sufficient water capacity for the proposed development.
123. A condition requiring measures to restrict water consumption to a target of 110 litres per day is necessary given that the appeal site is in a water stress area. That requirement is set out in Local Plan policy ESD3. Whilst the North West Bicester SPD indicates a higher target, that is not set out within the Development Plan. Whilst other schemes in the North West Bicester Masterplan Area may have met a higher target, I am making my decision on the basis of the evidence before me on this appeal.
124. A travel plan will promote non-car modes and active forms of travel, along with real time energy and travel information. An external lighting strategy will help to deliver a high quality development. A waste strategy will ensure appropriate waste management along with provision of household bins.
125. The addition of a condition requiring details of advanced infrastructure works would not be necessary, given the requirement for a phasing plan which could define advanced infrastructure works. I consider the implementation of such a condition would significantly complicate the discharge of the conditions as a whole. Given that finding no associated alterations to other conditions are required, as suggested by the appellant.
126. The list of conditions includes a number of pre-commencement conditions. Those are agreed between the Council and appellant for the purposes of section 100ZA and regulation 2 of the Town and Country Planning (Pre-commencement Conditions) Regulations 2018. In each case they are required pre-commencement as they are fundamental to the acceptability of the proposed development.

Planning Balance

127. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out, that if regard is to be had to the Development Plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the Plan, unless material considerations indicate otherwise. In this case, I have no reason to determine that regard should not be had to the Development Plan.
128. The main parties have agreed that for the purposes of this appeal, the Council can demonstrate a five year housing land supply. Given the evidence that underpins the identified supply, I have no reason to take an alternative view on this matter. I apply the appropriate planning balance on this basis.
129. I have found that the appeal development would not viably be able to provide 30% affordable housing in accordance with Local Plan policies BSC3 and Bicester 1. However, given my findings on viability, I am content for the reasons given earlier, that no policy conflict would result. In any event, with the review mechanisms in place, secured through the legal Agreement, a higher level nearer the 30% may yet still be achieved.
130. Through provisions in the legal Agreement and an appropriately worded planning condition, effective mechanisms are in place to ensure that the appeal scheme delivers a True Zero Carbon development. Mechanisms would ensure that each phase of the appeal scheme would be supported by a zero carbon strategy, which sets out how zero carbon would be achieved. Together with the legal Agreement provisions, a True Zero Carbon development would be delivered. In this regard no conflict with Local Plan policies Bicester 1 and ESD1-5 or the North West Bicester SPD would result.
131. Less than substantial harm would result to the heritage assets in the locality through development within their setting. That harm would be at the lower end of that spectrum; a finding that would be unaffected when assessed on a cumulative basis taking the Church of St Laurence, Home Farm and Caversfield House into account as a group. I have set out that the harm identified would be outweighed by the public benefits of the appeal development. Therefore, I find no conflict with Local Plan policy ESD15.
132. The proposed access arrangements would not have an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be severe. Generally, the proposed development would promote active forms of transport, with particular regard to walking and cycling. In this regard the appeal development would accord with Local Plan policies SLE4 and Bicester1 and the North West Bicester SPD.
133. A legal Agreement is in place with provisions to ensure, amongst other things, that the impacts of development are appropriately mitigated. The appeal development would therefore deliver on Local Plan policy Bicester 1 and INF1 in that regard.
134. Overall, on the basis of my findings on the substantive issues in this case, the appeal development would accord with the Development Plan when read as a whole. I consider that the other material considerations raised in this case, indicate that this appeal should not be determined other than in accordance with the Development Plan. The appeal therefore should succeed.

Conclusion

135. For the reasons given above, I conclude that the appeal should be allowed and planning permission should be granted, subject to the conditions set out in Annex C to my Decision.

R Barrett

INSPECTOR

**Annex A
APPEARANCES**

FOR THE APPELLANT:

Zach Simons and Barney Mc Cay of Counsel	Instructed by Juliet Munn Town Legal
Jonathan Riggall BSc (Hons) MSc MIEnvSc CES FRGS CG	Technical Director Aether
Nicholas Fell LLB (Hons) PGDip MRICS	Partner Rapleys
Mark Kirby BTEC MSc	Director Velocity Transport Planning
Hannah Leary BA (Hons) DiP TP MRTPI	Director Barton Wilmore now Stantec
Juliet Munn for S106 RTD	

FOR THE LOCAL PLANNING AUTHORITY:

Stephanie Hall and Shemuel Sheikh of Counsel	Instructed by Andrew Maughan, Planning Solicitor Cherwell District Council
Those who submitted proofs were available to the Inquiry on the first day. They include:	
James Sheldon MA Hons Meng (Cantab) MSc Hons	
Ian Tarbet BSc	
Nigel Simkin MA (Oxon) MA (Dist) MRICS MRTPI	
Patrick Moss BSc (Hons) DipTP MRTPI	
Jon Goodall MA (Cantab) MSc MRTPI	
James Clark Wombles Bond Dickinson	
Caroline Ford and Thomas Webster for legal Agreement and conditions discussion Richard Oliver and Joy White for Oxfordshire County Council for legal Agreement discussion	

FOR NWBA:

Robert Fellows	
David Miles Mason MBA BSc (Hons) CEng MICE DipEM	Director DM Mason Engineering Consultants Ltd,

FOR BBUG:

Peter Turner	
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INTERESTED PARTIES:

Reverend Peter Wright	Bicester Team Ministry of St Laurence Church
Rhianna Dearden	Local Resident
Cory Johnson	Local Resident
Catherine Hickman	Local Resident
Sarah Nolan	Local Resident
Raghav Narula	Local Resident
Brigitte Hickman	Local Resident and representing Windrush Bike Project
Safak Bennett	Local Resident
Therese Gear	Local Resident
Doug Torrent	Local Resident
Paul Troop	Local Resident

Annex B
Inquiry Documents

- IQ1 Appellant opening and list of appearances
- IQ2 Council list of appearances
- IQ3 Evidence ET-9 statement from Gagle Brook Primary School and Chair of Governors submitted by NWBA
- IQ4 Draft section 106 Agreement
- IQ5 Council revised Statement of Case V2
- IQ6 Signed Planning SoCG between appellant, Council, and R6s dated 6 June 2023, signed 7 June 2023
- IQ7 Updated Housing Land Supply SoCG between Council and appellant dated 17 May 2023 (previously submitted as CD 10.5)
- IQ8 Council opening
- IQ9 BBUG opening
- IQ10 List of suggested planning conditions (v1)
- IQ11 Addendum to Council's CIL compliance statement
- IQ12 Development appraisal Highgate Land and Development dated 7 June 2023 and North West Bicester s106 contributions and indexation at May 2023
- IQ13 NWBA opening
- IQ14 List of suggested planning conditions (v2)
- IQ15 Addendum to Council's CIL compliance statement
- IQ16 Appendix to Addendum to Council's CIL compliance statement 'Planning for LMO for the new community at North West Bicester (Oct 2012)'
- IQ17 Addendum to Oxfordshire County Council's CIL compliance statement
- IQ18 Hand written note from Brigitte Hickman
- IQ19 Email from Council dated 12 June 2023 regarding a suggested levels condition and appellant's emailed comment in this regard dated 13 June 2013
- IQ20 Updated copy of Drawing Reference: 4600-1100-T-041 Rev A with access A and B labelled (in relation to suggested condition 8)
- IQ21 Hard copy of highway plans on which approval is sought

- IQ22 Bundle of 9 statements from interested parties who spoke to the Inquiry on morning of 14 June (Ms Dearden; Ms C Hickman, Ms Nolan; Mr Narula; Ms B Hickman; Mr Bennett; Ms Grear; Mr Torrent; Mr Troop)
- IQ23 Appendices and plans to agreed legal Agreement
- IQ24 Final version of legal Agreement
- IQ25 Mr Turner Evidence in Chief
- IQ26 Final list of suggested planning conditions (v3) and non tabulated version
- IQ27 Addendum 2 to Oxfordshire County Council's CIL compliance statement
- IQ28 BBUG closing statement
- IQ28A NWBA closing statement
- IQ29 Council closing statement
- IQ30 Appellant closing statement
- IQ31 Executed legal Agreement

Annex C

Schedule of Planning Conditions

1. Reserved Matters

No development shall commence on any phase until full details of the layout, scale, appearance and landscaping (hereafter referred to as reserved matters) for that phase have been submitted to and approved in writing by the Local Planning Authority.

2. Reserved Matters - Access

No development shall commence on any phase until full details of the internal access roads (including footway and cycleway links between the land, the local highway network and adjacent parcels) for that phase have been submitted to and approved in writing by the Local Planning Authority.

3. Time Limit for First Reserved Matters

In the case of the reserved matters, application for approval shall be made for the first phase of development not later than the expiration of three years beginning with the date of this permission.

4. Time Limit for Remaining Reserved Matters

In the case of all other reserved matters, in respect of subsequent phases, application for approval shall be made not later than the expiration of five years beginning with the date of this permission.

5. Time limit for Implementation

The development to which this permission relates shall be begun not later than the expiration of two years from the approval of the first residential phase reserved matter. For all subsequent phases, development of a phase shall commence not later than the expiration of two years from the approval of reserved matters for that phase or, in the case of approval of reserved matters on different dates, the final approval of the last reserved matters to be approved for that phase.

6. Approved Drawings

Except where otherwise stipulated, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- i. Development Parameter 1: Maximum Building Heights and Footprint (Drawing ref: 003 Rev N)
- ii. Development Parameter Plan 2 Green Space (Drawing Ref: 003 Rev N)
- iii. Development Parameter Plan 3: Access and Movement (Drawing Ref: 003 Rev M)
- iv. Site Location Plan (Drawing Ref: 001 Rev J)
- v. Access drawings:
 - Site access A – Access to Eastern Parcel (4600-1100-T-040 Rev A)
 - Site accesses A&B – Access to Eastern Parcel and Western Parcel (south) (4600-1100-T-041 Rev A)
 - Site access C – Access to Western Parcel (north) (4600-1100-T-042 Rev A)

- Site access D – Direct Access to North of the Western Parcel (4600-1100-T-010 Rev B)
- Site access E – Proposed Construction Access (4600-1100-T-011 Rev F)
- Construction Access Western Parcel (4600-100-T-027 Rev B)
- Proposed Pedestrian Crossing to Church (4600-1100-T-004 Rev D)

The Development Parameters Schedule and Plans (Ref. V6.1) dated 16 December 2022 also forms part of the permission in setting parameters and principles of the permission.

7. Maximum Number of Units

No more than 530 dwellings falling within Use Class C3 shall be constructed on the site.

8. Number of Units via Accesses A and B

No more than 69 dwellings shall be constructed on the western parcel to be accessed from Access B (Drawing Ref: 4600-1100-T-041 Rev A) and there shall be no vehicular access into or between the rest of the western parcel beyond those dwellings. No more than 138 dwellings shall be constructed on the Eastern Parcel to be accessed from Access A (Drawing Ref: 4600-1100-T-041 Rev A).

9. Ground Levels

There shall be no residential development or raising of existing ground levels within the areas identified in the 1 in 100 plus 'higher' change event, as shown in Appendix A of letter reference L01/205550D/NB dated 04 February 2022, from Vectos Limited to Environment Agency.

10. Finished Floor Levels

Any reserved matters application/s shall include details of the finished floor level of all residential units which shall be set at 300mm above the expected 1% annual probability flood level with the appropriate allowance for climate change.

11. Phasing Plan

Prior to, or at the same time as the submission of the first reserved matters application, a phasing plan covering the entire site the subject of this application, shall be submitted to the Local Planning Authority and approved prior to the submission of the first reserved matters application. Each reserved matters application shall thereafter refer to a phase, phases or part thereof identified in the approved phasing plan. The development shall be carried out in accordance with the approved phasing plan unless a further phase specific planning application is submitted and approved by the Council in substitution for that part of the approved development.

12. Design Code

Prior to, or at the same time as the submission of the first residential reserved matters application, a Design Code shall be submitted to the Local Planning Authority for approval thereafter. The Design Code shall include, but shall not be limited to, information relating to:

- a. The creation of character areas, neighbourhoods, development parcels and unifying features common across the wider development;
- b. Key views, vistas and landmarks;
- c. Primary and secondary streets and access points to create an appropriate hierarchy of routes based on sustainable travel hierarchy of walking, cycling, public transport and the car;
- d. Landscape character, landscape types, green infrastructure, amenity spaces, public open space, play areas including their distribution;
- e. A strategy of the design and delivery of the green and blue infrastructure;
- f. Crime prevention and community safety

All reserved matters applications shall be made in accordance with the approved Design Code and the development shall thereafter be carried out in accordance with the principles of the approved Design Code.

A Design Code Compliance Statement shall be submitted as part of each residential reserved matters application.

13. Sustainability Strategy

Prior to or concurrently with the submission of a Reserved Matters application for a phase other than a phase specifically relating to infrastructure works, a sustainability strategy shall be submitted detailing how the development will achieve additional measures relating to adapting to climate change and water resource efficiency as defined across Local Plan Policies ESD 1 to 5. Such measures shall include:

- Rainwater harvesting and recycling infrastructure to support water neutrality;
- Climate adaptation infrastructure including enhanced ventilation measures for dwellings and permeable paving; and
- Enhanced planting including private fruit trees in gardens.

The development of a phase shall be carried out in accordance with the approved details for that phase and the measures approved shall be implemented prior to occupation.

14. Zero Carbon Strategy

Each reserved matters application for a phase of the development, shall include a Zero Carbon Strategy for that phase. The Strategy shall be informed by, but not limited to, the contents of the Outline Energy Statement (prepared by Stantec, March 2021) and address the requirements of Policy Bicester 1, the North West Bicester SPD (2016) and Policies ESD1 – ESD5, and must include details of the following (as a minimum):

- (1) An energy demand assessment which:
 - a) specifies thermal performance standard and estimates total energy demand in kWh/year. This can be calculated using Standard Assessment Procedure for residential buildings version 10.2 June 2023 or any subsequent version (SAP) or other software tools approved under the Notice of Approval or agreed in writing by the District Council, that calculates energy demand based on information provided, including construction materials, insulation levels, choice of fuel for heating and efficiency and control of heating systems.
 - b) estimates hot water demand in kWh/year.

- c) estimates regulated and unregulated residential electrical demands (kWh/year). Regulated demand can be calculated using SAP or SBEM as above. Unregulated demand should be estimated using best practice benchmarking and referencing suitable historic demand data.
- (2) Energy demand reduction proposals, which:
 - a) provides details of how energy demand will be reduced through design and specification and the estimated carbon savings. and quantifies this reduction in kWh/year.
 - b) provides details on how the developer proposes to balance ensuring good insulation and air tightness to minimise heat loss in the winter months, and potential overheating in the summer months.
- (3) An energy generation strategy which:
 - a) specifies energy generation technologies to be included within the approved development and their outputs in kWh/year (including efficiencies and coefficient of performance)
 - b) specifically for photovoltaics, provides the estimated area of panels and locations
 - c) for gas CHP, provides the separate heat and power outputs and efficiencies and the heat : power ratio as well as the overall efficiency of the plant
 - d) provides details of thermal storage if applicable
 - e) provides details of back and peak boilers if applicable
 - f) provides details of predicted losses, such as distribution losses
- (4) A Carbon balance which:
 - a) utilises the fuel Carbon factors contained in the SAP current at the date of submittal of each reserved matters application
 - b) provides a spreadsheet demonstrating that the overall carbon balance for the development is zero or below
- (5) The anticipated annual carbon tonnage of the Development
- (6) SAP or other software tools approved under the notice of approval analysis for each individual property
- (7) daylighting analysis showing how all residential properties achieve both of the following:
 - a) kitchens to achieve a minimum Average Daylight Factor of at least 2%
 - b) all living rooms, dining rooms, studies and home offices to achieve a minimum Average Daylight Factor of at least 1.5%
- (8) detailed photovoltaic area schedule
- (9) assessment of over shading, either from adjacent buildings or from trees, and the consequent building by building effect on photovoltaic output (kWh/year)
- (10) overheating assessment using the Chartered Institution of Building Services Engineers(CIBSE), Technical Memorandum 52(TM52) or any subsequent amendment to the memorandum for non-domestic, and CIBSE Technical Memorandum 59 (TM59) or any subsequent amendment to the memorandum for domestic properties as the methodology and including modelling of 2050 climate scenarios
- (11) details of back up boilers, peak boilers, sizing of plant, thermal storage capacity and district heating efficiencies

If the submitted scheme demonstrates that True Zero Carbon cannot be achieved on that phase as defined within Policy Bicester 1 and the North West Bicester SPD (2016) to the Local Planning Authority's satisfaction, a carbon offsetting scheme shall be submitted to and approved in writing by the Local Planning Authority which sets out how further zero carbon measures can be achieved on site or off-site, to the Local Planning Authority's satisfaction.

The Zero Carbon Strategy and any approved carbon offsetting scheme shall be approved as part of the reserved matters application (s) for each phase and each phase shall be implemented in accordance with the relevant approved details.

15. Surface Water Drainage Scheme

Each reserved matters application for a phase shall be accompanied by a detailed Surface Water Drainage Scheme for that phase which sets out how it complies with the outline drainage strategy and its principles outlined in the submitted Flood Risk Assessment and Surface Water Drainage Strategy prepared by Vectos dated April 2021 (Issue 3). For each phase, the Surface Water Drainage Scheme shall be accompanied by details of the sizing of features and their attenuation volumes, infiltration in accordance with BRE365, detailed drainage layout with pipe numbers, SUDS and drainage calculations, plus a maintenance plan for all drainage features, which shall include timings of the implementation of the plan, long term objectives, management responsibilities, maintenance schedules and procedures for dealing with the failure of any part of the system. No development of a phase shall commence until the detailed Surface Water Drainage Scheme has been approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved scheme.

16. Biodiversity Net Gain Strategy

Prior to the commencement of development a site-wide Biodiversity Net Gain (BNG) strategy (incorporating a calculation) for the development shall be submitted to the Local Planning Authority and approved in writing. Each reserved matter application shall be accompanied by a BNG compliant statement setting out how the proposed phase of development will contribute to achieving a site-wide BNG target of at least 10%, in order to ensure that whilst there may be variation in the BNG calculation on a phase-by-phase basis, the site-wide target is achieved upon completion of the scheme.

The proposed biodiversity enhancement measures shall be implemented in accordance with the approved details and shall be managed and maintained for a minimum period of 30 years in accordance with a Biodiversity Enhancement Management Plan which should form part of the Landscape and Biodiversity Management Plan required under Condition 26.

17. Watercourse Crossing

Any reserved matters application which includes a new or amended crossing of a watercourse (excluding pedestrian) shall include a Flood Risk Assessment and detailed design drawings of the crossing that demonstrates that there will be no increase in flood risk or adverse effect on flood flow up to and including an appropriate allowance for climate change.

18. Construction Environmental Management Plan (CEMP)

No development shall take place until a site wide Construction and Environmental Management Plan (CEMP) has been submitted to and agreed in writing by the Local Planning Authority. The CEMP shall include:

- a. Soil Handling and Earthworks Strategy
- b. Dust Management Plan;
- c. Protection of water resources

- d. Protection of species and habitats (including arrangements for a site walkover survey undertaken by a suitably qualified Ecologist, including for badgers);
- e. Arboricultural Method Statement undertaken in accordance with BS:5837:2012
- f. Carbon Reduction Strategy (which outlines how embodied carbon will be reduced)
- g. Emergency Planning and Incidents Response
- h. Construction Traffic Management Plan (CTMP)
- i. Waste Management
- j. Details of site compounds, offices temporary fencing and lighting.
- k. Delivery and construction working hours
- l. Details of site management practices for contractors and visitors
- m. Wastewater strategy.

The approved Construction Environment Management Plan shall be adhered to throughout the construction period for the development.

19. Ground Investigation Works

No development shall take place until the ground investigation works outlined at Section 10 of the Desk Study and Site Investigation report dated 16 April 2021 (doc ref. 13603-HYD-XX-XX-RP-GE-1000) have been carried out and a report detailing the outcomes of the further ground investigation works, any required phasing, any risks from contamination and/ or gas, any radon protection measures and a remediation strategy where required shall be submitted to and approved in writing by the Local Planning Authority.

20. Foul Water Strategy

No development shall commence within each phase of development other than a phase specifically relating to infrastructure works until a Foul Water Strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. The strategy should include:

- a) Coloured plan to show the different foul and surface water sewers;
- b) Routes of all sewers for that phase;
- c) A delivery programme for the works
- d) Provision for inspection by the Local Planning Authority.

The Strategy for each phase as approved shall be constructed and completed in accordance with the approved plans/specification for their phased delivery.

21. Great Crested Newts

No development shall take place on any phase (or the Advanced Infrastructure Works) until an updated survey for Great Crested Newts, has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where required, a mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing and shall thereafter be implemented in accordance with the approved Strategy.

22. Protection of Nesting Birds

No removal of hedgerows, trees or shrubs, shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has otherwise confirmed in writing that such works can proceed, based on the submission of a

recent survey (no more than 1 week before works commence) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.

23. Archaeological Written Scheme of Investigation (WSI)

No development shall take place on the land identified for archaeological excavation (as set out within the Archaeological Assessment (April 2021) provided in Appendix 11.2 of the Environmental Statement) until an Archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority.

24. Archaeological Evaluation and Mitigation

Following the approval of the Written Scheme of Investigation, referred to in Condition 23, and prior to the commencement of the development other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years from the completion of the archaeological fieldwork.

25. Trees and Landscaping

No development of a phase shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the landscape design within that phase which shall include:-

- (a) Details of the proposed tree and shrub planting including their species, number, sizes, positions and planting densities (where appropriate), and tree planting pits together with grass seeded/turfed areas,
- (b) Details of the existing trees and hedgerows to be retained, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) Details of the hard surface areas, pavements, pedestrian areas, crossing points and steps including the final surfacing thereof.
- (d) Details of SUDs features including proposals for lining features to retain water
- (e) Details of any proposed changes in levels
- (f) Details of the design and construction of bridges within areas of open space

26. Landscape and Biodiversity Management Plan

No development shall commence on a phase until a Landscape and Biodiversity Management Plan (LBMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter the LBMP shall be implemented in accordance with the approved details.

27. Timing of New Planting

All planting, seeding or turfing comprised in the approved details of landscaping for each phase, phases or part thereof (as set out within the Phasing Plan approved under Condition 11) shall be carried out in the first planting and seeding seasons

following the occupation of the building(s) and shall be maintained for a period of 5 years from the completion of each phase, phases or part thereof. Any trees and/or shrubs which within a period of five years from the completion of each phase, phases or part thereof die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

28. Contamination

If contamination is found during the development/construction phase, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development within that phase shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring.

29. Remediation Statement

Where remediation is identified by the report required by Condition 28, any works specified within the remediation statement for that phase shall be completed, and a verification report submitted to and approved in writing by the Local Planning Authority prior to the first occupation of development in that phase.

30. Provision of Services

All services serving the proposed development shall be provided underground unless details of any necessary above ground service infrastructure, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), have first been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the development that they serve, the above ground services shall be provided on site in accordance with the approved details.

31. Noise Attenuation

The development shall be carried out in accordance with the mitigation measures identified in the document titled 'Noise Assessment' dated 13th April 2021 prepared by Tetra Tech (provided in Appendix 8.1 of the Environmental Statement).

32. High Speed Broadband

No dwelling shall be occupied until it has been provided with service connections capable of supporting the provision of high-speed broadband from the building to the nearest broadband service connection outside the site.

33. Water Network Upgrades

With respect to the water network, no occupation beyond the 49th dwelling shall be made until confirmation has been provided to the Local Planning Authority that either:

- a. all water network upgrades required to accommodate the additional flows to serve the development have been completed; or-

- b. a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

34. Water Consumption

The residential development shall be constructed so as to meet as a minimum the higher Building Regulation standard for water consumption limited to 110 litres per person per day.

35. Framework Travel Plan

Prior to the first occupation of the development a Framework Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note 'Using the Planning Process to Secure Travel Plans' and which includes a target for at least 50% of trips originating within the development to be made by non-car means with the potential for this to increase over time to at least 60% shall be submitted to and approved in writing by the Local Planning Authority. The Framework Travel Plan shall thereafter be implemented in accordance with the approved details.

36. External Lighting Strategy

Prior to the first occupation of any building within a phase, an external lighting strategy (including management and maintenance) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The external lighting approved shall be implemented and made operational prior to the occupation of any building in that phase.

37. Waste Strategy

Prior to the occupation of any phase of the development, a waste strategy, setting targets for residual waste levels, recycling levels and landfill diversion and which identifies measures to facilitate waste reduction and recycling for commercial occupiers of that phase shall be submitted to and approved in writing by the Local Planning Authority. The waste reduction measures shall be implemented in accordance with the approved strategy.

38. Household Waste Bins

Each dwelling shall be provided with household waste bins prior to its first occupation.

39. Real Time Energy and Travel Information

Each dwelling hereby approved shall be provided with real time energy and travel information prior to its first occupation. Details of the provision for each phase shall be submitted to the Local Planning Authority and agreed in writing prior first occupation of that phase.

End of List of Planning Conditions

Statement of Common Ground - Firethorn Appeal



CD10.4

Land at North West Bicester, OX27 8BP

Planning Appeal by Firethorn Developments Limited

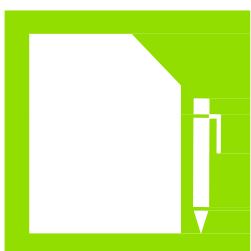
Joint Statement of Common Ground: Financial Viability in Planning
Between HLD (for The Authority) and Rapleys (for the Appellant).

28 April 2023

Rapleys' Ref: NF/20-00678

Appeal Reference: APP/C3105/W/23/3315849

Planning Application Reference Number: 21/01630/OUT



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Appendix 3 Annex 3: Agreed Sales Values

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Signed by: Nicholas Fell MRICS on behalf of the Appellant
Rapleys LLP
Nick.fell@rapleys.com

Signature: *Nicholas Fell*
Nicholas Fell (Apr 28, 2023 17:20 GMT+1)

Signed by: Nigel Simkin MRICS MRTPI on behalf of the Cherwell District Council
Highgate Land & Development
Nigel.simkin@hld-uk.com

Signature: *Nigel Simkin*
Nigel Simkin (Apr 28, 2023 17:19 GMT+1)

1 AREAS AGREED BETWEEN THE PARTIES

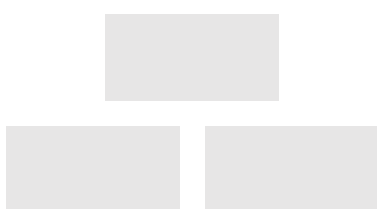
Appraisal input	Agreed at	Comment
Development Mix and Floor Areas (for viability testing)	<p>Please see assumed area schedule for 30% Affordable Housing scheme attached at Annex 1 of this SoCG.</p> <p>Where 10% affordable housing is assumed, the parties have agreed to adjust the mix as set out in Annex 2 to inform the viability testing.</p>	<p>The parties have agreed that the residential development mix and the resulting residential floor areas, which are based upon the Illustrative Masterplan proposed by the Appellant's Architects Mosaic, is used as a basis for development viability testing at the outline scheme stage.</p> <p>The mix for viability testing is agreed between the parties on the basis that the Appellant will enter into a viability review mechanism in the Section 106 Agreement which will be in line with the principles set out in the Mayor of London's SPG 'Homes for Londoners' (August 2017) for viability tested route schemes.</p>
Sales Values	<p>As set out in Annex 3 to this Statement of Common Ground.</p> <p>The 100% private sale GDV of the 530 dwellings would be £197,200,000.</p>	Agreed input between the parties.
Social Rent values	35% of Market Values	Agreed input between the parties.
Affordable Rent values	55% of Market Values	Agreed input between the parties.
Shared Ownership Values	65% of Market Value	Agreed input between the parties.
Build Costs	<p>As set out in MGAC's Cost Plan 'Feasibility Cost Estimate No.3 Rev 0' dated April 2023 assesses a total cost for the Appellant's 'TZC' scheme (including contingency at 10%) of £122,042,000.</p> <p>Annex 4</p>	Agreed input between the parties; however please see below regarding the infrastructure and developer contingency.
Infrastructure Contingency	10%	This is an agreed allowance for contingency between each party's respective cost advisors Gardiner & Theobald (G&T) and RLF (the latter now being MGAC)).
Developer Contingency	5%	Agreed reduced allowance between Rapleys and HLD on the construction costs only.
HIF funding	£1	A nominal allowance of £1 is shown in the Argus Developer Appraisal model. The assumption between the parties is that the Appellant will not receive any HIF Funding.
Cashflow of construction costs	Pro-rated	It is agreed that the construction cost of the houses and the apartments are 'pro-rated' over the construction period on an equal, monthly basis in the development viability appraisal.

Professional fees	8%	Agreed between the parties (professional fees being applied to both construction costs and contingency on construction costs).
Phasing	One month for purchase	Agreed.
	6 month period for enabling works (also known as 'pre-construction' period).	Agreed.
	6 month construction period / lag before first sale	Agreed.
	93 month construction period assuming construction rate of approximately 4 private dwellings per month	Agreed.
	93 months sales period assuming sales rate of approximately 4 private dwellings per month.	Agreed.
Infrastructure Phasing	Initial £4,485,000 during the 6 months enabling period then the remaining infrastructure costs 'pro-rated' over the construction period.	Agreed.
Acquisition Costs	Stamp Duty Land Tax (SDLT) @ prevailing rate Agent Fee at 1% Legal Fee at 0.8%	Agreed.
Marketing / Sales Costs	3% of GDV for marketing, agency and legals for private sale dwellings only.	Agreed.
Sales Agent Fee (Affordable)	0%	Agreed.
Sales Legal Fee (Affordable)	0.35%	Agreed (applied to the affordable housing value only).
Finance assumptions	6.75% debit and 0% credit.	Agreed.
Developer's Return for Risk (Profit)	20% on Gross Development Value (GDV) for private dwellings and 6% for affordable dwellings.	Agreed.
Benchmark Land Value (BLV)	£8.85 million This is based upon HLD's BLV assessment of approximately £150,000 per gross acre and a gross site area of 59 acres.	Now agreed between the parties.

Viability Methodology	<p>The process undertaken by the Parties in respect of reaching agreement on the inputs to the Viability Appraisals was undertaken in accordance with:</p> <ol style="list-style-type: none"><li data-bbox="502 275 911 427">1. RICS Professional Statement: Financial Viability in Planning: Conduct and Reporting, 1st Edition May 2019<li data-bbox="502 450 911 640">2. RICS Guidance Note: Assessing Viability in Planning under the National Planning Policy Framework 2019 for England, 1st Edition, March 2021<li data-bbox="502 674 903 766">3. Standardised Inputs as set out by the Planning Practice Guidance (PPG) on Viability	Agreed
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Appraisal input	Overview of Each Party's respective positions	Comment
S106 Contributions	<p>The Authority's assessment of the Section 106 Financial Contributions (as at Q2 2023 prices) is currently approximately £22.86 million.</p> <p>NB: The Appellants have not agreed to this level of contribution.</p>	<p>It is recognised between the parties that both Rapleys and HLD will need to ensure that their development viability appraisals reflect the latest position of the Section 106 contributions currently being discussed/negotiated between the Parties.</p> <p>Until such time as the parties reach agreement on any amendments to the Section 106 Financial Contributions both HLD and Rapleys will continue to adopt £22.86 million.</p> <p>It may be that the assumptions in each party's development viability appraisal need to be updated as negotiations between the Authority and the Appellant continue in advance of the Inquiry.</p>

Annex 1: Area Schedule & Mix for 30% AH Scheme



HLD Assumptions (Private)									
Dwelling Type	House/Flat	Storey	Bedrooms	No. of Units	Area (Sqft)	Market Value (MV)	Value (£ Per Sqft)	Total Sqft (Net)	Total GDV (£)
Flat	Flat	3	2	28	753	£ 290,000	£ 385.13	21,084	£ 8,120,000
Flat over Garage (FOG)	Flat	3	2	11	753	£ 300,000	£ 398.41	8,283	£ 3,300,000
FLATS				39			£ 388.87	29,367	£ 11,420,000
Semi-Detached	House	2		93	590	£ 340,000	£ 576.27	54,870	£ 31,620,000
Terraced	House	2	3	47	737	£ 360,000	£ 488.47	34,639	£ 16,920,000
Semi-Detached	House	2	3	10	958	£ 400,000	£ 417.54	9,580	£ 4,000,000
Wide-Front - Semi	House	2	3	36	947	£ 400,000	£ 422.39	34,092	£ 14,400,000
Terraced 2.5 Storey	House	2.5	3	44	1,068	£ 395,000	£ 369.85	46,992	£ 17,380,000
Terraced 3 Storey	House	3	3	12	1,210	£ 405,000	£ 334.71	14,520	£ 4,860,000
Semi-Detached	House	2	4	79	1,045	£ 425,000	£ 406.70	82,555	£ 33,575,000
Detached 2.5 Storey	House	2.5	4	11	1,235	£ 475,000	£ 384.62	13,585	£ 5,225,000
HOUSES				332			£ 440.05	290,833	£ 127,980,000
				371			£ 435.35	320,200	£ 139,400,000

Summary of Private Dwelling Mix	
Dwelling Type	% of Mix
Flat	8%
FOG	3%
2 bed house	25%
3 bed 2.5/3 Storey	15%
3 bed house	25%
4 bed 2.5 Storey	3%
4 bed house	21%
	100%

HLD Assumptions (Affordable Scenario 2) - 30% AH (70% AR / 30% SO)												
Dwelling Type	House/Flat	Storey	Bedrooms	No. of Units	Area (Sqft)	Market Value (MV)	Value (£ Per Sqft)	AH % of MV	AH Value (£) Per Dwelling	AH Value Per Sqft (£)	Total Sqft (Net)	Total GDV (£)
A/R	Flat	Flat	3	1	26	£ 215,000	£ 399.63	55%	£ 118,250.00	£ 219.80	13,988	£ 3,074,500
	Flat over Garage (FOG)	Flat	3	1	5	£ 225,000	£ 418.22	55%	£ 123,750.00	£ 230.02	2,690	£ 618,750
	Flat	Flat	3	2	11	£ 290,000	£ 385.13	55%	£ 159,500.00	£ 211.82	8,283	£ 1,754,500
	A/R FLATS			42					£ 218.25	£ 24,961	£ 5,447,750	
	Terraced	House	2	2	3	£ 345,000	£ 456.95	55%	£ 189,750.00	£ 251.32	2,265	£ 569,250
	Terraced	House	2	2	12	£ 355,000	£ 414.72	55%	£ 195,250.00	£ 228.10	10,272	£ 2,343,000
	Semi-Detached	House	2	2	8	£ 365,000	£ 426.40	55%	£ 200,750.00	£ 234.52	6,848	£ 1,606,000
	Terraced	House	2	3	19	£ 415,000	£ 415.00	55%	£ 228,250.00	£ 228.25	19,000	£ 4,336,750
	Semi-Detached	House	2	3	14	£ 425,000	£ 425.00	55%	£ 233,750.00	£ 233.75	14,000	£ 3,272,500
	Detached	House	2	4	12	£ 600,000	£ 388.10	55%	£ 330,000.00	£ 213.45	18,552	£ 3,960,000
Bungalow	Bungalow	1	3	1	1,114	£ 475,000	£ 426.39	55%	£ 261,250.00	£ 234.52	1,114	£ 261,250
A/R HOUSES				69					£ 226.91	£ 72,051	£ 16,348,750	
S/O	Terraced	House	2	2	6	£ 345,000	£ 456.95	65%	£ 224,250.00	£ 297.02	4,530	£ 1,345,500
	Terraced	House	2	2	17	£ 355,000	£ 414.72	65%	£ 230,750.00	£ 269.57	14,552	£ 3,922,750
	Semi-Detached	House	2	2	10	£ 365,000	£ 426.40	65%	£ 237,250.00	£ 277.16	8,560	£ 2,372,500
	Terraced	House	2	3	6	£ 415,000	£ 415.00	65%	£ 269,750.00	£ 269.75	6,000	£ 1,618,500
	Semi-Detached	House	2	3	8	£ 425,000	£ 425.00	65%	£ 276,250.00	£ 276.25	8,000	£ 2,210,000
	Bungalow	Bungalow	1	3	1	1,368	£ 525,000	£ 383.77	65%	£ 341,250.00	£ 249.45	1,368
S/O HOUSES				48					£ 274.60	£ 43,010	£ 11,810,500	
				159					£ 240.01	£ 140,022	£ 33,607,000	

Summary of AH Mix (70% AR / 30 SO)	
Dwelling Type	% of Mix
Flat	23.27%
FOG	3.14%
2 bed house	35.22%
3 bed 2.5/3 Storey	0.00%
3 bed house	29.56%
4 bed 2.5 Storey	0.00%
4 bed house	7.55%
Bungalows	1.26%
	100%

Total Net Area of Dwellings 460,222

TOTAL GDV £ 173,007,000

Annex 2: Area Schedule & Mix for 10% AH Scheme



ANNEX 2

HLD GDV/Sales Value Assumptions - Land at North West Bicester, Home Farm - Updated to Reflect Q2 2023 Values - APPLICANT'S S30 SCHEME - APR 2023 (PLANNING APPEAL)
10% AH SENSITIVITY TEST



HLD Assumptions (ORIGINAL Private/MARKET Element)										
Dwelling Type	House/Flat	Storey	Bedrooms	No. of Units	Area (Sqft)	Market Value (MV)	Value (£ Per Sqft)	Total Sqft	Total GDV (£)	
Flat	Flat	3	2	24	753	£ 290,000	£ 385.13	18,072	£ 6,960,000	
Flat over Garage (FOG)	Flat	3	2	11	753	£ 300,000	£ 398.41	8,283	£ 3,300,000	
FLATS				35			£ 389.30	26,355	£ 10,260,000	
Semi-Detached	House	2	2	93	590	£ 340,000	£ 576.27	54,870	£ 31,620,000	
Terraced	House	2	3	47	737	£ 360,000	£ 488.47	34,639	£ 16,920,000	
Semi-Detached	House	2	3	10	958	£ 400,000	£ 417.54	9,580	£ 4,000,000	
Wide-Front - Semi	House	2	3	36	947	£ 400,000	£ 422.39	34,092	£ 14,400,000	
Terraced 2.5 Storey	House	2.5	3	44	1,068	£ 395,000	£ 369.85	46,992	£ 17,380,000	
Terraced 3 Storey	House	3	3	12	1,210	£ 405,000	£ 334.71	14,520	£ 4,860,000	
Semi-Detached	House	2	4	79	1,045	£ 425,000	£ 406.70	82,555	£ 33,575,000	
Detached 2.5 Storey	House	2.5	4	11	1,235	£ 475,000	£ 384.62	13,585	£ 5,225,000	
HOUSES				332			£ 440.05	290,833	£ 127,980,000	
				367			£ 435.83	317,188	£ 138,240,000	

HLD Assumptions (Affordable Scenario 2) - 10% AH (70% AR / 30% S/O)														
Dwelling Type	House/Flat	Storey	Bedrooms	No. of Units	Area (Sqft)	Market Value (MV)	Value (£ Per Sqft)	AH % of MV	AH Value (£) Per Dwelling	AH Value Per Sqft (£)	Total Sqft	Total GDV (£)		
A/R	Flat	Flat	3	1	9	538	£ 215,000	399.63	55%	£ 118,250.00	219.80	£ 4,842	£ 1,064,250	
	Flat over Garage (FOG)	Flat	3	1	2	538	£ 225,000	418.22	55%	£ 123,750.00	230.02	1,076	£ 247,500	
	Flat	Flat	3	2	3	753	£ 290,000	385.13	55%	£ 159,500.00	211.82	2,259	£ 478,500	
	A/R FLATS				14					£ 218.94	8,177	£ 1,790,250		
	Terraced	House	2	2	1	755	£ 345,000	456.95	55%	£ 189,750.00	251.32	755	£ 189,750	
	Terraced	House	2	2	4	856	£ 355,000	414.72	55%	£ 195,250.00	228.10	3,424	£ 781,000	
	Semi-Detached	House	2	2	3	856	£ 365,000	426.40	55%	£ 200,750.00	234.52	2,568	£ 602,250	
	Terraced	House	2	3	6	1,000	£ 415,000	415.00	55%	£ 228,250.00	228.25	6,000	£ 1,369,500	
	Semi-Detached	House	2	3	5	1,000	£ 425,000	425.00	55%	£ 233,750.00	233.75	5,000	£ 1,168,750	
	Detached	House	2	4	4	1,546	£ 600,000	388.10	55%	£ 330,000.00	213.45	6,184	£ 1,320,000	
	Bungalow	Bungalow	1	3	-	1,114	£ 475,000	426.39	55%	£ 261,250.00	234.52	-	£ -	
	A/R HOUSES				23					£ 226.95	23,931	£ 5,431,250		
	S/O	Terraced	House	2	2	2	755	£ 345,000	456.95	65%	£ 224,250.00	297.02	1,510	£ 448,500
		Terraced	House	2	2	6	856	£ 355,000	414.72	65%	£ 230,750.00	269.57	5,136	£ 1,384,500
Semi-Detached		House	2	2	3	856	£ 365,000	426.40	65%	£ 237,250.00	277.16	2,568	£ 711,750	
Terraced		House	2	3	2	1,000	£ 415,000	415.00	65%	£ 269,750.00	269.75	2,000	£ 539,500	
Semi-Detached		House	2	3	3	1,000	£ 425,000	425.00	65%	£ 276,250.00	276.25	3,000	£ 828,750	
Bungalow		Bungalow	1	3	-	1,368	£ 525,000	383.77	65%	£ 341,250.00	249.45	-	£ -	
S/O HOUSES					16					£ 275.29	14,214	£ 3,913,000		
				53					£ 240.37	46,322	£ 11,134,500			

HLD Assumptions (Affordable UNITS SWITCHED TO MARKET HOUSING)												
Dwelling Type	House/Flat	Storey	Bedrooms	No. of Units	Area (Sqft)	Market Value (MV)	Value (£ Per Sqft)	Total Sq ft	Total GDV (£)			
A/R - SWITCHED TO MARKET	Flat	Flat	3	17	538	£ 215,000	£ 399.63	9,146	£ 3,655,000			
	Flat over Garage (FOG)	Flat	3	1	538	£ 225,000	£ 418.22	1,614	£ 675,000			
	Flat	Flat	3	2	12	753	£ 290,000	£ 385.13	9,036	£ 3,480,000		
	A/R (NOW MARKET) FLATS				32			£ 394.52	19,796	£ 7,810,000		
	Terraced	House	2	2	3	755	£ 345,000	£ 456.95	2,265	£ 1,035,000		
	Terraced	House	2	2	8	856	£ 355,000	£ 414.72	6,848	£ 2,840,000		
	Semi-Detached	House	2	2	5	856	£ 365,000	£ 426.40	4,280	£ 1,825,000		
	Terraced	House	2	3	13	1,000	£ 415,000	£ 415.00	13,000	£ 5,395,000		
	Semi-Detached	House	2	3	9	1,000	£ 425,000	£ 425.00	9,000	£ 3,825,000		
	Detached	House	2	4	8	1,546	£ 600,000	£ 388.10	12,368	£ 4,800,000		
	Bungalow	Bungalow	1	3	1	1,114	£ 475,000	£ 426.39	1,114	£ 475,000		
	A/R HOUSES (NOW MARKET)				47			£ 413.20	48,875	£ 20,195,000		
	S/O - SWITCHED TO MARKET	Terraced	House	2	2	3	755	£ 345,000	£ 456.95	2,265	£ 1,035,000	
		Terraced	House	2	2	11	856	£ 355,000	£ 414.72	9,416	£ 3,905,000	
Semi-Detached		House	2	2	7	856	£ 365,000	£ 426.40	5,992	£ 2,555,000		
Terraced		House	2	3	4	1,000	£ 415,000	£ 415.00	4,000	£ 1,660,000		
Semi-Detached		House	2	3	5	1,000	£ 425,000	£ 425.00	5,000	£ 2,125,000		
Bungalow		Bungalow	1	3	1	1,368	£ 525,000	£ 383.77	1,368	£ 525,000		
S/O HOUSES (NOW MARKET)					31			£ 420.99	28,041	£ 11,805,000		
				110			£ 411.63	96,712	£ 39,810,000			

Summary for Appraisal		
	Sq ft	Total GDV
Private Residential Houses	367,749	159,980,000
Private Residential Flats	46,151	18,070,000
Shared Ownership Houses	14,214	3,913,000
Affordable Rent Houses	23,931	5,431,250
Affordable Rent Flats	8,177	1,790,250
TOTAL:	460,222	189,184,500

Annex 3: Agreed Sales Values



ANNEX 3 - Sales Pricing Schedule (Per Dwelling Type) - NW Bicester - Q2 2023

For Statement of Common Ground on Viability
28.04.2023

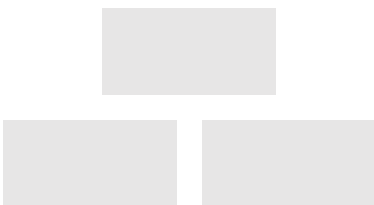
Private Dwellings

Dwelling Type	House/Flat	Storey	Bedrooms	Area (Sqft)	Agreed Sales Value at Q2 2023	Q2 2023 £psf	
Flat	Flat	3	2	753	£290,000.00	£385.13	AGREED
Flat over Garage (FOG)	Flat	3	2	753	£300,000.00	£398.41	AGREED
Semi-Detached	House	2	2	590	£340,000.00	£576.27	AGREED
Terraced	House	2	3	737	£360,000.00	£488.47	AGREED
Semi-Detached	House	2	3	958	£400,000.00	£417.54	AGREED
Wide-Front - Semi	House	2	3	947	£400,000.00	£422.39	AGREED
Terraced 2.5 Storey	House	2.5	3	1,068	£395,000.00	£369.85	AGREED
Terraced 3 Storey	House	3	3	1,210	£405,000.00	£334.71	AGREED
Semi-Detached	House	2	4	1,045	£425,000.00	£406.70	AGREED
Detached 2.5 Storey	House	2.5	4	1,235	£475,000.00	£384.62	AGREED

Affordable (pricing based on private sale values)

Dwelling Type	House/Flat	Storey	Bedrooms	Area (Sqft)	Agreed Sales Value at Q2 2023	Q2 2023 £psf	
Flat	Flat	3	1	538	£215,000.00	£399.63	AGREED
Flat over Garage (FOG)	Flat	3	1	538	£225,000.00	£418.22	AGREED
Flat	Flat	3	2	753	£290,000.00	£385.13	AGREED
Terraced	House	2	2	755	£345,000.00	£456.95	AGREED
Terraced	House	2	2	856	£355,000.00	£414.72	AGREED
Semi-Detached	House	2	2	856	£365,000.00	£426.40	AGREED
Terraced	House	2	3	1,000	£415,000.00	£415.00	AGREED
Semi-Detached	House	2	3	1,000	£425,000.00	£425.00	AGREED
Detached	House	2	4	1,546	£600,000.00	£388.10	AGREED
Bungalow	Bungalow	1	3	1,114	£475,000.00	£426.39	AGREED
Bungalow	Bungalow	1	3	1,368	£525,000.00	£383.77	AGREED

Annex 4: Agreed Cost Plan



MGAC

Feasibility Cost Estimate No.3 Rev 0

**NW Bicester Masterplan
530 Unit Scheme**

Cherwell District Council

April 2023
BM29302

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2	Construction Cost Summary
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Appendices

A.	Basis of Estimate
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Control Issue Sheet

Ver	Rev	Issue Date	Status	Prepared By	Checked By	Authorised By
1.0	-	22/02/2022	Feasibility Cost Estimate	Ian Tarbet	Stuart Cox	Christopher Barker
2.0	-	22/07/2022	Feasibility Cost Estimate	Ian Tarbet	Stuart Cox	Christopher Barker
2.0	1	31/10/2022	Feasibility Cost Estimate	Ian Tarbet	Stuart Cox	Christopher Barker
3.0	-	21/04/2023	Feasibility Cost Estimate	Ian Tarbet	Stuart Cox	Christopher Barker

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1. Executive Summary

Overview

Our estimate for the construction costs of the NW Bicester Masterplan Development totals £122,042,000.00 which is reflective of a £2,768.65 rate/m2 as summarised in Section 2.

Costs are based on a GIFA of 44,080m2. Costs are current day fixed price at Q2 2023 pricing levels. The costs include design and construction contingency of 10% but excludes inflation beyond Q2 2023, professional fees, VAT and other items listed in section 4.

2. Construction Cost Summary

Construction Cost (£):	122,042,000	Cost per m ² (£):	2,768.65		
Gross Internal Floor Area:	44,080 m ²	Cost per ft ² (£):	257.21		
	474,478 ft ²				
		Total (£)	£ / m2	£ / sq.ft	%
INFRASTRUCTURE					
Environmental & Ecological Works	765,000	17.35	1.61	0.63%	
Demolition, Site Clearance & Land Formation	1,221,000	27.70	2.57	1.00%	
Onsite Roads	8,261,000	187.41	17.41	6.77%	
Offsite Infrastructure	133,000	3.02	0.28	0.11%	
Utilities - Diversions	-	-	-	0.00%	
Utilities- Reinforcements	1,610,000	36.52	3.39	1.32%	
Utilities - Onsite Distribution	2,714,000	61.57	5.72	2.22%	
Surface Water Drainage	1,311,000	29.74	2.76	1.07%	
Foul Water Drainage	1,182,000	26.81	2.49	0.97%	
Public Realm	2,718,000	61.66	5.73	2.23%	
CONSTRUCTION - HOUSES & APARTMENTS					
Private & Affordable Housing	88,709,000	2,012.45	186.96	72.69%	
Car Parking and Garages	2,324,000	52.72	4.90	1.90%	
Sub Total - Building / Facilitating Works	110,948,000	2,516.97	233.83	91%	
TOTAL RISK / CONTINGENCY ALLOWANCE					
Project Contingency	5.00	5,547,000	125.84	11.69	4.55%
Design Contingency	5.00	5,547,000	125.84	11.69	4.55%
Sub Total	122,042,000	2,768.65	257.21	100%	
TOTAL INFLATION ALLOWANCE					
Included	-	-	-	-	0.00%
Construction Cost (Exc VAT)	122,042,000	2,768.65	257.21	100%	

Note: For reconciliation purposes with the Gardiner & Theobald Cost Plan 'TZC - Cost Update 1Q 2023' dated 22nd February 2023, the above figure has been re-based to Q1 2023 in the total sum of £121,083,000.00

The above costs are exclusive of project/design team fees, other development project costs, risk, inflation and VAT.

3. Area Schedule

Dwelling Type	No	GIA (m2)	GIA (sq.ft)
2 Bed Flat - Private	24	2,100	22,604
2 Bed Flat over Garage - Private	11	962	10,360
2 Bed House; Semi Detached - Private	93	5,096	54,857
3 Bed House; Terrace - Private	103	8,933	96,155
3 Bed House; Semi Detached - Private	46	4,058	43,680
4 Bed House; Semi Detached - Private	79	7,710	82,994
4 Bed House; Detached - Private	11	1,262	13,581
1 Bed Flat - Affordable	26	1,625	17,491
1 Bed Flat over Garage - Affordable	5	313	3,364
2 Bed Flat - Affordable	15	1,313	14,128
2 Bed House; Terrace - Affordable	38	2,939	31,638
2 Bed House; Semi Detached - Affordable	18	1,433	15,423
3 Bed House; Terrace - Affordable	25	2,325	25,026
3 Bed House; Semi Detached - Affordable	22	2,046	22,023
4 Bed House; Detached - Affordable	12	1,723	18,548
Bungalow - Affordable	2	242	2,606
TOTAL	530	44,080	474,478

4. Assumptions & Exclusions

Pricing Preamble

The Feasibility Cost Estimate has been prepared from the drawings and information provided by Gardiner & Theobald and referred to in Appendix A.

The Base date of the Feasibility Cost estimate is Q2 2023. No allowance for inflation has been included beyond Q2 2023.

The rates and prices used in this feasibility cost estimate have been obtained from a number of sources including market testing, historical information and analyses for works of a similar nature both from in house sources and that published by the Building Cost Information Service (BCIS). The 'raw data' has been adjusted to take into consideration changes in base date, regional pricing variations and economies of scale in regard to build quantity.

The purpose of this Feasibility Cost Estimate is to identify the order of cost for the proposed development. The design has been produced to a Masterplan design stage. This Feasibility Cost Estimate has generally been prepared on the basis of the drawn information.

The Feasibility Cost Estimate is based on a single stage design and build form of contract, and assumes the works will be competitively tendered.

A 10% allowance has been included within the estimate for a general contingency. No further allowance has been included for any Employer held risk allowances. MGAC would recommend that a risk register is established to identify that this allowance is sufficient.

Assumptions

The following assumptions have been made in the production of this feasibility cost estimate:

Estimated costs are construction costs using current prices as per the stated base date (Q2 2023). No allowance has been made for inflation beyond Q2 2023.

An allowance of 13.50% has been included for Contractor Preliminaries and Overheads & Profit.

A general contingency of 10% has been included.

The base construction cost is as per benchmarking from projects of a similar size and nature, delivered to meet Minimum National Housing Standards. The True Zero Carbon and Sustainable measures included for within this Feasibility Cost Estimate include 'All electric' space heating and hot water (Air Source Heat Pumps/Storage Heaters), PV panels to roofs, shower waste heat recovery, fabric enhancements to achieve higher levels of air tightness, triple glazing, fruit trees to private gardens, passive venting at 5%, grey and rainwater harvesting, lifts to Apartment blocks.

4. Assumptions & Exclusions

Exclusions

The following exclusions have been made in the production of this Cost Plan:

- Site development costs.
- Land acquisitions costs and fees.
- Planning and Building Regulation fees and charges.
- Legal fees and funding costs.
- Ecology fees and charges over and above what is stated in this feasibility estimate.
- Archaeological fees and charges over and above what is stated in this feasibility estimate.
- Project insurances
- Professional and consultant fees.
- Survey costs.
- Unexploded ordinance survey costs.
- Agency fees.
- Party wall / rights of light costs and claims.
- Discovery of any protected species and any costs arising.
- Section 278 & 106 works and associated fees and charges.
- CIL contributions.
- Adoption fees.
- NHBC fees.
- Removal of any contaminated material, including asbestos.
- Obstructions in the ground.
- Abnormal ground conditions.
- Loose furniture, fittings and equipment
- Public art installations or contributions.
- Phasing of the works and temporary allowances.
- Mock ups, prototypes, offsite benchmarking.
- Costs resulting from Force Majeure events
- Abandonment / diversion of services beyond the boundary of the site
- Changes in cost and/or programme caused by epidemic or pandemic disease.
- Upgrades to existing services infrastructure.
- Works outside the site boundary unless specifically noted.
- Carbon reduction and sustainability measures, unless specifically noted.
- Inflation beyond Q2 2023.
- Statutory changes.
- Changes to current building regulations
- Working outside of normal working hours.
- Zero Carbon Strategy Contribution in the total sum of £655,153.00 (as advised by CDC).
- Value Added Tax

APPENDIX A - Basis of Estimate

A. Basis of Estimate

Information Used

Drawing No. / Document Ref.	Rev.	Drawing / Document title
<u>Barton Wilmore</u>		
31036/A5/EIA Scoping	-	Environmental Impact Assessment Scoping Report
<u>FLAC</u>		
CC40-1025-August 2020	-	Tree Survey - Preliminary Recommendations For Fire Retention
<u>Gardiner & Theobald</u>		
Email dated 13th May 2021 (16:24)		
Email dated 1st July 2021 (14:56)		
<u>Hydrock</u>		
C13603-GEO-TN002	1	Summary of Ground Conditions Following Supplementary Works
<u>LDA design</u>		
-	-	Landscape & Green Infrastructure Report
<u>Mosaic</u>		
1192/001	C	Location Plan
1192/001	E	Location Plan
1192/002	H	Considerations
1192/003A	D	Parameters Plan: Finished Ground Levels
1192/003AB	F	Parameters Plan: Multi Functional Green Space
1192/003C	F	Parameters Plan: Maximum Building Heights & Footprint
1192/003D	E	Parameters Plan: Access & Movement
SK001	C	Illustrative Framework
SK001A	C	SUDS overlay
SK005	-	Illustrative Masterplan - Viability
SK005	-	Illustrative Masterplan (No Labels) - Viability
<u>SSE</u>		
ESN008/1		Quotation for Incoming Mains Electricity
ESN088/001-2021	-	Electricity Supplies Proposals Drawing
<u>Stantec</u>		
49656-210126	2	Technology appraisal for Zero Carbon Homes
49656/2001/001	A	Existing Services Layout
49656/2000	-	Utilities Appraisal Report
Cost Estimate for New Potable Water & Foul Drainage Infrastructure dated 14th May 2021		
Potable Water Efficiency Statement Note No.1 dated April 2021		

A. Basis of Estimate

Drawing No. / Document Ref. Rev. Drawing / Document title

Thames Water

49656/2001/SK001 A Proposed Waste Water Strategy
 Pre Planning Enquiry Letter dated 26th March 2021
 Clean Water Capacity report dated 4th September 2020
 Clean water Capacity Letter dated 4th September 2020
 Charging Arrangements for New Connection Services 1st April 2021 to March 2022
 Charging Arrangements for New Connection Services 1st April 2023 to March 2024

Vectos

VD21527 1 Cut and Fill Assessment Report
 - Flood Risk Assessment - Surface Water Drainage Strategy
 205550-FE-01 P01 Climate Change Flood Map
 205550-PDL-01 P03 Preliminary Surface Water Drainage Layout

Ventive

20-901-1-2.0721 - Installations Overview
 O & M Manual for Windhive Passive Ventilation System
 Windhive Data Sheet

Velocity Transport Planning

4600-1100-T-004 B Proposed Pedestrian Crossing
 4600-1100-T-006 A Proposed Construction Access Plan
 4600-1100-T-007 A Proposed Construction Access

Supplementary Information

Archaeology Cost Allowance Note
 Oxfordshire County Council Bicester ECO Town (App 1) Mitigation drawing
 Cotswold Archaeology email dated 20th April 2021 (12:56)
 Figure 55: Archaeology Zones drawing
 Aspect Ecology email dated 19th April 2021 (10:04)
 B4100 - Signal Crossing Photograph

APPENDIX B - Detailed Elemental Costs

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

Environmental and Ecological Works

Ref.	Description	Quantity	Units	Rate £	Total
	Environmental & Ecological Works				
	<u>Archaeology</u>				
	Evaluation and trial trenching	6	ha	101,800.00	610,800.00
	<u>Ecology</u>				
	Allowance for Woodland Management Plan	1	Item	16,400.00	16,400.00
	Allowance for protective timber post and rail fence to identified woodland area	250	m	55.00	13,750.00
	Allowance for thorny native planting to woodland edge and along woodland pathways	1,000	m	16.00	16,000.00
	Additional ecology mitigation measures	1	Prov	27,400.00	27,400.00
	Allowance for enhancement of existing hedgerows / new planting to site boundaries and within the site	2,500	m	16.00	40,000.00
	New hedgerows	500	m	33.00	16,500.00
	Allowance for protection and maintenance of retained trees located within existing hedgerows	1	Item	8,200.00	8,200.00
	Allowance for sundry further work and surveys	1	Item	16,400.00	16,400.00
	Carried to Summary			£	765,450.00
Environmental Works - 1					

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

Demolition, Site Clearance and Land Formation

Ref.	Description	Quantity	Units	Rate £	Total
	Demolition, Site Clearance and Land Formation				
	<u>Site Clearance</u>				
	Allowance for site clearance		None advised		-
	Extra over for safe removal of asbestos		Excluded		-
	Allowance for remediation of contaminated land		None advised		-
	Allowance for ground gas monitoring		Not required		-
	Removal of topsoil (300mm thick) and disposal to stockpiles, on site	51,454	m2	7.51	386,419.54
	<u>Allowance for earthworks to create a level development platform as per Vectos Report 03.09.21</u>				
	Take from stockpile and redistribute across site to raise levels	30,682	m3	10.36	317,865.52
	Transfer of site won material within Site A	29,710	m3	5.92	175,883.20
	Transfer of site won material from Site B to Site A	9,347	m3	5.92	55,334.24
	Spreading, profiling, compacting and grading remaining subsoil	8,675	m3	10.36	89,873.00
	Allowance for earthworks testing, sampling etc	1	Prov	50,000.00	50,000.00
	<u>Preliminaries, Overheads and Profit</u>				
	Allowance for Preliminaries, Overheads and Profit	13.50	%	1,075,376	145,175.69
	Carried to Summary			£	1,220,551.19

Demolition / Site Clearance / Land Formation - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

Onsite Roads

Ref.	Description	Quantity	Units	Rate £	Total
	Onsite Roads				
	<u>New Access</u>				
	Creation of new bellmouths, junctions; enhanced finishes with raised table / traffic calming measures	4	No	21,900.00	87,600.00
	Preliminaries, Overheads and Profit	13.50	%	87,600.00	11,826.00
	Traffic Management	10.00	%	99,426.00	9,942.60
				Sub-total	109,368.60
	<u>Access Roads</u>				
	6m wide carriageway, 2m wide footpath both sides (including signage, lighting, street furniture, road markings, traffic calming etc)	1,241	m	2,100.00	2,606,100.00
	Extra over allowance for deeper foundations	62	m	-	-
	Extra-over for 3 way junctions to Minor Access Roads (enhanced, raised finishes)	4	No	21,900.00	87,600.00
	Extra over for 3 way junctions to Plot Roads (enhanced, raised finishes)	0	No	-	-
	Allowance for speed bumps /chicanes etc	5	No	10,900.00	54,500.00
	Bus Stops		Excluded		-
	7m wide shared space carriageway (including signage, lighting, road markings, traffic calming etc)	2,205	m	1,400.00	3,087,000.00
	Extra over for enhanced permeable finishes; block paving	2,205	m	154.00	339,570.00
	Extra over allowance for deeper foundations	110	m	-	-
	Hammerheads / turning circles to plot roads	0	No	-	-
	Parking Lay-bys to Plot Roads	44	No	2,430.00	106,920.00
	4m wide shared space carriageway (including signage, lighting, road markings, traffic calming etc)	808	m	960.00	775,680.00
	Extra over for enhanced permeable finishes; block paving	808	m	88.00	71,104.00
	Extra over allowance for deeper foundations	40	m	-	-
	Hammerheads / turning circles to plot roads	0	No	-	-
	Allowance for culverts running below minor access roads	20	m	2,700.00	54,000.00
	Preliminaries, Overheads and Profit	13.50	%	7,182,474.00	969,634.00
	Traffic Management	Excl.	%		
				Sub-total	8,152,108.00
	Carried to Summary			£	8,261,476.60

Onsite Roads - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Offsite Infrastructure

Ref.	Description	Quantity	Units	Rate £	Total
	Offsite Infrastructure				
	<u>S278 Highway Works</u>				
	Signalised crossing to B4100	1	Item	132,800.00	132,800.00
	Carried to Summary			£	132,800.00
Offsite Infrastructure - 1					

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

Utilities - Reinforcements

Ref.	Description	Quantity	Units	Rate £	Total
	Utilities - Reinforcements				
	<u>Electricity: SSE</u>				
	Offsite connection works	1	No	781,050.00	781,050.00
	<u>Gas</u>				
	Not Applicable	1	Item	-	-
	<u>Potable Water: Thames Water</u>				
	New connections; road connection (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Page 9)	2	No	15,740.00	31,480.00
	New connections; Infrastructure Charges (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Table 11.5)	530	No	660.00	349,800.00
	Infrastructure discount	530	No	-	-
	<u>Foul Water: Thames Water</u>				
	Allowance for connection to existing sewer network (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Table 7.7.1)	3	No	18,210.00	54,630.00
	New connections; infrastructure charge (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Table 11.5)	530	No	380.00	201,400.00
	Infrastructure discount	530	No	-	-
	<u>Telecom: BT</u>				
	By Statutory Provider	1	Item	-	-
	Preliminaries, Overheads and Profit	13.50	%	1,418,360.00	191,478.60
	Carried to Summary			£	1,609,838.60

Utilities - Reinforcements - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

Utilities - Onsite Distribution

Ref.	Description	Quantity	Units	Rate £	Total
	Utilities - Onsite Distribution				
	<u>Electricity</u>				
	Onsite distribution; HV & LV feed	3,446	m	116.00	399,736.00
	Final connection cost	1	Item	13,900.00	13,900.00
	Onsite distribution (contestable cost)	530	No	1,090.00	577,700.00
	Allowance for substations		Included		-
	Allowance for concrete base and enclosure to above	1	Prov	100,000.00	100,000.00
	HV feed to access roads (trenching only)	1,241	m	33.00	40,953.00
	LV feed to plot roads (trenching only)	2,205	m	33.00	72,765.00
	Meter cabinets and 'hockey stick'		Included		-
	Smart 7kW car charger; to Houses	449	No	550.00	246,950.00
	Smart 7kW car charger; to Flats	81	No	1,370.00	110,970.00
	Smart 7kW charger; to Visitor parking and car club spaces	64	No	1,370.00	87,680.00
	<u>Water: New Mains</u>				
	150/180mm mains water - pipelaying charge (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Page 9)	4,093	m	100.00	409,300.00
	Allowance for multi trenching and backfill (Water & Telecoms)	0	m		-
	Allowance for trench including 1 No duct (water only)	4,093	m	54.00	221,022.00
	<u>Water: Service Connections</u>				
	Single 25mm; from water main to House (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Page 9)	449	No	410.00	184,090.00
	Trenching; excavation and backfilling	449	m	54.00	24,246.00
	2 port (maisonettes)	14	No	500.00	7,000.00
	6 port (1 capped) (flats)	3	No	1,350.00	4,050.00
	6 port (flats)	4	No	1,720.00	6,880.00
	Internal meters to flats and maisonettes	65	No	120.00	7,800.00
	Pipe laying charge	467	m	33.00	15,411.00
	Trenching; excavation and backfilling	467	m	54.00	25,218.00
	Pipe laying charge (50-63mm for port manifolds)	7	No	55.00	385.00
	Pro Rata adjustment for 530 units (current layout based on 474 units)	11.81%		-	-
	Carried Forward			£	2,556,056.00

Utilities - Onsite Distribution - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

Utilities - Onsite Distribution

Ref.	Description	Quantity	Units	Rate £	Total
	Brought Forward			£	2,556,056.00
	Utilities Onsite Distribution (Continued)				
	<u>Telecomms</u>				
	Allowance for trench including 2 No ducts to access roads	1,241	m	35.00	43,435.00
	Allowance for trench including 2 No ducts to plot roads	2,205	m	35.00	77,175.00
	BT joint chambers; assumed 75m centres	47	No	800.00	37,600.00
	Carried to Summary			£	2,714,266.00

Utilities - Onsite Distribution - 2

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

Surface Water Drainage

Ref.	Description	Quantity	Units	Rate £	Total
	Surface Water Drainage				
	<u>Indicative Allowances</u>				
	Clearance and maintenance of existing water courses	1	item	27,400.00	27,400.00
	<u>SUDS / Attenuation</u>				
	Creation of detention ponds; 7,200m2	6,300	m3	11.00	69,300.00
	Creation of swales; totalling 1015m in length	888	m3	11.00	9,768.00
	Landscaping to basins and swales; graded, compacted, gravel layer and laid to seed	10,710	m2	8.00	85,680.00
	Allowance for outfalls and piping to basins	9	No	5,020.00	45,180.00
	Extra over allowance for permeable paving to car parking areas	Included Elsewhere			-
	Piped collection from basins to local watercourses	3	No	5,470.00	16,410.00
	Allowance for petrol interceptors / treatment plants upstream from primary basin	3	No	2,740.00	8,220.00
	Piped collection along Access Roads; 450mm diameter, 3.00m deep	1,241	m	259.00	321,419.00
	Piped collection along Plot Roads, 225mm diameter, 2.00m deep	2,205	m	145.00	319,725.00
	Manholes and inspection chambers; 1200mm diameter, 2.00m deep	28	No	2,440.00	68,320.00
	Manholes and inspection chambers; 1500mm diameter, 3.00m deep	50	No	4,170.00	208,500.00
	Preliminaries, Overheads and Profit	13.50	%	971,422.00	131,141.97
	Carried to Summary			£	1,311,063.97
Surface Water Drainage - 1					

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

Foul Water Drainage

Ref.	Description	Quantity	Units	Rate £	Total
	Foul Water Drainage				
	<u>Lateral Drains</u>				
	Pipe laying charge; from property to sewer, average 150mm diameter, 1.50m deep	2,764	m	132.00	364,848.00
	Trenching by developer; excavation and backfill	2,764	m	Incl.	-
	<u>Pipe Laying Charge</u>				
	150mm diameter pipe, 1.50m deep - to access roads	1,564	m	132.00	206,448.00
	Allowance for Inspection Chambers every 70m; 1350mm diameter, 1.50m deep	36	No	2,290.00	82,440.00
	150mm diameter pipe - plot roads, 1.50m deep	2,205	m	132.00	291,060.00
	Allowance for Inspection Chambers every 70m; 1200mm diameter, 1.50m deep	50	No	1,940.00	97,000.00
	Trenching by Developer; excavation and backfill	3,446	m	Incl.	-
	Pro Rata adjustment for 530 units (current layout based on 474 units)	11.81%		-	-
	Preliminaries, Overheads and Profit	13.50	%	1,041,796.00	140,642.46
	Carried to Summary			£	1,182,438.46
Foul Water Drainage - 1					

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

Public Realm

Ref.	Description	Quantity	Units	Rate £	Total
	Public Realm				
	<u>Hard Landscaping</u>				
	Pathways to public realm areas within woodland to wet drainage basin, to play area, site boundary circular leisure trail and other areas - Assumed self binding gravel, 1.5m wide	3,750	m2	59.00	221,250.00
	Chipped bark pathways to woodland	750	m2	38.00	28,500.00
	Timber edgings to above	6,000	m	9.00	54,000.00
	Allowance for timber benching and bins, wayfinding and interpretation boards etc	1	Prov	36,200.00	36,200.00
	Extra over for boardwalks	1	Prov	109,500.00	109,500.00
	Surface finishes to areas of play - wet pour rubber surfacing (50%), sand, chipped bark, turf with matting	6,696	m2	71.00	475,416.00
	<u>Soft Landscaping</u>				
	Redistribute topsoil from stock piles and laid to seed; 500mm depth	87,393	m2	10.36	905,391.48
	Extra over for woodland edge planting	9,000	m2	5.50	49,500.00
	Allowance for basic landscaping to dry drainage basin		Included Elsewhere		-
	Extra over allowance for wetland planting to wet basin	850	m2	33.00	28,050.00
	<u>Trees</u>				
	15-20cm girth; to plot roads and gardens	300	No	340.00	102,000.00
	Semi mature; 20cm+ girth to minor access roads	1	Prov	88,400.00	88,400.00
	<u>Other Features</u>				
	Jetty to wet drainage basin	1	Prov	8,200.00	8,200.00
	Children's Play Areas:				
	LAP (4No)	1	Prov	21,900.00	21,900.00
	LEA (3No)	1	Prov	82,100.00	82,100.00
	NEA (1No)	1	Prov	27,400.00	27,400.00
	Linear Play feature (6NO)	1	Prov	32,800.00	32,800.00
	Allowance for allotment / Community Gardens (8No)	1	Prov	65,700.00	65,700.00
	Benching and bins to public realm areas	1	Prov	10,900.00	10,900.00
	Allowance for cycle stands (265No)	265	No	180.00	47,700.00
	Preliminaries, Overheads and Profit	13.50	%	2,394,907	323,312.51
	Carried to Summary			£	2,718,219.99

Public Realm - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

Houses and Apartments

Ref.	Description	Quantity	Units	Rate £	Total
	Houses and Apartments				
	<u>Private Housing</u>				
	2 bed flat	22,604	sq.ft	162.00	3,661,848.00
	2 bed flat over garage	10,360	sq.ft	162.00	1,678,320.00
	2 bed house, semi detached	54,857	sq.ft	145.00	7,954,265.00
	3 bed house, terraced	96,155	sq.ft	145.00	13,942,475.00
	3 bed house, semi detached	43,680	sq.ft	145.00	6,333,600.00
	4 bed house, semi detached	82,994	sq.ft	145.00	12,034,130.00
	4 bed house, detached	13,581	sq.ft	145.00	1,969,245.00
	<u>Affordable: Social & Shared Ownership</u>				
	1 bed flat	17,491	sq.ft	162.00	2,833,542.00
	1 bed flat over garage	3,364	sq.ft	162.00	544,968.00
	2 bed flat	14,128	sq.ft	162.00	2,288,736.00
	2 bed house, terraced	31,638	sq.ft	145.00	4,587,510.00
	2 bed house, semi detached	15,423	sq.ft	145.00	2,236,335.00
	3 bed house, terraced	25,026	sq.ft	145.00	3,628,770.00
	3 bed house, semi detached	22,023	sq.ft	145.00	3,193,335.00
	4 bed house, detached	18,548	sq.ft	145.00	2,689,460.00
	Bungalow	2,606	sq.ft	162.00	422,172.00
	Extra Over For Enhanced Foundations to Houses	1	Item	-	-
	Extra Over For Enhanced Foundations to Flats	1	Item	-	-
	Extra Over For Permeable finishes to Houses	1	Item	580,961.00	580,961.00
	Extra Over For Permeable finishes to Flats	1	Item	-	-
	Extra Over For Future Homes Standard to Houses	1	Item	9,805,060.00	9,805,060.00
	Extra Over For Future Homes Standard to Flats	1	Item	1,001,342.00	1,001,342.00
	Extra Over For Rain/Grey Water Harvesting to Houses	1	Item	5,661,919.00	5,661,919.00
	Extra Over For Rain/Grey Water Harvesting to Flats	1	Item	805,056.00	805,056.00
	Extra over for enhanced foundations to FOG	1	Item	159,023.00	159,023.00
	Extra over for Lifts to Apartments (Lifetime Homes)	1	Item	298,169.00	298,169.00
	Allowance for fruit tree variety to each private garden	449	No	291.00	130,659.00
	Allowance for passive venting to 5% of dwellings	27	No	9,940.00	268,380.00
	Carried to Summary			£	88,709,280.00

Houses and Apartments - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

Car Parking

Ref.	Description	Quantity	Units	Rate £	Total
	Car Parking and Garages				
	<u>Garages</u>				
	Allowance for garages to 4 bed houses	102	No	12,100.00	1,234,200.00
	Allowance for car ports to 2 bed houses	0	No	6,050.00	-
	<u>Allocated Parking</u>				
	Hardstanding for 'Modern Farmstead' locations - Permeable Paving	1,474	m2	187.00	275,638.00
	Surface parking to flats			Included above	-
	On Plot parking to houses			Included in On Plot £/sq.ft	-
	<u>Unallocated Parking</u>				
	Visitor parking for houses and flats (based upon 257 nr spaces / 17.00m2 per space) - Permeable Paving	4,352	m2	187.00	813,824.00
	Carried to Summary			£	2,323,662.00
Car Parking - 1					

APPENDIX C - House Build Abnormal Costs

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

House Build Abnormal Costs

Ref.	Description	Quantity	Units	Rate £	Total
	Permeable Finishes to Houses				
	Permeable pavings to private driveway (449 No.)	8,980	m2	157.00	1,409,860.00
	Deduct for standard pavings	8,980	m2	-100.00	-898,000.00
	Preliminaries, Overheads and Profit	13.50	%		69,101.00
	Total Permeable Finishes to Houses				580,961.00
	Future Homes 2025 Standards' to Houses				
	Space heating (ASHP) to Semi Detached Properties	424	No	6,244.00	2,647,456.00
	Space heating (ASHP) to Detached Properties	25	No	6,361.00	159,025.00
	Shower waste heat recovery	449	No	1,313.52	589,770.00
	PV array	449	No	3,466.60	1,556,503.00
	Envelope and Ventilation Enhancements	449	No	8,209.50	3,686,066.00
	Preliminaries, Overheads and Profit	13.50	%		1,166,240.00
	Total 'Future Homes 2025 Standards' to Houses				9,805,060.00
	Future Homes 2025 Standards' to Flats				
	Shower waste heat recovery - 1 bed flats	31	No	600.00	18,600.00
	Shower waste heat recovery - 2 bed flats	50	No	1,313.52	65,676.00
	PV array	81	No	1,641.90	132,994.00
	Envelope and Ventilation Enhancements	81	No	8,209.50	664,970.00
	Preliminaries, Overheads and Profit	13.50	%		119,102.00
	Total 'Future Homes 2025 Standards' to Flats				1,001,342.00
	Rain/Grey Water Harvesting to Houses				
	Rainwater harvesting system	449	No	4,378.40	1,965,902.00
	Extra over for water butt	449	No	164.19	73,721.00
	Greywater harvesting system	449	No	6,567.60	2,948,852.00
	Preliminaries, Overheads and Profit	13.50	%		673,444.00
	Total Rain/Grey Water Harvesting to Houses				5,661,919.00

House Build Abnormal Costs - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**

MGAC

House Build Abnormal Costs

Ref.	Description	Quantity	Units	Rate £	Total
	Rain/Grey Water Harvesting to Flats				
	Rainwater harvesting system	81	No	2,189.20	177,325.00
	Extra over for water butt	0	No	164.19	-
	Greywater harvesting system	81	No	6,567.60	531,975.00
	Preliminaries, Overheads and Profit	13.50	%		95,756.00
	Total Rain/Grey Water Harvesting to Flats				805,056.00
	Enhanced Foundations to Flat Over Garage (FOG)				
	Extra over garage foundation for FOG foundation	16	No	8,756.80	140,109.00
	Preliminaries, Overheads and Profit	13.50	%		18,914.00
	Total Enhanced Foundations to Flat Over Garage (FOG)				159,023.00
	Lifts to Apartments				
	Passenger Lifts; 2No. Stops	8	No	32,838.00	262,704.00
	Preliminaries, Overheads and Profit	13.50	%		35,465.00
	Total Lifts to Apartments				298,169.00
	Fruit Trees to Private Gardens				
	Fruit tree	449	No	256.39	115,119.00
	Preliminaries, Overheads and Profit	13.50	%		15,540.00
	Total Fruit Trees to Private Gardens				130,659.00
	Passive Ventilation				
	Allow for passive ventilation to 5% of dwellings	27	No	8,758.00	236,466.00
	Preliminaries, Overheads and Profit	13.50	%		31,914.00
	Total Passive Ventilation				268,380.00

House Build Abnormal Costs - 2

MGAC

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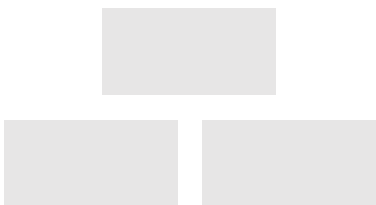
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Accommodation Schedule

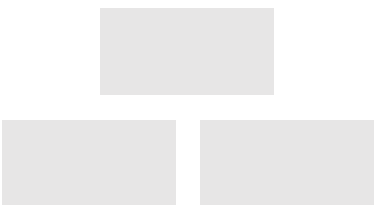


Accommodation Schedule

Tenure	House Type	No. Beds	1,200 Unit Scheme		500 Unit Scheme		1,700 Unit Scheme		
			No. Unit	SQFT	No. Unit	SQFT	No. Unit	SQFT	Total SQFT
Private Tenure	Flat B	1	42	540		540	42	540	22,680
	Flat C	1	54	540		540	54	540	29,160
	Flat A	1	69	540	12	540	81	540	43,740
	Flat A	2	138	760	9	760	147	760	111,720
	Aspen	2	25	797	17	797	42	797	33,474
	Bayberry	2	22	863	39	863	61	863	52,643
	Blackthorn	3	62	952	20	952	82	952	78,064
	Cheshnut	3	47	1,001	10	1,001	57	1,001	57,057
	Everyglade	3	24	1,085	31	1,085	55	1,085	59,675
	Fir	3	48	1,089	33	1,089	81	1,089	88,209
	Fourleaf	3	5	1,119	10	1,119	15	1,119	16,785
	Foxglove	3*	88	1,132	33	1,132	121	1,132	136,972
	Lancewood	3*	42	1,296	19	1,296	61	1,296	79,056
	Laurel	4	15	1,357	13	1,357	28	1,357	37,996
	Hazel	4	3	1,178		1,178	3	1,178	3,534
	Mulberry	4	24	1,444	11	1,444	35	1,444	50,540
	Pine	4	25	1,547	17	1,547	42	1,547	64,974
	Poplar	4	12	1,553	9	1,553	21	1,553	32,613
	Rowan	4	32	1,622	8	1,622	40	1,622	64,880
	Sycamore	4	6	1,669	5	1,669	11	1,669	18,359
	Tulipwood	4	11	1,684	14	1,684	25	1,684	42,100
	Twinberry	4	30	1,696	17	1,696	47	1,696	79,712
	Walnut	4	16	1,764	8	1,764	24	1,764	42,336
White Beam	5		1,957	13	1,957	13	1,957	25,441	
Sub-Total			840		348		1,188		1,271,720
Affordable Rent (70%)	Flat A	1		540	24	540	24	540	12,960
	1B2P Maisonette GF	1	31	657		657	31	657	20,367
	1B2P Maisonette FF	1	31	746		746	31	746	23,126
	Flat A	2		760	36	760	36	760	27,360
	2B4P Maisonette GF	2	13	753		753	13	753	9,789
	2B4P Maisonette FF	2	13	753		753	13	753	9,789
	Bungalow 2B4P	2	3	753		753	3	753	2,259
	Bellflower	2	86	864	17	864	103	864	88,992
	Bungalow	3		1,001	3	1,001	3	1,001	3,003
	Bungalow 3B5P	3	1	925		925	1	925	925
	Daisy	3	5	1,016	3	1,016	8	1,016	8,128
	Clover	3	56	1,016	15	1,016	71	1,016	72,136
	Heather	4	13	1,267	4	1,267	17	1,267	21,539
Sub-Total			252		102		354		300,373
Intermediate (30%)	Flat A	1		540	6	540	6	540	3,240
	1B2P House (Acacia?)	1	10	641		641	10	641	6,410
	Flat A	2		760	3	760	3	760	2,280
	2B3P Maisonette GF	2	5	657		657	5	657	3,285
	2B3P Maisonette GF	2	5	746		746	5	746	3,730
	Bungalow 2B4P	2	2	753		753	2	753	1,506
	Bungalow	2		850	1	850	1	850	850
	Bellflower	2	55	850	20	850	75	850	63,750
	Daisy	3	4	1,001	5	1,001	9	1,001	9,009
	Clover	3	23	1,016	13	1,016	36	1,016	36,576
	Heather	4	4	1,250		1,250	4	1,250	5,000
Gardenia	4		1,148	2	1,148	2	1,148	2,296	
Sub-Total			108		50		158		137,932
Total			1,200		500		1,700		1,710,025

Tenure	No. Units	NIA	GIA	NIA/GIA
Private	1,188	1,271,720	1,313,180	96.84%
Affordable Rent	354	300,373	321,051	93.56%
Intermediate	158	137,932	140,439	98.21%
Total	1,700	1,710,025	1,774,670	96.36%

Comparable Evidence



PRIVATE RESIDENTIAL COMPARABLES
HIMELY VILLAGE, NORTH WEST BICESTER

NEW BUILD MARKET EVIDENCE

Elmsbrook by Fabrica & Crest Nicholson (known also as the Exemplar Scheme)



Elmsbrook is the first phase of the NW Bicester allocation that has been built out and sold. It is probably the most important comparable as it is the only scheme to be delivered in accordance with Bicester Policy 1. It is being built out with Crest Nicholson and Fabrica. The scheme comprises of 2, 3, 4 and 5-bed houses and is located directly north of the Firethorn scheme.

Crest Nicholson have recently sold out their units within the scheme.

The sales agent confirmed the sales data of some their final and most recent transactions:

- A 3-bed terraced house with 1-bathroom, solar panels, garden and allocated parking for £375,000 (£375psf) in April 2024.
- A 3-bed terraced house with 2 bathrooms, solar panels, garden and allocated parking for £400,000 (£396psf) in May 2024.

There are also several second-hand units within the scheme on the market with local agents:

- Elmsbrook (Chancellors) – a 3-bed terraced house with 2 bathrooms, solar panels, allocated parking and a garden is available for £400,000 (£348psf).
- Elmsbrook (Chancellors) – a 3-bed semi-detached house with 2 bathrooms, solar panels, allocated parking and a garden with a shed is available, and was recently reduced in price by £10,000 to £400,000 (£399psf).
- Tayberry Close (IMS0 – a 3-bed end of terrace house with 2 bathrooms, solar panels, a wraparound garden, a garage, additional parking and air

Developer	Fabrica & Crest Nicholson
Agent	Fabrica & Crest Nicholson
Construction Start	2023
Construction End	On-going
Sale Start	2023
Sale End	On-going

conditioning is available for £425,000 (£421psf).

- Haricot Vale Road (Connells) – a 5-bed detached house with 3 bathrooms, solar panels, an integral garage and a garden is available for £650,000 (£355psf).

Fabrica are due to the launch their final shared ownership homes at the scheme towards the end of August. The agent was unable to indicate any sales values for the future launch.

Hemins Place at Kingsmere by David Wilson Homes



Hemins Place at Kingsmere is a scheme by David Wilson Homes located off Venee Drive, on the eastern edge of the town of Bicester.

The scheme comprises of 2, 3 and 4-bed houses, all designed to a high specification with open plan living, gardens and selected units benefitting from EV chargers and solar panels.

Current availability shows Phase 2 1 unit remaining - a 4-bed detached house available for £647,000 (£414psf).

The developer is offering a package of up to £40,000 upon the reservation of the unit (including a £19,100 Deposit Contribution and up to £20,000 luxury internal upgrades). The house is ready for occupation in July 2024.

The agent was able to confirm a few recent transactions:

- £655,000 (£406psf) – a 4-bed detached house, with a garage, 2 parking spaces on the drive - April 2024
- £642,500 (£417psf) – a 4-bed detached house, with a garage and 2 further spaces on the drive – March 2024

The agent also confirmed there was a recent second-hand sale they dealt within the development. A 4-bed detached house with a garage, in very good condition, was sold for £625,000 (£423psf) in February 2024

There are also several units currently on the second-hand market with local agents:

- Wishbech Road (Cherry Picked) – a 2-bed semi-detached house with 1 bathroom, a garden is available for £335,000 (£540psf).
- Selby Drive (Cherry Picked) – a 2-bed semi-detached house with 1 bathroom, a garden and off-street parking is available for £360,000 (£584psf).
- Ripon Close (Connells) – a 4-bed detached house with 2 bathrooms, a

Developer	David Wilson Homes
Agent	David Wilson Homes
Construction Start	2020
Construction End	2024
Sale Start	2021
Sale End	On-going

south east facing garden and garage, is available for £525,000 (£445psf).

- Penrose Gardens (Hunters) – a 4-bed detached house with 3 bathrooms, constructed in 2019 with air conditioning and a detached garage, is available for £725,000 (£360 psf).

Kingsmere – Cala Homes



Kingsmere is your scheme comprising of 1, 2-bed apartments and 3 and 4-bed houses. The scheme is located on Middleton Stoney Road, on the eastern edge of the town of Bicester.

Marketing commenced in September 2023 with the scheme recently selling out with the final unit being reserved.

We understand that marketing and sales are nearly completed on the site with one of the last remaining 2-bed flats, with 2 bathrooms priced at £279,950 (£430psf).

The flat benefits from 2 allocated parking spaces and was offered with a £7,000 incentive package of £5,000 deposit contribution and a £2,000 John Lewis voucher.

We have been provided with a few sales transactions from April and May this year:

- A 4-bed detached house with a single garage and parking for 2 cars was sold for £475,000 (£404psf). This was sold below the asking price of £495,000.
- 2no. 4 bed detached houses with single garages and parking for 2 cars where sold for £495,000 (£367psf). These were both sold below the asking price of £520,000.
- A 5-bed detached house with a single garage and parking for 2 cars was sold for £595,000 (£353psf). The original asking price was £620,000.
- A 5-bed detached house with a double garage and parking for 2 cars was sold for £610,000 (£363psf). The original asking price was £635,000.

All the units were sold under the original asking prices with all the units benefitting from a 4% incentive of between £20,000 up to £25,000.

There are also several second-hand units on the market with local agents:

Developer	Cala Homes
Agent	Cala Homes
Construction Start	TBC
Construction End	2023
Sale Start	2023
Sale End	2024

- Epsom Way (Barton Fleming) – a 2-bed coach house with an integral garage is available for £285,000 (£278psf).
- Gratton Road (Barton Fleming) – a 4-bed detached house with 3 bathrooms, a south facing garden, garage, parking for 2 cars and solar panels is available for £600,000 (£356psf).
- Ludlow Road (Taylors) – a 4-bed semi-detached house with 3 bathrooms is available for £475,000 (£421psf). The property was the former show home for the development.

Graven Hill by Graven Hill



Graven Hill is a scheme located to the south eastern edge of the town of Bicester. The scheme comprises of studios, 1, 2-bed apartments and 2, 3, 4 and 5-bed houses.

Current availability shows:

- 3-bed semi-detached houses with parking for 2 cars and a garden are available from £485,000 (£396psf).
- 4-bed detached houses with parking for 2 cars and a garden are available from £565,000 (£351psf).
- 4-bed detached houses with a garden, a garage and additional off-road parking are available for £610,000 (£357psf).
- 5-bed detached houses with a garden, off road parking are available from £655,000 (£352psf).

We were unable to speak to the sales agent to confirm any recent sales transactions.

Share to Buy are also marketing the shared ownership units at the scheme. They recently sold a 3-bed terraced house with 1 bathroom and a garden for £355,000.

Developer	Graven Hill
Agent	Graven Hill
Construction Start	2015
Construction End	On-going
Sale Start	2018
Sale End	On-going

Sanderson Park by Redrow



Sanderson Park is a collection of 3 and 4-bed houses located in the village of Ambrosden, located to the southeast of Bicester.

Each home has been designed with traditional features including porches supported with timber posts, gallow brackets and plinths along with quality kitchen appliances and a Tempo Arch bath.

Current availability shows:

- 3-bed detached houses with a garden, a single garage and parking for 2 cars is available from £487,000 (£422psf).
- 4-bed detached houses with parking for 2 cars, a single garage and a garden are available from £550,000 (£399psf) up to £635,000 (£418psf).
- 4-bed detached houses with a garden, a double garage and additional off-road parking are available for £650,000 (£357psf) up to £790,000 (£385 psf).

The sales agent provided us with several recent transactions at the scheme:

- Ringlet Close – a 3-bed detached house with a single garage and parking for 2 cars was sold for £510,000 (£455psf) in February 2024.
- Peacock Road – a small 3-bed terraced house was sold for £375,000 (£374psf) in January 2024.

Developer	Redrow
Agent	Redrow
Construction Start	2022
Construction End	On-going
Sale Start	2023
Sale End	On-going

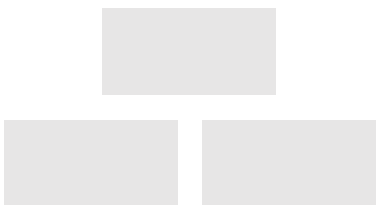
SECOND HAND OF NEW BUILDS NOT OF THE SCHEMES ABOVE

DEVELOPMENT	TYPE	BEDS	BATH.	SQ FT	PRICE	£ PSF	COMMENTS	AGENT
Whitelands Way (Hawkswood)	Detached	2	1	973	£315,000 Reduced 01/05/2024	£323	Built in 2019, integral garage,	Chancellors
32 Catterick Road	Terraced	3	2	914	£365,000 Sold 10/02/2024	£399	Garden, allocated parking	Agent at Barton Fleming
124 Whitelands Way (Alchester Park)	Terraced	3	2	1,227	£390,000 Sold 01/02/2024	£317	Garden, allocated parking	Agent at Barton Fleming
117 Whetherby Road (Bovis Homes at Kingsmere)	End of Terrace	3	2	825	£400,000 Otm 01/06/2024	£484	South east facing garden, off road parking, EV charging	Barton Fleming
Kempton Close (Bovis Homes at Kingsmere)	Semi- detached	3	2	1,282	£400,000 otm	£312	Garden, garage, 2 parking	Quadrant Estate Agents
Ascot Way (Bovis Homes at Kingsmere)	Terraced	3	2	1,147	£400,000 Otm	£348	Garden, Garage	Thomas Merrifield
Haydock Road (Bovis Homes at Kingsmere)	Semi- detached house	3	2	1,118	£415,000 otm	£361	Garage, garden	Purple Bricks
Haydock Road (Bovis Homes at Kingsmere)	Detached	3	2	1,290	£450,000 otm	£392	Garage access, garden	Conells
24 Whitelands Way (Bovis Homes as Kingsmere)	End of Terrace	4	3	1,367	£470,000 Otm	£409	Garage, garden	Quadrant Estate Agents
20 Doncaster Close (Bovis Homes at Kingsmere)	Detached	4	2	1,367	£535,000 Sold 19/01/2024	£466	Garden, garage	Agent at Barton Fleming
16 Catterick Road (Bovis Homes at Kingsmere)	Detached	4	3	1,819	£550,000 Sold 26/11/2023	£302	Garden	Agent at Barton Fleming

DEVELOPMENT	TYPE	BEDS	BATH.	SQ FT	PRICE	£ PSF	COMMENTS	AGENT
Whitelands Way, (Bovis Homes at Kingsmere)	Semi-detached	4	3	1,795	£560,000 otm	£312	Terrace balcony, integral garage, study	Purple Bricks
41 Sandown Road (Bellway Kingsmere)	Detached	4	2	1,513	£590,000 otm	£390	South facing garden, garage	Barton Fleming
43 Redcar Road (Bovis Homes at Kingsmere)	Detached	5	3	1,959	£590,000 Sold 26/01/2023	£301	Garden, Double garage	Agent at Barton Fleming
25 Grafton Road (Alchester Park)	Detached	4	2	2,071	£600,000 Reduced 11/06/2024	£289	Double garage, garden	Chancellors

- Alchester Park was a scheme by Hill Group completed in 2021
- Bellway Kingsmere was a 136-unit scheme completed in 2021
- Bovis Homes at Kingsmere was a scheme by Bovis Homes that completed between 2017-2019
- Hawkswood was a scheme by Linden Homes offering 2, 3, 4 and 5-bed houses completed in 2019

Cost Plan - G&T



HIMLEY VILLAGE, BICESTER
ORDER OF COST ESTIMATE FOR INFRASTRUCTURE AND
CONSTRUCTION COSTS - **DRAFT FOR DISCUSSION**

Cala Homes (Cotswolds)

21/06/2024

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024
Site Area (Ha) : 90
Site Area (Acre) : 222
Units (Dwellings) : 1700

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- 2.0 Infrastructure Summary
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 - 7.3 Build Cost Abnormals, FHS, Sustainability, Rainwater/ Greywater Harvesting
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 - Unit Accommodation Schedules 500 and 1200 unit schemes
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Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024
Site Area (Ha) : 90
Site Area (Acre) : 222
Units (Dwellings) : 1,700

1.0 EXECUTIVE SUMMARY

ORDER OF COST SUMMARY TOTAL SCHEME

Ref	Description	Units	Site Area (Ha)	TOTAL £	£/Ha	£/Acre	£/ Unit
1.00	Himley Village 500 Units	500	27.94				
1.01	Infrastructure			33,999,000	1,216,858	492,456	67,998
1.02	Construction Costs incl. enhancements			103,601,500	3,707,999	1,500,607	207,203
1.03	Parking			459,000	16,428	6,648	918
	Subtotal			138,059,500	4,941,285	1,999,711	276,119
2.00	Himley Village 1200 Units	1200	61.96				
2.01	Infrastructure			48,633,000	784,910	317,649	40,528
2.02	Construction Costs incl. enhancements			227,708,000	3,675,081	1,487,285	189,757
2.03	Parking			2,265,250	36,560	14,796	1,888
	Subtotal			278,606,250	4,496,550	1,819,729	232,172
	Subtotal:	1700	89.9	416,665,750	4,634,769	1,875,665	245,098
3.00	General Contingency (10%)	10%		41,666,575	463,477	187,567	24,510
	Total:			458,332,325	5,098,246	2,063,232	269,607
TOTAL ORDER OF COST ROUNDED				458,300,000	5,100,000	2,100,000	270,000

Total site area incl. non-residential zones, care home and the large open space areas (refer to area schedule to rear of document for overall site measures)

SUMMARY AREA SCHEDULE

Land Parcel	GIA (ft ²) Houses	GIA (ft ²) Flats	GIA (ft ²) TOTAL	No Houses	No Apart	Total Units	GIA per unit (sq ft)
Himley Village 500 Units	485,151	59,160	544,311	410	90	500	1,089
Himley Village 1200 Units	901,312	264,066	1,165,378	799	401	1,200	971
TOTAL:	1,386,463	323,226	1,709,689	1,209	491	1,700	1,006

SUMMARY PARKING SCHEDULE

Land Parcel	Visitor Bays	Communal Flats	On-plot Surface (Houses)	Garage Spaces*	Total
Himley Village 500 Units	91	191	650	133	1198
Himley Village 1200 Units	226	647	1294	324	2815
TOTAL:	317	838	1944	457	4013

Notes

Double garages have been counted as two spaces

This report has been prepared solely for use by the Client and shall not be relied upon by any third party without the express permission of Gardiner & Theobald LLP. G&T accepts no liability arising from reliance on the report other than to the Employer.

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024
Site Area (Ha) : 90
Site Area (Acre) : 222
Units (Dwellings) : 1,700

2.0 INFRASTRUCTURE SUMMARY

INFRASTRUCTURE COSTS - ALL SITES TOTAL SCHEME

Description	TOTAL £	500 Units	1200 Units	£/Ha	£/Acre	£/ Unit
Development Platform	9,753,000	2,885,000	6,868,000	108,487	43,903	5,737
Environmental: Archaeology & Ecology; Ancient Woodland Management Plan apportioned to PB, LN, LS	822,000	275,000	547,000			
Demolition, Site Clearance & Remediation, Land Formation	8,931,000	2,610,000	6,321,000			
Transport / Highways	35,975,000	14,298,000	21,677,000	400,167	161,940	21,162
On-Site Roads / Cycleways / Footways and junctions	34,735,000	13,058,000	21,677,000			
New road access points; included above	1,240,000	1,240,000	0			
Car Parking (Permanent at-grade)	Ref build cost	-	-			
Utilities, Drainage & Energy	32,309,000	15,552,000	16,757,000	359,388	145,438	19,005
Utilities Diversions	1,078,000	1,078,000	0			
Utilities Reinforcements	7,822,000	5,803,000	2,019,000			
Utilities Point of Connection	Incl. above					
Utilities Distribution via On Site Infrastructure Roads	16,578,000	5,528,000	11,050,000			
Surface Water collection and attenuation	3,481,000	1,878,000	1,603,000			
Foul Water (and offsite capital contribution):	3,350,000	1,265,000	2,085,000			
Public Open Space	4,595,000	1,264,000	3,331,000	51,112	20,684	2,703
Squares & Hard Landscaping, Parks & Soft Landscaping	4,595,000	1,264,000	3,331,000			
Other						
	82,632,000	33,999,000	48,633,000	919,155	371,965	48,607
General Contingency (10%)	8,263,200	3,399,900	4,863,300	91,915	37,196	4,861
	90,895,200	37,398,900	53,496,300	1,011,070	409,161	53,468
TOTAL INFRASTRUCTURE COST ROUNDED	90,900,000	37,400,000	53,500,000	1,010,000	410,000	50,000

Notes:

- 1 This infrastructure estimate includes allowances for primary/ secondary infrastructure to building plots and tertiary infrastructure within residential building plots only, up to the point of the connection of the built form.
- 2 Excludes any planning, s106/ CIL contributions and offsite highways improvements/ s278 works.
- 3 The conversion ratio applied for hectares (Ha) to acres is 2.47105
- 4 Refer to the notes, assumptions and exclusions for a full list

HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

3.0 NOTES & ASSUMPTIONS

PROJECT OVERVIEW

- 1 This report provides an order of cost for enabling and infrastructure, offsite highways and plot housing construction works to land known as Himley Village located to the North West of Bicester, Oxfordshire
- 2 This infrastructure estimate includes allowances for primary/ secondary infrastructure to building plots and tertiary infrastructure within residential building plots only, up to the point of the connection of the built form.
- 3 Excludes any planning, s106/ CIL contributions and offsite highways improvements/ s278 works beyond what is stated in the cost estimate. Please refer to the full list of exclusions contained within this document.

PROGRAMME

- 1 It is not yet known how the offsite highways and infrastructure works will be managed, but for the purposes of this estimate, it is assumed that all such works would be let to a housebuilder's own contractor. For clarity, the estimate does not include any allowance for phasing and therefore tender and construction inflation.

INFORMATION USED TO PREPARE THIS ESTIMATE

- 1 This Cost Estimate has been based upon the conceptual Masterplan layout, design information, technical notes and reports produced by a number of consultants issued to G&T during May and June 2024, . Please refer to the document list included within this document.
- 2 We have made a number of assumptions/exclusions which will require to be confirmed.

STATUS OF DESIGN

- 1 RIBA Stage 1

KEY ASSUMPTIONS

- 1 Please refer to the build up for all other key assumptions and allowances.
- 2 Estimated costs are construction costs prepared using current prices as per the stated base date. No allowance for Tender and Construction Inflation have been included.
- 3 An allowance has been included for contractor preliminaries and overheads (and profit where applicable) across all infrastructure and construction works.
- 4 A general risk allowance has been included to reflect the nature of the work and the indicative nature of the design.
- 6 The conversion ratio applied for hectares (Ha) to acres is 2.47.

PROCUREMENT

- 1 The procurement strategy for the works is yet to be determined but is assumed to be under competitive conditions let to a housebuilder's own contractor that is capable of delivering significant infrastructure works
- 2 It is assumed that a housebuilder would undertake onsite infrastructure works directly and therefore an allowance of 13.5% for site preliminaries and overheads has been applied. For works that are offsite, it is assumed this would be undertaken by a framework contractor and therefore an allowance of 20% has been applied for contractor preliminaries, overheads and profit.

Current Market Opinion

- 1 The construction industry finds itself in a very different environment compared to 4 years ago when the Covid-19 pandemic hit in Q1 2020, followed by the Russo-Ukraine war in Q1 2022. The result has left global supply chains disrupted, surge pricing and a steep rise in underlying inflation. Inflation has largely stabilised, but prices remain 'sticky', with elevated build costs being the new normal. Please refer to the latest view on market sentiment and outlook. This has placed pressure on developer appraisals and scheme viability, which is being tested further by the uncertainty around the UK election result on 4th July

HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

3.1 NOTES & ASSUMPTIONS - INFLATION

INFLATION

Construction costs are still high but have since stabilised, reflecting overall inflation trends in the economy. Contractor pricing has become more consistent since 2023, overcoming material cost peaks. However, inflationary pressures persist due to a tight labour market, pressures in certain key trades, and geopolitical factors posing an upside risk on imported materials.

Gardiner & Theobald's forecast TPI report for 2Q 2024 South East has recently been released and is reporting the following:

2024: 2.00%
2025: 2.25%
2026: 2.50%
2027: 2.50%

A full report is included in the appendices.

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

4.0 BASIS OF ESTIMATE

This Cost Estimate has been prepared using the following design information and should be read in conjunction with all sections of this report:

Design Information	Revision	Date
Combined Utilities Report - Standard	NA	14/06/2022
DRAWING STATUS – 893176 - APPENDIX A – Openreach proposal as of 16TH August 2023	NA	16/08/2023
EHV - Diversion Sketch (Option)	NA	NA
EZT956_001_20230613_DESIGNDOCUMENT	NA	23/03/2021
HV - Diversion Sketch (Option)	NA	NA
PROPOSED EHV ROUTE	NA	01/03/2024
SSE Overview (Service Cable)	NA	19/05/2022
SSEN_24_1679043372_594	NA	17/03/2023
50296342_Water - Proposed Off-site Works (Contestable)_Tender_3	3	19/12/2023
STANDARD SUBSTATION ENCLOSURES	B	01/08/2016
SKETCH LAYOUT OVERALL	1	18/03/2024
ELECTRIC DESIGN	A	12/03/2024
ELECTRIC DESIGN	A	12/03/2024
ELECTRIC DESIGN	A	12/03/2024
HV LAYOUT	B	19/04/2024
WATER DESIGN	B	16/04/2024
WATER DESIGN	B	16/04/2024
WATER DESIGN	B	16/04/2024
PHASE 2A ENGINEERING LAYOUT SHEET 1 OF 5	P01	08/03/2024
PHASE 2A ENGINEERING LAYOUT SHEET 2 OF 5	P01	08/03/2024
PHASE 2A ENGINEERING LAYOUT SHEET 3 OF 5	P01	08/03/2024
PHASE 2A ENGINEERING LAYOUT SHEET 4 OF 5	P01	08/03/2024
PHASE 2A ENGINEERING LAYOUT SHEET 5 OF 5	P01	08/03/2024
HIMLEY, BICESTER TOPSOIL RESOURCE SURVEY	Issue 1	05/01/2023
HIMLEY, BICESTER TOPSOIL MANAGEMENT PLAN	Issue 1	25/01/2023
CONSTRAINTS PLAN	1	01/02/2024
PHASE 1B ADOPTABLE HIGHWAY CONSTRUCTION DETAILS SHEET 1	P02	09/02/2024
PHASE 1B ADOPTABLE HIGHWAY CONSTRUCTION DETAILS SHEET 2	P02	09/02/2024
PHASE 1B ADOPTABLE HIGHWAY CONSTRUCTION DETAILS SHEET 3	P02	09/02/2024
PHASE 1B ADOPTABLE HIGHWAY CONSTRUCTION DETAILS SHEET 4	P02	09/02/2024
PHASE 1B ENGINEERING LAYOUT SHEET 1 OF 4	P04	26/03/2024
PHASE 1B ENGINEERING LAYOUT SHEET 2 OF 4	P04	26/03/2024
PHASE 1B ENGINEERING LAYOUT SHEET 3 OF 4	P04	26/03/2024
PHASE 1B ENGINEERING LAYOUT SHEET 4 OF 4	P04	26/03/2024
S278 OFFSITE HIGHWAY WORKS PRIMARY ACCESS JUNCTION GENERAL ARRANGEMENT SHEET 1	P03	17/11/2023
S278 OFFSITE HIGHWAY WORKS SECONDARY ACCESS JUNCTION GENERAL ARRANGEMENT SHEET 2	P03	17/11/2023
S278 OFFSITE HIGHWAY WORKS PEDESTRIAN/CYCLE LINK GENERAL ARRANGEMENT SHEET 3	P03	17/11/2023
HIMLEY VILLAGE, BICESTER Design Code	NA	01/02/2024
SKETCH LAYOUT OVERALL	NA	18/03/2024
PHASE 1B DRAINAGE LAYOUT OVERVIEW	P04	26/03/2024
PHASE 1B INFRASTRUCTURE DRAINAGE LAYOUT SHEET 1 OF 4	P04	26/03/2024
PHASE 1B INFRASTRUCTURE DRAINAGE LAYOUT SHEET 2 OF 4	P04	26/03/2024
PHASE 1B INFRASTRUCTURE DRAINAGE LAYOUT SHEET 3 OF 4	P04	26/03/2024
PHASE 1B INFRASTRUCTURE DRAINAGE LAYOUT SHEET 4 OF 4	P04	26/03/2024
PHASE 1B INFRASTRUCTURE FOUL WATER RISING MAIN ROUTE	P04	28/03/2024
Site Wide Drainage Strategy	P02	23/01/2023

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

4.0 BASIS OF ESTIMATE

Framework Plan	NA	NA
Contamination Desk Study	P01	14/04/2023
Ground Investigation Report	P01	21/07/2023
Himley Village, Bicester S106 Obligation Triggers	NA	NA
PLANNING OBLIGATION BY DEED OF AGREEMENT	NA	30/01/2020
PLANNING OBLIGATION BY DEED OF AGREEMENT - Appendix 7	NA	30/01/2020
Phase 2, 500 Testing Layout	H	17/04/2024
Cost Plan Brief	NA	NA
Accommodation Schedule	NA	NA
1747 - HIMLEY VILLAGE, BICESTER SCHEDULE OF ACCOMMODATION AC01 (A)	NA	NA
SKETCH LAYOUT OVERALL	A	19/04/2024
SKETCH LAYOUT 1 OF 5	A	19/04/2024
SKETCH LAYOUT 2 OF 5	A	19/04/2024
SKETCH LAYOUT 3 OF 5	A	19/04/2024
SKETCH LAYOUT 4 OF 5	A	19/04/2024
SKETCH LAYOUT 5 OF 5	A	19/04/2024
<u>Archaeology/ BNG</u>		
Archaeology - 26491_OA Fee Proposal, Himley Bicester.V4		
Archaeology - Himley Village WSI		
BNG - 15525_R03d_Biodiversity Strategy_180124_RC		
<u>Engineering Details</u>		
27B6E9-1		
27C161-1		
27ED9E-1		
275F02-1		
271661-1		
<u>Access Track</u>		
Track Material and Volume		
<u>Foul Storage</u>		
Attenuation Systems		
W-0756-24 - Cala Homes - Himley Village, Bicester		
Weholite Standard Detail - Water Tank		
<u>S278</u>		
27141-HYD-XX-XX-DR-D-0100-P04_S278 GA Sht1		
27141-HYD-XX-XX-DR-D-0101-P03_S278 GA Sht2		
27141-HYD-XX-XX-DR-D-0102-P03_S278 GA Sht3		
S278 Bond Calculator		
<u>Triconnex</u>		
Off-site elec		
Off-site Electric Options		
Temp POCs		
<u>Water Offsite</u>		
Offsite Water - 50296342 HIMLEY VILLAGE B4030 BICESTER OX26 1RT REV 3 CAD 3 A0 (1)		
Off-site Water-New water mains and bulk supply requote letter Himley Village		

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

5.0 EXCLUSIONS

The following list of inclusions / exclusions has been used to inform the basis of our costs. The items highlighted as 'included' below have been allowed for within our Cost Estimate. No allowances have been costed for those items identified as 'excluded' below. The items noted under the heading 'client' are deemed to have been accounted for by the client elsewhere in their development appraisal.

	List of Inclusions / Exclusions	Excl.	Client
1	Value Added Tax		X
2	Land acquisition costs and fees		X
3	Client finance, legal or marketing costs		X
4	Professional fees (e.g. design, PCSA, PM, surveys and any other 3rd party such as rights of light, party wall awards, over sailing etc)		X
5	Planning and building regulation fees		X
6	Section 106 / 278 Contributions		X
7	Project insurances		X
8	Any rebates or discounted financial agreements from Statutory Authorities or independent utility contractors post-installation.		X
9	Community Infrastructure Levy Contributions or similar		X
10	Benefits arising from any potential Capital Allowances or other government incentives / grants		X
11	A risk allowance has been included due to the indicative nature of the Masterplan design		X
12	Inflation beyond the stated base date	X	
13	Asbestos removal or contaminated land and associated remediation works unless expressly stated	X	
14	Fees, works or costs associated with abnormal ground conditions, other than what is already allowed for	X	
15	Ecology investigations and exploratory or resulting works beyond what is stated in this cost estimate	X	
16	Archaeological investigations and exploratory or resulting works beyond what is stated in this cost estimate	X	
17	Public art installations or contributions	X	
18	Sustainability measures unless expressly stated	X	
19	Statutory changes	X	
20	Currency and exchange rate fluctuations	X	
21	Costs resulting from tariffs or other charges applied by foreign countries following the withdrawal of the UK from the European Union	X	
22	Costs resulting from zero carbon requirements or offset charges	X	
23	Works outside of the site boundary except where specifically stated	X	
24	Phasing of the works and any temporary allowances	X	
25	Mockups, prototypes, off site benchmark and the like	X	
26	Adoption fees to access and plot roads		X
27	Offsite improvements to highways and infrastructure beyond what is included in the cost estimate	X	
28	Any works associated with unexploded ordinances	X	
29	NHBC fees and costs or equivalent		X
30	Independent commissioning management fees		X
31	Refuse compactors	X	
32	Commuted payments for maintenance to off site highway works or other payment		X
33	Working outside normal working hours (i.e. excludes O/T and weekend working), except for night closures to undertake offsite highways improvements as necessary	X	
34	Any upgrade to the infrastructure and new connections beyond what is allowed for in the cost estimate and if the scheme is densified in the future	X	
35	Changes to current building regulations including new regulation 7(2) of the Building Regulations 2010 pertaining to combustible cladding to residential buildings	X	
36	Costs relating from force majeure events	X	
37	Changes in costs and / or programme caused by an epidemic or pandemic disease; advice or guidance issued and / or laws or actions taken by the UK Government or other relevant governmental or regulatory bodies (including the NHS) in the UK (or abroad) in relation thereto	X	
38	[NOT USED]	X	
39	Slope instability surveys		X
40	Any works arising from discovery of chalk pipe solutions	X	
41	Any requirements to achieve Nutrient Nuetrality by way of installations and ongoing maintenance costs/ waste removal/ decommissioning/ recommissioning costs and is deemed captured elsewhere in the Client's appraisal		X

HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024
Site Area (Ha) : 27.94
Site Area (Acre) : 69.04
Units (Dwellings) : 500
GIA (sqft) : 544,311

6.0 SUMMARY - HIMLEY VILLAGE - 500 Units

INFRASTRUCTURE & CONSTRUCTION COSTS - SUMMARY

Description	Nr	Area (ft ²) per unit	Unit	Rate (£/ft ²)	TOTAL £	£/ Unit	£/Ha	£/Acre	
Infrastructure									
Environmental & Ecological Works					275,000	550	9,843	3,983	
Demolition, Site Clearance, Land Formation, Retaining Structures					2,610,000	5,220	93,414	37,804	
New Access					1,240,000	2,480	44,381	17,961	
Onsite Roads					13,058,000	26,116	467,359	189,137	
Offsite Transport / Highways									
Utilities (power, gas, water, telecoms)									
Diversions					1,078,000	2,156	38,583	15,614	
Reinforcements					5,803,000	11,606	207,695	84,053	
Onsite Distribution					5,528,000	11,056	197,853	80,070	
Surface Water					1,878,000	3,756	67,215	27,202	
Foul Water					1,265,000	2,530	45,276	18,323	
Public Open Space					1,264,000	2,528	45,240	18,308	
Temporary Works / Phasing & Sustainability									
						Excl			
					Infrastructure Subtotal:	33,999,000	67,998	1,216,858	492,456
Construction - Houses & Apartments									
<u>Private</u>									
1 bed flat; private	12	540	ft ² GIA	213	1,381,000				
2 bed flat; private	9	760	ft ² GIA	213	1,458,000				
2 bed house, private	56	830	ft ² GIA	179	8,330,000				
3 bed house, private	169	1,129	ft ² GIA	175	33,425,000				
4 bed house, private	89	1,623	ft ² GIA	201	29,012,000				
5 bed house, private	13	1,957	ft ² GIA	201	5,125,000				
Allowance for single garages	61	N/A	nr	8,500	518,500				
Allowance for double garages	36	N/A	nr	12,750	459,000				
Allowance for car ports	0	N/A	nr	5,000	0				
	Total (units):	348			Subtotal:	79,708,500			
<u>Intermediate</u>									
1 bed flat;	6	540	ft ² GIA	213	691,000				
2 bed flat;	3	760	ft ² GIA	213	486,000				
2 bed house;	21	850	ft ² GIA	181	3,231,000				
3 bed house;	18	1,009	ft ² GIA	180	3,268,000				
4 bed house;	2	1,148	ft ² GIA	228	524,000				
Allowance for single garages	0	N/A	nr	8,500	0				
Allowance for car ports	0	N/A	nr	5,000	0				
	Total (units):	50			Subtotal:	8,200,000			

Affordable

1 bed flat;	24	540	ft ² GIA	213	2,763,000
2 bed flat;	36	760	ft ² GIA	213	5,833,000
2 bed house;	17	850	ft ² GIA	176	2,550,000
3 bed house;	21	1,006	ft ² GIA	187	3,951,000
4 bed house;	4	1,250	ft ² GIA	211	1,055,000
Allowance for single garages	0	N/A	nr	8,500	Excl.
Allowance for car ports	0	N/A	nr	5,000	0

Total (units):	102			Subtotal:	16,152,000
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Houses Subtotal 410

Flats Subtotal 90

TOTAL 500

Construction Subtotal: 104,060,500 208,121 3,724,427 1,507,255

Parking: Assumed standard depth base course, sub-base, binder and macadam surface course

Residential parking; houses	650	15	m2	200	Incl build cost
Residential parking; flats (incl. circulation)	100	20	m2	200	Ref Infra
Shared parking (bays)	91	15	m2	200	Ref Infra

841

Parking Subtotal: 0 0 0 0

COMBINED TOTAL: 138,059,500 276,119 4,941,285 1,999,711

Construction Contingency 10% 13,806,000

TOTAL COST ROUNDED

151,900,000

Notes:

- 1 This infrastructure estimate includes allowances for primary/ secondary infrastructure to building plots and tertiary infrastructure within residential building plots only, up to the point of the connection of the built form.
- 2 Excludes any planning, s106/ CIL contributions and offsite highways improvements/ s278 works.
- 3 The conversion ratio applied for hectares (Ha) to acres is 2.47105
- 4 Refer to the notes, assumptions and exclusions for a full list
- 5 Excludes any sustainability measures unless expressly stated
- 6 Excludes any temporary works allowances; assumes land parcels are built out in one continuous phase

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 02-Aug-22
Base Date : 2Q 2022

6.1 500 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Environmental & Ecological Works					
Archaeology					
Archaeological Strip Map and Sample incl. watching brief, monitoring and report preparation to areas identified (2 burial deposits and waterhole) ; <i>as per quote Oxford Archaeology 17.04.24 Ref 26491/04</i>					
Area 1	1	Item	85,468	85,468	86,000
Area 2	1	Item	21,360	21,360	22,000
Area 3	1	Item	46,140	46,140	47,000
Contingency for unknown discoveries during watching brief; additional sampling, excavation, watching brief etc.	25	%	152,968	38,242	39,000
UXO; Low risk; no surveys to date					Excl.
Ecology Environmental habitat measures					
BNG Strategy that responds to 10% uplift target					
Allowance for existing hedgerows to be substantially retained and suitable buffered from the development; not defined, assumed minor	1	Item	20,000	20,000	20,000
Allowance partial removal of existing hedgerows (c. 180m) (As per Biodiversity Strategy BNG-15525)	180	m	20	3,600	4,000
Allowance for provision of hibernacula, bird and bat boxes across the scheme as per the recommendation within the Biodiversity Strategy	1	Item	10,000	10,000	10,000
Badger Sett relocation					Excl. - deemed not required (but within 30m of the development, so licences required)
Sundry further work (limited surveys to date);	1	Item	50,000	50,000	50,000
				<u>274,810</u>	<u>275,000</u>
Demolition, Site Clearance and Land Formation					
Allowance for demolition of 2nr residences North of the B4030 in the area annotated as 'Mixed Use Neighbourhood Centre'. Incl. all out buildings and hardstanding.	1	Item	100,000	100,000	100,000
EO Allowance for safe removal and disposal of asbetos					Excl.
Assumed length for removal of all exisiting fencing generally across fields and dispose offsite, assumed length	1,000	m	15	15,000	15,000
Grubbing up and disposal of the following (assumes up to 300mm thick):					
Hardstanding driveways outside both dwellings					Incl. above
Infill of the above with clean inert material; assumed re-use of existing material onsite, no import necessary; s.t. engineer confirmation					Incl.
Allowance for ground gas monitoring					Excl. - deemed not required for greenfield site
Allowance for topsoil strip					
Strip = 65,340m ³	65,340	m ³	3.5	228,690	229,000
Place = 25,200m ³ (to stockpiles)	25,200	m ³	1.0	25,200	26,000
Balance = 40,140m ³ (Excess for cart away; cannot re-use)	40,140	m ³	20.0	802,800	803,000
Allowance for stringent topsoil treatment during stockpiling process; Tim O'Hare reports	1	Item	50,000	50,000	50,000

Job No. : 42658
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6.1 500 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Allowance for subsoil cut and fill exercise					
Subsoils					
16,110m3 (cut) + 29,300 (arisings) = 45,410m3					
51,164m3 (fill)					
Balance = 5,754m Shortfall					
Cut (and transport to stockpiles)	16,110	m3	5.0	80,550	81,000
Arisings (site won and transport to stockpiles)	29,300	m3	2.5	73,250	74,000
Fill (and transport from stockpiles/ site won material)	51,164	m3	7.5	383,730	384,000
EO allowance for subsoil aeration method post placement					Included
Allowance for additional subsoil (surplus); Assumed available local to site and that site surplus cannot be used.	5,754	m3	23.5	135,219	136,000
Allowance for stringent subsoil treatment during stockpiling process; Tim O'Hare reports	1	Item	75,000	75,000	75,000
Allowance for surface water run off during cut and fill on-site; method TBC but assumes bunding/ temp ditches to perimeter for collection/ attenuation	1	item	75,000	75,000	75,000
Risk allowance for discovery of localised obstructions requiring breakout for strip foundations if clashing with plot layouts.					Excl. - see build costs
Risk allowance held for pockets of mildly contaminated materials (non-haz); 5% for cut/ arisings material (dispose offsite, replenish with inert)	2,271	m3	75	170,288	171,000
Allowance for a couple of short lengths of 450mm retaining walls.	53	lm	250	13,250	14,000
Concrete gravel boards; given level differences limited to being 300mm to form development platform for certain plots. Costs as EO from standard timber gravel boards	437	lm	30	13,110	14,000
Allowance for maintaining the existing track that provides access to the existing farm buildings during construction phase; c. 700m in total (split equal between 500 and 1200 schemes)	350	m	50	17,500	18,000
Cart away of material due to elevated hydrocarbons (c. 3m width, ave. depth 500mm); 'non-haz'	525	m3	75	39,375	40,000
Allowance for suitable sub-base and installing finishes to create permanent cycle route; 3m width assumed, incl. soft landscaping and lighting; incl. in cycle/ path measure		m		0	0
Site Prelims & Overheads	13.5%		2,305,000	311,175	312,000
				2,609,137	2,610,000
Onsite Roads					
New Access:					
S278 Works: Creation of 2nr new junctions to connect the B4030 with the proposed Primary Road and the Strategic Spine Road; ref outline design					Incl. below
Creation of dedicated cycle/ path 4m width between new access junctions on B4030					Incl. below
As per s278 OCC calculator; cost of works Skanska	1	Item	870,085	870,085	871,000
Preliminaries	7.5%		870,085	65,256	66,000
Traffic Management	15%		870,085	130,513	131,000
Contingency - as per Skanska Highways Partnership Contract risk element	20%		870,085	174,017	175,000
OCC inspection fees					Excl.
Adoption Fees					Excl.
				1,239,872	1,240,000

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6.1 500 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Access Roads:					
General specification;					
Carriageway specification (subject to TA) :-					
40mm HRA 30/14 F SURF 40/60 PEN to BS EN 13108-4, min 65 PSV					
60mm AC20 Dense BIN 40/60 recipe to BS EN 13108-1					
200mm AC32 Dense Base 40/60 PEN to BS EN 13108-1					
250mm (based on CBR of 2.5%) Type 1 Sub-base					
420mm 6F2/6F5 Capping to MCHW1 cl.613					
Footway/cycleway specification (subject to TA):-					
20mm AC6 Close Surf 100/150 Pen to BS EN 13108-1					
60mm AC20 Dense BIN 100/150 PEN to BS EN 13108-1					
225mm Type 1 Sub-base					
N-S Strategic spine road;	510	m	2,760	1,407,600	1,408,000
2m wide segregated one way cycle track (both sides)					
2m wide footway (both sides)					
3m & 5m wide verges					
6.5m wide carriageway (bus route)					
Extra over allowance for enhanced specification; raised tables and pavers at regular intervals for traffic calming/ enhanced streetscape; assume 10% of road length	51	m	500	25,500	26,000
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
Section 278 Works; Construction of 1nr junction for primary vehicular, bus, pedestrian and cyclists					Refer Site Acces
Extra Over for 3-way Junctions to other Access Roads	3	Nr	38,000	114,000	114,000
Extra Over for bus stops incl shelter, pole, lay-by, raised kerb, real time information	8	Nr	30,000	240,000	240,000
Spine cross road;	520	m	2,570	1,336,400	1,337,000
3m segregated two way cycle route					
2m wide footway (both sides)					
3m wide verges (both sides)					
6.5m wide carriageway (bus route)					
Extra over allowance for enhanced specification; raised tables and pavers at regular intervals for traffic calming/ enhanced streetscape; assume 10% of road length	52	m	500	26,000	26,000
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
Extra Over for 3-way Junctions to other Primary Roads	1	Nr	25,000	25,000	25,000
Extra Over for bus stops incl shelter, pole, lay-by, raised kerb, real time information	2	Nr	30,000	60,000	60,000

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6.1 500 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Strategic secondary route; 3m segregated two way cycle route 2m wide footway (both sides) 3m wide verges (both sides) 6.5m wide carriageway	470	m	2,570	1,207,900	1,208,000
Extra over allowance for enhanced specification; raised tables and pavers at regular intervals for traffic calming/ enhanced streetscape; assume 10% of road length	47	m	500	23,500	24,000
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
Section 278 Works; Construction of 1nr junction for primary vehicular, bus, pedestrian and cyclists					Refer Site Acces
Extra Over for 3-way Junctions to other Access Roads	1	Nr	25,000	25,000	25,000
Extra Over for bus stops incl shelter, pole, lay-by, raised kerb, real time information	2	Nr	30,000	60,000	60,000
Minor Access Roads (Secondary & Tertiary streets): Assumed 5.5m carriageway, 2m footpath both sides (incl. signage, lighting, street furniture, road markings, traffic calming etc)	1,306	m	1,750	2,285,500	2,286,000
Extra over allowance for enhanced specification; raised tables and pavers at regular intervals for traffic calming/ enhanced streetscape; assume 10% of road length	131	m	500	65,300	66,000
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
Extra Over for 3-way Junctions to Minor Access Roads	12	Nr	27,150	325,800	326,000
Extra Over for 3-way Junction Spurs to Plot Roads					Incl in measure
Bus Stops to Access Roads; both sides, on road, signage, shelter, raised kerb, real time information					Assumed excl. to minor access roads
On-Plot Roads: (Residential & Shared Surfacing/ Mews Streets) Assumed 4.8m carriageway (<u>block paving</u>), 1.5m footpath one side, based on assumed housing type and density (incl. signage, lighting, road markings, traffic calming etc, bins excl.)	1,241	m	1,280	1,588,480	1,589,000
EO for permeable paving to block paved areas; 300mm thick subbase attenuation, membrane/ filter and collection perforated pipe	5,957	m2	25	148,920	149,000
Hammerheads/ turning circles to Plot Roads - <i>Allowance generally</i>	20	nr			Incl Measure
Parking lay-bys to Plot Roads (assumed); 1 per 50m (<i>Allowance for EV charging point incl. elsewhere</i>)	91	Nr	3,800	345,800	346,000
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
On-Plot Roads: (leading to Private Drives) Assumed 4m wide <u>block paving</u> specification	1,342	m	900	1,207,800	1,208,000
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					

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6.1 500 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
EO for permeable paving to block paved areas; 300mm thick subbase attenuation, membrane/ filter and collection perforated pipe	5,368	m2	25	134,200	135,000
Foot / Cycle way links across the site: Foot/ Cycle path: Hard surface finishes (Bitmac); assumed width 3m (incl. lighting, bins and signage)	2,023	m	560	1,132,880	1,133,000
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
Other					
Parking bays to flats/ communal areas; 12.5m2 per vehicle	1,250	m2	200	250,000	250,000
EO for permeable paving to car parking areas, incl. in plot road measure	-	m2	25	0	0
Site Prelims & Overheads	13.5	%	7,569,680	1,021,907	1,022,000
Traffic Management	20	%	8,591,587	Excl.	
Adoption Fees	-	%	8,591,587	Excl.	
				13,057,487	13,058,000
Utilities - Diversions					
EHV; EHV (33Kv) Existing overhead EHV cables to be undergrounded across the 500 scheme site. As per Cala 'Proposed EHV Route' dwg. <i>Trenching, ducting and attendances contestable works by Cala only, cable diversion (undergrounding) by SSE (and incl. in rate)</i>	720	m	255	183,600	184,000
Proposed EHV route diverted underground along the Northern verge of the existing B4030 and through the 500 site. <i>Trenching, ducting and attendances contestable works by Cala only (assume in soft verge), cable pull by SSE (and incl. in rate)</i>	1,050	m	255	267,750	268,000
Disconnections and reconnections associated with above diversions; <i>allowance in respect of civils/ attendances by Cala (disconnect/ reconnect by SSE)</i>	1	item	20,000	20,000	20,000
HV; HV (11Kv) = Existing overhead HV cable run to be removed. As per SSE drawing named 'EZT956_001_20230613_DESIGNDOCUMENT'; <i>(advise to insert Triconnex quotation); c 370m</i>	1	Item	75,000	75,000	75,000
Proposed HV route diverted underground. Assumed ducting and attendances contestable works and cable pull completed by the utilities provider (incl. in rate)	680	m	255	173,400	174,000
Disconnections and reconnections associated with above diversions; <i>allowance in respect of civils/ attendances by Cala (disconnect/ reconnect by SSE)</i>	1	item	-	0	0
Electric Service Cable; Electric service cable (230v) - Existing overhead cables to be removed. These works have already been completed.					Work completed
Openreach; Openreach apparatus (x2 poles) near to the existing bungalow to be removed. These works have already been completed.					No diversion required
Openreach; proposals as per Drawing 893176 along B4030; fit new carriageway frame and cover to manhole x2, levelled as necessary.	2	nr	25,000	50,000	50,000
EO allowance for temporary Traffic Management for discreet piece of v	1	Item	20,000	20,000	20,000

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6.1 500 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Water supply mains; Off-site mains not affected. Connections to existing bungalow (permanently disconnect) and farm house (disconnect, and arrange new connection to new onsite main) affected.					
New connection from onsite main to the farm house (c. 450m). Assume 90mm pipe and trench excavations in the soft	450	m	310	139,500	140,000
Allowance for disconnections, abandoning and connections to onsite main	1	item	20,000	20,000	20,000
Site Prelims & Overheads	13.5	%	949,250	128,149	129,000
Traffic Management	20	%	1,077,399	Excl.	
Adoption Fees	-	%	1,077,399	Excl.	
				<u>1,077,399</u>	<u>1,078,000</u>
Utilities - Reinforcements					
Electricity: EPN					
Proposed HV onsite distribution as per TriConnex drawing 'X932-HV-Layout-01'; <i>Trenching, ducting and attendances contestable works by Cala</i>	1,635	m	140	228,900	229,000
HV routing from POC offsite, along B4030 and then onwards to distribution to onsite sub-stations		m	140		See below
On-site HV cabling (no quote; rate applied)	1,635	nr	115	188,025	189,000
Off-site Points of Connection (PoC) connecting to proposed on-site sub-stations. Substation apparatus, plinth, enclosure and fencing priced in distribution section; <i>as per Triconnex quote</i>					
Interim POC 1	1	Item	38,780	38,780	39,000
Interim POC 2	1	Item	23,162	23,162	24,000
Interim POC 3 & 4 (<i>not quoted for but required as per CB email 20.06.24</i>)	2	nr	30,000	60,000	60,000
Cala civils/ attendances on the above, c. 165m incl. reinstatement of footway/ carriageway to Empire road and Traffic Management	1	Item	150,000	150,000	150,000
Final arrangement; Off-site reinforcement works to be undertaken and completed by 2028 by National Grid.					
Chargeable reinforcement off-site works (new cable lay 5km) between Primary sub-station (NW Bicester Substation) and the development. High risk scope item therefore is carrying its own contingency. <i>As per advice received from Cala 20.06.24, Route B assumed (Triconnex)</i>	1	item	1,437,867	1,437,867	1,438,000
Contingency for above (existing constraints; railways, bridges, other utilities, works in carriageway, directional drilling near railway lines)	20	%	1,437,867	287,573	288,000
Non-contestable works; Reinforcement works between NW Bicester Substation to East Claydon Substation; <i>as per Triconnex quote</i>	1	item	420,949	420,949	421,000
Gas: Cadent <i>No gas supply/distribution included.</i>					
Potable Water Upstream Reinforcement works; confirmed as required but extent, scope and costs unknown New 355mm dia. main is to be laid between the existing main and the proposed new bulk meter; <i>as per TW Quote DS6105962 22.12.2023</i>					
					TBA

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6.1 500 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
355mm Mains Connection in Road x2	2	nr	18,340	36,680	37,000
BMP355A: MAINS BP 300/355MM SURFACE A	2	lm	860	1,720	2,000
BMP355C: MAINS BP 300/355MM SURFACE C	409	lm	1,350	552,150	552,000
New connection infrastructure charge; <i>as per latest TW charging schedule 2024/25</i>	500	Units	885	442,500	443,000
Infrastructure Discount					No longer offered
Traffic management					Incl. in quote
Foul Water					
Allowance for foul waste pumping station to be constructed in the North-East of the 500 unit scheme.	1	nr	175,000	175,000	175,000
<i>Allowance for emergency overflow storage tank for foul water; as per Weholite Detail</i>					
Supply and delivered <i>as per SDS Pipe Systems Ltd quote 08.05.24</i>	1	Item	75,809	75,809	76,000
Excavation and transfer to spoil heaps; 160m3 + 20% to enable installation	192	m3	10.0	1,920	2,000
Compacted granular bed; say 160m2	160	m2	25.0	4,000	4,000
Install of tank	1	Item	25,000	25,000	25,000
Allowance for connection to foul network	1	Item	3,000	3,000	3,000
Forming of reinforced concrete cover slab	160	m2	75	12,000	12,000
Forming brick manhole with access cover	1	Item	5,000	5,000	5,000
Allowance for rising main between between the pumping station NW of 500 unit scheme and Howes Ln. Assumed 450mm dia	1,750	m	350	612,500	613,000
Extra over allowance for breakout and lay in the highway area	1,750	m	50	87,500	88,000
EO allowance for new connection into existing foul chamber (non-contestable by TW)	1	Item	15,000	15,000	15,000
New connection infrastructure charge; <i>as per latest TW charging schedule 2024/25</i>	500	Units	455	227,500	228,000
Allowance for contribution towards upstream reinforcement costs					Excl. - deemed funded by TW
Allowance for Nutrient Neutrality measures such as Biodisc treatment plants and the like					Excl. - deemed not required
Telecoms					
Diversion works captured elsewhere. Any reinforcement works by OFNL					
Site Prelims & Overheads	13.5	%	5,112,535	690,192	691,000
Traffic Management	20	%	5,802,727	Incl in quotes/ works above	
Adoption Fees	-	%	5,802,727	Excl.	
				<u>5,802,727</u>	<u>5,803,000</u>
Utilities - Distribution					
Electricity:					
Onsite distribution; LV feed (HV incl. in reinforcements)	5,389	m	115	619,735	620,000
Onsite distribution (Contestable); costed per plot (incl. substation apparatus)	500	nr	1,350	675,000	675,000
Allowance for substations, plinth, brick enclosure, earthing mat to house 2nr 500 kVA UKPN transformers	4	nr	100,000	400,000	400,000
LV feed to access roads (<u>trenching only</u> - by developer); multi-utility trench costed here	2,806	m	135	378,810	379,000
LV feed to plot roads (<u>trenching only</u> - by developer); multi-utility trench costed here	2,583	m	135	348,705	349,000
Meter cabinets and hockey sticks to each unit	500	Nr		Incl.	Incl.
Allowance for smart EV charger; 1 per house	410	Units	650	266,500	267,000
Allowance for smart EV charger incl. cabling and upstand; 20% of communal spaces	20	Units	1,550	31,000	31,000

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6.1 500 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
EV Charge points to visitor parking spaces; 20% of spaces; incl. LV connections and foundation	18	Nr	1,550	28,210	29,000
Gas:					
<i>No gas supply/distribution included.</i>					
Potable Water:					
NAV Proposed Water Main site distribution as per TriConnex Water Design dwg X932-W-01 revB. LM incl. trenching, pipe supply and lay, sluice valves, washouts and fire hydrants. Assumed contestable works.					
<u>New Water Mains</u>					
125mm dia	96	m	310	29,760	30,000
180mm dia	100	m	335	33,500	34,000
250mm dia	368	m	360	132,480	133,000
315mm dia	186	m	385	71,610	72,000
355mm dia	743	m	410	304,630	305,000
Saving assumed multi-utility trenching for 125/180/250mm pipework	564	m	(95)	(53,580)	(54,000)
Water chambers	10	nr	5,000	50,000	50,000
<u>Service Connections</u>					
Single 25mm; from water main to property (houses) pipework, incl. first metre of pipework from water main, install of boundary box, external stop valve, meter and inspection (3m assumed)	1,230	m	370	455,100	456,000
Trenching by developer; excavation and backfill	1,230	m	135	166,050	167,000
6-port (flats)	90	nr	1,750	157,500	158,000
Pipe laying charge (50-63mm for 6 port manifolds)	90	nr	65	5,850	6,000
Trenching by developer; excavation and backfill (2m assumed)	180	m	135	24,300	25,000
Metered Water main to individual building plots/ final connection	500	Units	520	260,000	260,000
Telecoms:					
New connection to existing infrastructure	1	Item			By OFNL
Laying of fibre optic cabling	5,389	m			By OFNL
Lay free issue ducts (incl. spare ducting to future proof) contained within LV multi-utility trench					
To Access Roads; 6-way	2,806	m	50	140,300	141,000
To Plot roads; 4-way; EO as assumed multi-utility trench (LV, Water, Comms)	2,583	m	50	129,150	130,000
Joint Chambers/ Drawpits, every 75m assumed	72	nr	1,000	71,853	72,000
Allowance for capped connections to the above for non residential plots/ care home (power, water, data with uprated supplies fed off primary distribution routes), housed in temporary enclosures	29	nr	7,500	217,500	218,000
Site Prelims & Overheads	13.5%	%	4,324,228	583,771	584,000
Traffic Management	-	%		Excl.	
Adoption Fees	-	%		Excl.	
				<u>5,527,734</u>	<u>5,528,000</u>
<u>Surface Water</u>					
Indicative Allowances:					
Clearance of existing water courses; scope TBC but includes de-silting, often with access constraints for machinery	1	Item	10,000	10,000	10,000

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6.1 500 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
SUDS / attenuation:					
EO for permeable paving to areas of the road network that are block paved					Refer on-site roads
EO for permeable paving to apartment parking					Refer on-site roads
Creation of SUDs attenuation areas. Assumed 1m avg depth, arisings redistributed on site	5,408	m ³	15.0	81,120	82,000
Basic landscaping to basins; graded, compacted, gravel layer at deepest point and laid to seed	5,408	m ²	9.0	48,672	49,000
Allowance for pre-cast headwalls to basins	6	nr	6,000	36,000	36,000
Allowance for gabion retained walls, walking platform, enhanced planting generally (discussion with Cala): 2 locations assumed	3	nr	50,000	150,000	150,000
Allowance for petrol interceptors/ treatment plants (3nr assumed)	3	nr	25,000	75,000	75,000
PROPOSED ROADSIDE SWALE (MAX. 1:3 SIDE SLOPES) FOR DRAINAGE OF HIGHWAY RUNOFF & CONVEYANCE OF DRAINAGE TO EXISTING SOUTHERN DITCH NETWORK. Assumed perforated pipe, within granular bed					
300mm dia pipe (incl. to B4030)	1,169	m	270	315,630	316,000
225mm dia pipe	102	m	250	25,500	26,000
150mm dia pipe	896	m	230	206,080	207,000
E/o for swale excavation / construction incl. granular bed	2,167	m	50	108,350	109,000
Creation of swale along the Eastern perimeter. Assumed 1m avg depth, 2m width, 120m length, basic landscaping	240	m ³	24	5,760	6,000
General proposed adoptable surface water piped collection;					
600mm dia	122	m	500	61,000	61,000
450mm dia	904	m	320	289,280	290,000
375mm dia	171	m	300	51,300	52,000
300mm dia	316	m	270	85,320	86,000
225mm dia	62	m	250	15,500	16,000
150mm dia	40	m	230	9,200	10,000
Manholes & inspection chambers to Access and Plot roads; varying depths; 1m - 1.5m to plot roads, 2.5m - 3m access roads; every 50m assumed	32	nr	2,500	80,750	81,000
Site Prelims & Overheads	13.5	%	1,654,462	223,352	224,000
Traffic Management	-	%		Excl.	
Adoption Fees	-	%		Excl.	
				<u>1,877,814</u>	<u>1,878,000</u>

Foul Water

As per Hydrock Phase 1B Drainage Layout Overview

Lateral Drains

Pipe laying charge; from property to sewer (per metre and assume one every 3 properties to account for flats and maisonettes) Excl. - Self Lay Assumed

Lateral drain by developer; incl. pipe, bedding, excavation and backfill:

Houses, assume 3m up to property boundary; 150mm dia, n.e. 3.5m, class s bed	1,230	m	210	258,300	259,000
Apartment Blocks, assume 2m up to property boundary, 225mm dia, n.e. 4m, class s bed	180	m	230	41,400	42,000

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 02-Aug-22
Base Date : 2Q 2022

6.1 500 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Estate Road Network					
Piped collection along Access & Plot Roads;					
300mm dia	154	m	250	38,500	39,000
225mm dia	718	m	230	165,140	166,000
150mm dia	702	m	210	147,420	148,000
100mm dia	422	m	200	84,400	85,000
Manholes & inspection chambers to Access and Plot roads; varying depths; 1m - 1.5m to plot roads, 2.5m - 3m access roads; every 50m assumed	40	No	2,500	99,800	100,000
Foul water connections from dwellings to mains system					Incl. in build cost
Site Prelims & Overheads	13.5	%	3,178,197	429,057	430,000
Traffic Management	-	%		Excl.	
Adoption Fees	-	%		Excl.	
				1,264,017	1,265,000
Public Realm					
Hard & Soft Landscaping:					
Soft landscaping; top soil from stock piles and laid to seed; assume 150mm depth	7,398	m3	4.5	33,292	34,000
Seeding for above	49,321	m2	5.0	246,605	247,000
Allowance for maintaining hedges					Refer Ecology section
General planting; assume 15% of soft landscaped areas (incl. wildlife corridors)	7,398	m2	20	147,963	148,000
Trees;					
15-20cm girth; to plot roads/ courtyards; various species	351	Nr	750	263,250	264,000
Semi-mature; 20cm+ girth to access roads; incl. tree pit (<u>assumed root cells not required</u>)	90	Nr	1,300	117,000	117,000
Allowance for protection and maintenance of trees to be retained and incorporated into the scheme					N/A
On plot landscaping: Refer on-plot works					
Vertical and Other Features:					
Low level walls, railings, planters and other vertical features	1	Item		Excl.	
Children's small Playgrounds; signage, equipment, enclosure, rubber matting etc	1	Nr	50,000	50,000	50,000
Allowance Children's large playground; signage, equipment, enclosure, rubber matting etc	1	Nr	150,000	150,000	150,000
Allowance for MUGA	1	Nr		Excl.	
Fitness Trails/ Active Living	2	Nr	15,000	30,000	30,000
Allotment/ Community Gardens; enclosure, signage, waymarking	1	Item		Excl. - Next Phase	
Benching and bins to public realm areas; assumed	1	Item	50,000	50,000	50,000
Wellness area; assumed	1	Item	25,000	25,000	cl. - Next Phase
Site Prelims & Overheads	13.5%	%	1,113,110	150,270	151,000
Traffic Management	-	%		0	
Adoption Fees	-	%		Excl.	
				1,263,379	1,264,000

Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 02-Aug-22
 Base Date : 2Q 2022

6.1 500 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Offsite Highways					
Section 278 works; site access points incl. in road section			Refer Site Access in Road Section	0	0
Other					
TOTAL COST:				£ 33,994,375	34,000,000

HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658
Client: Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date: 02/2024

6.2 HIMLEY 500 UNITS - BUILD COST RESIDENTIAL UNITS SUMMARY TABLE

Houses - Private Sale

Housetype	No Beds	Nr Units	Unit ft ²	GIA m ²	GIA ft ²	£/ft ² GIA	BUILD COST TOTAL £	ABNORMAL/ ENHANCEMENTS COSTS										OVERALL						
								Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Aspen	2	17	797	1,259	13,549	140	1,896,860	7,642	0.6	6,447	0.5	251,905	18.6	68,701	5.1	65,266	4.8	93,892	6.9	493,853	36	2,391,000	176	140,647
Bayberry	2	39	863	3,127	33,657	140	4,711,980	18,983	0.6	16,015	0.5	625,756	18.6	170,661	5.1	162,128	4.8	233,236	6.9	1,226,779	36	5,939,000	176	152,282
Blackthorn	3	20	952	1,769	19,040	140	2,665,600	10,739	0.6	9,060	0.5	353,995	18.6	96,544	5.1	91,717	4.8	131,943	6.9	693,997	36	3,360,000	176	168,000
Chestnut	3	10	1001	930	10,010	140	1,401,400	5,646	0.6	4,763	0.5	186,107	18.6	50,757	5.1	48,219	4.8	69,367	6.9	364,859	36	1,766,000	176	176,600
Everglade	3	31	1085	3,125	33,635	140	4,708,900	18,971	0.6	16,005	0.5	625,347	18.6	170,549	5.1	162,022	4.8	233,084	6.9	1,225,977	36	5,935,000	176	191,452
Fir	3	33	1089	3,339	35,937	140	5,031,180	20,269	0.6	17,100	0.5	668,146	18.6	182,222	5.1	173,111	4.8	249,036	6.9	1,309,884	36	6,341,000	176	192,152
Fourleaf	3	10	1119	1,040	11,190	140	1,566,600	6,311	0.6	5,325	0.5	208,046	18.6	56,740	5.1	53,903	4.8	77,544	6.9	407,869	36	1,974,000	176	197,400
Foxglove	3	33	1132	3,470	37,356	140	5,229,840	21,069	0.6	17,775	0.5	694,528	18.6	189,417	5.1	179,946	4.8	258,870	6.9	1,361,605	36	6,591,000	176	199,727
Lancewood	3	19	1296	2,288	24,624	140	3,447,360	13,888	0.6	11,717	0.5	457,813	18.6	124,858	5.1	118,615	4.8	170,639	6.9	897,531	36	4,345,000	176	228,684
Laurel	3	13	1357	1,639	17,641	140	2,469,740	9,950	0.6	8,394	0.5	327,984	18.6	89,450	5.1	84,978	4.8	122,249	6.9	643,005	36	3,113,000	176	239,462
Mulberry	4	11	1444	1,476	15,884	165	2,620,860	8,959	0.6	7,558	0.5	295,318	18.6	80,541	5.1	76,514	4.8	110,073	6.9	578,963	36	3,200,000	201	290,909
Pine	4	17	1547	2,443	26,299	165	4,339,335	14,833	0.6	12,514	0.5	488,955	18.6	133,351	5.1	126,684	4.8	182,247	6.9	958,584	36	5,298,000	201	311,647
Poplar	4	9	1553	1,298	13,977	165	2,306,205	7,883	0.6	6,651	0.5	259,862	18.6	70,872	5.1	67,328	4.8	96,858	6.9	509,454	36	2,816,000	201	312,889
Rowan	4	8	1622	1,205	12,976	165	2,141,040	7,319	0.6	6,174	0.5	241,252	18.6	65,796	5.1	62,506	4.8	89,921	6.9	472,968	36	2,614,000	201	326,750
Sycamore	4	5	1672	777	8,360	165	1,379,400	4,715	0.6	3,978	0.5	155,430	18.6	42,390	5.1	40,271	4.8	57,933	6.9	304,717	36	1,684,000	201	336,800
Tulipwood	4	14	1684	2,190	23,576	165	3,890,040	13,297	0.6	11,218	0.5	438,329	18.6	119,544	5.1	113,567	4.8	163,377	6.9	859,332	36	4,749,000	201	339,214
Twinberry	4	17	1696	2,679	28,832	165	4,757,280	16,262	0.6	13,719	0.5	536,049	18.6	146,195	5.1	138,885	4.8	199,800	6.9	1,050,910	36	5,808,000	201	341,647
Walnut	4	8	1764	1,311	14,112	165	2,328,480	7,959	0.6	6,715	0.5	262,372	18.6	71,556	5.1	67,978	4.8	97,793	6.9	514,375	36	2,843,000	201	355,375
White beam	5	13	1957	2,364	25,441	165	4,197,765	14,349	0.6	12,106	0.5	473,003	18.6	129,001	5.1	122,551	4.8	176,301	6.9	927,310	36	5,125,000	201	394,231
TOTAL		327		37,727	406,096	150	61,089,865	229,045		193,233		7,550,198		2,059,145		1,956,188		2,814,165		14,801,972	13.47	75,892,000	187	232,086

Apartments - Private Sale

	PER BLOCK						ABNORMAL/ ENHANCEMENTS COSTS										OVERALL							
	No Beds	Nr Units	Unit ft ²	GIA m ²	GIA ft ²	£/ft ² GIA	BUILD COST TOTAL £	Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Flat	1	12	540	602	6,480	170	1,101,600	3,655	0.6	3,083	0.5	118,296	18.3	39,432	6.1	47,318	7.3	68,020	10.5	279,805	43	1,381,000	213	115,083
Flat	2	9	760	635	6,840	170	1,162,800	3,858	0.6	3,255	0.5	124,868	18.3	41,623	6.1	49,947	7.3	71,799	10.5	295,350	43	1,458,000	213	162,000
TOTAL		21		1237	13,320	170	2,264,400	7,512.7		6,338.1		243,164.3		81,054.8		97,265.7		139,819.5		575,155		2,839,000	213	135,190

Cost per unit (blended):

348	419,416	151	63,354,265	236,557	62,040,780	62,040,780	62,040,780	2,053,453	2,953,984	15,377,127	78,731,000	188	226,239
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HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658
Client: Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date: Q2 2024

6.2 HIMLEY 500 UNITS - BUILD COST RESIDENTIAL UNITS SUMMARY TABLE

Houses - Affordable

Housetype	No Beds	Nr Units	Unit ft ²	GIA m ²	GIA ft ²	£/ft ² GIA	BUILD COST TOTAL £	ABNORMAL/ ENHANCEMENTS COSTS													OVERALL			
								Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Bellflower	2	17	850	1,342	14,450	140	2,023,000	8,150	0.6	6,876	0.5	268,657	18.6	73,270	5.1	69,606	4.8	100,136	6.9	526,694	36	2,550,000	176	150,000
Bungalow	3	3	1001	279	3,003	170	510,510	1,694	0.6	1,429	0.5	55,832	18.6	73,270	5.1	14,466	4.8	20,810	6.9	167,501	56	678,000	226	226,000
Clover	3	15	1016	1,416	15,240	140	2,133,600	8,596	0.6	7,252	0.5	283,344	18.6	73,270	5.1	73,412	4.8	105,610	6.9	551,484	36	2,685,000	176	179,000
Daisy	3	3	1001	279	3,003	140	420,420	1,694	0.6	1,429	0.5	55,832	18.6	73,270	5.1	14,466	4.8	20,810	6.9	167,501	56	588,000	196	196,000
Heather	4	4	1250	465	5,000	165	825,000	2,820	0.6	2,379	0.5	92,961	18.6	73,270	5.1	24,085	4.8	34,649	6.9	230,164	46	1,055,000	211	263,750
TOTAL	42			3,781	40,696	145	5,912,530	22,953		19,364		756,626		366,350		196,035		282,015		1,643,344	40.4	7,556,000	186	179,905

Apartments - Affordable

Housetype	No Beds	Nr Units	PER BLOCK				BUILD COST TOTAL £	ABNORMAL/ ENHANCEMENTS COSTS													OVERALL			
			Unit ft ²	GIA m ²	GIA ft ²	£/ft ² GIA		Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Flat	1	24	540	1,204	12,960	170	2,203,200	7,310	0.6	6,167	0.5	236,592	18.3	78,864	6.1	94,637	7.3	136,041	10.5	559,610	43	2,763,000	213	115,125
Flat	2	36	760	2,542	27,360	170	4,651,200	15,431	0.6	13,019	0.5	499,473	18.3	166,491	6.1	199,789	7.3	287,197	10.5	1,181,399	43	5,833,000	213	162,028
TOTAL	60			3,746	40,320	170	6,854,400	22,741		19,186		736,065		245,355		294,426		423,237		1,741,010	43.2	8,596,000	213	143,267

Houses - Intermediate Housing

Housetype	No Beds	Nr Units	Unit ft ²	GIA m ²	GIA ft ²	£/ft ² GIA	BUILD COST TOTAL £	ABNORMAL/ ENHANCEMENTS COSTS													OVERALL			
								Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Bellflower	2	20	850	1,579	17,000	140	2,380,000	9,588	0.6	8,089	0.5	316,067	18.6	73,270	5.1	81,890	4.8	117,807	6.9	606,710	36	2,987,000	176	149,350
Bungalow	2	1	850	79	850	170	144,500	479	0.6	404	0.5	15,803	18.6	73,270	5.1	4,094	4.8	5,890	6.9	99,942	118	244,000	287	244,000
Clover	3	13	1016	1,227	13,208	140	1,849,120	7,450	0.6	6,285	0.5	245,565	18.6	73,270	5.1	63,624	4.8	91,529	6.9	487,722	37	2,337,000	177	179,769
Daisy	3	5	1001	465	5,005	140	700,700	2,823	0.6	2,382	0.5	93,054	18.6	73,270	5.1	24,109	4.8	34,684	6.9	230,321	46	931,000	186	186,200
Gardenia	4	2	1148	213	2,296	165	378,840	1,295	0.6	1,093	0.5	42,688	18.6	73,270	5.1	11,060	4.8	15,911	6.9	145,316	63	524,000	228	262,000
TOTAL	41			3,564	38,359	142	5,453,160	21,635		18,252		713,176		366,350		184,777		265,820		1,570,011	40.9	7,023,000	183	171,293

Apartments - Intermediate Housing

Housetype	No Beds	Nr Units	PER BLOCK				BUILD COST TOTAL £	ABNORMAL/ ENHANCEMENTS COSTS													OVERALL			
			Unit ft ²	GIA m ²	GIA ft ²	£/ft ² GIA		Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Flat	1	6	540	301	3,240	170	550,800	1,827	0.6	1,542	0.5	59,148	18.3	19,716	6.1	23,659	7.3	34,010	10.5	139,903	43	691,000	213	115,167
Flat	2	3	760	212	2,280	170	387,600	1,286	0.6	1,085	0.5	41,623	18.3	13,874	6.1	16,649	7.3	23,933	10.5	98,450	43	486,000	213	162,000
TOTAL	9			513	5,520	170	938,400	3,113		2,627		100,771		33,590		40,308		57,943		238,353	43.2	1,177,000	213	130,778

Cost per unit (blended):

152	124,895	153	19,158,490	70,443	59,429	2,306,638	1,011,645	715,547	#####	5,192,717	24,352,000	195	160,211
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Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
 Base Date : Q2 2024

6.3 500 UNITS - BUILD COST ABNORMALS

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £	£/ft GIA
<u>Additional Footings/ Mitigation</u>						
Extra over for locally increased depths to traditional concrete strip foundations houses; say 20% of 500 units	100	units	2,200	220,000	220,000	0.4
Extra over for locally increased depths to mass concrete slabs to apartment blocks	N/A - assumed in base cost, no local thickening/ strengthening required nor any piled foundations					
Allowance for breakout of discovered obstructions clashing with foundations; 10% of 500 units	50	units	1,000	50,000	50,000	0.1
			Subtotal:	270,000	270,000	0.5
Site Prelims & Overheads	13.5%	%	270,000	36,450	37,000	
			Subtotal:	1,062,934	307,000	0.6
<u>Permeable Finishes/ Surface Water Attenuation</u>						
<i>To surface parking incl. attenuation with thicker subbases</i>						
EO for permeable paving to driveways/ on-plot parking, with 300mm thick subbase attenuation to house plots; assuming 12.5m2	8,125	m2	28	227,500	228,000	0.4
Geo-cellular underground storage tanks beneath parking areas				Excl.	Excl.	
Allowance for Green / Blue roofs				Excl.	Excl.	
			Subtotal:	227,500	228,000	0.4
Site Prelims & Overheads	13.5%	%	228,000	30,780	31,000	
			Subtotal:	258,280	259,000	0.5

HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE



Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024
Site Area (Ha) : 27.94
Site Area (Acre) : 69.04
Units (Dwellings) : 500
GIA (sqft) (detached & semi): 544,311

6.3 500 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA
FUTURE HOMES STANDARD		All Houses Blended:			1,183	GIA ft ²
Future Homes Standard 2025 - 'On-Plot' Sustainable measures						
1.00	Space Heating & Domestic Hot Water					
	<u>Air Source Heat Pump - houses</u>					
1.01	Allowance for Air Source Heat Pump (ASHP); 6kw assumed <i>incl. pressurisation set, dirt separator, de-aerator, unvented kit, user control system, ancillaries and commissioning</i>	1	Item	5,500	5,500	
1.02	Controls & Distribution	1	Item	3,100	3,100	
1.03	Extra Over to include for installation of ASHP (£7.3k total with 1.01)	1	Item	1,800	1,800	
1.04	Allowance for hard standing base and external enclosure	1	Item	400	400	
1.05	Omit allowance for conventional combi-boiler installation <i>incl. commissioning, controls and distribution</i>	1	Item	(3,700)	(3,700)	
1.06	Controls & Distribution	1	Item	(2,900)	(2,900)	
1.07	EO for LTHW pipework, radiators, UFH	1	Item	400	400	
1.08	EO for thermal store (200+ litres)	1	Item	3,200	3,200	
1.09	Site Prelims & Overheads	13.5	%	7,800	<u>Incl below</u>	
				Subtotal:	7,800	6.6
2.00	Envelope & Ventilation					
2.01	Enhancements to envelope to achieve higher thermal efficiencies to achieve necessary air-tightness; <i>details TBC:</i> Thicker insulation/ higher specification Timber frame or masonry with additional air tightness measures Additional air-tightness measures, testing and supervision	1	Item	8,800	8,800	Incl Incl Incl
	Extra Over for triple glazing from double glazing	1	Item	2,900	2,900	
2.02	Allowance for Mechanical Ventilation Heat Recovery (MVHR) system to warm incoming fresh air, in lieu of trickle vents, <i>incl. fans, grills and ducting</i>				Excl.	
				Subtotal:	11,700	9.9
				Combined Subtotal:	19,500	16.5
3.00	Site Prelims & Overheads	13.5	%	19,500	2,633	2.2
				Total:	22,133	19
TOTAL COST 'On Plot' (Rounded):				£	22,000	18.6

HIMLEY VILLAGE, BICESTER
 INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE



Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
 Base Date : Q2 2024
 Site Area (Ha) : 27.94
 Site Area (Acre) : 69.04
 Units (Dwellings) : 500
 GIA (sqft) (detached & semi): 544,311

6.3 500 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA
SUSTAINABILITY - LOCAL POLICY		All Houses Blended:			1,183	GIA ft ²
1.00	<u>Solar Thermal Panels</u>					
1.01	Allowance for solar thermal panels to roof space			Excl. - PV selected for adaptability		
2.00	<u>Shower waste water heat recovery - to all units</u>					
2.01	Showersave or equivalent (<i>market tested advice</i>) for 2 showers per unit	2	Item	700	1,400	
				Subtotal:	1,400	1.2
3.00	Power					
	<u>Photovoltaic Panels (PV's)</u>					
3.01	PV array per unit average, integrated with roof line, incl. inverter, controls and commissioning	2.1	kw	1,900	4,012	
	<i>Cost informed by Bioregional contained within Review Partners presentation</i>					
	4kW to Detached incl. bungalows	25	Units	100 kW		
	2kW to Semi-Detached, Terraced	424	Units	848 kW		
	1kW to Flats	81	Units	-	-	
				Subtotal:	4,012	3.4
				Combined Subtotal:	5,412	4.6
4.00	Site Prelims & Overheads	13.5	%	5,412	731	0.6
				Total:	6,142	5.2
TOTAL COST 'On Plot' (Rounded):					£ 6,000	5.1

HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024
Site Area (Ha) : 27.94
Site Area (Acre) : 69.04
Units (Dwellings) : 500
GIA (sqft) (terraced & flats): 544,311

6.3 500 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA
FUTURE HOMES STANDARD				Typical Flat:	657	GIA ft ²
Future Homes Standard 2025 - 'On-Plot' Sustainable measures						
1.00	Space Heating & Domestic Hot Water					
1.00	<u>Night Storage Heaters</u> - apartments Deemed cost neutral as follows:				Cost Neutral	
1.01	Allowance for night storage heaters; say 1 per room plus circulation areas, in lieu of standard radiators					
1.02	Standard hot water cylinder with immersion heater					
1.03	Omit allowance for conventional combi-boiler installation incl. commissioning; <i>as per C&B report 2019</i>					
1.04	Omit radiators and associated pipework distribution					
2.00	Enhancements to envelope to achieve higher thermal efficiencies to achieve necessary air-tightness; <i>details TBC:</i>					
2.01	Enhancements to envelope to achieve higher thermal efficiencies to achieve necessary air-tightness; <i>details TBC:</i>	1	Item	8,800	8,800	
2.02	Thicker insulation/ higher specification					Incl
2.03	Timber frame or masonry with additional air tightness measures					Incl
2.04	Additional air-tightness measures, testing and supervision					Incl
2.05	Extra Over for triple glazing from double glazing	1	Item	1,800	1,800	
2.06	Allowance for Mechanical Ventilation Heat Recovery (MVHR) system to warm incoming fresh air, in lieu of trickle vents, incl. fans, grills and ducting					Excl.
				Subtotal:	10,600	16.1
				Combined Subtotal:	10,600	16.1
3.00	Site Prelims & Overheads	13.5	%	10,600	1,431	2.2
				Subtotal:	12,031	18.3
TOTAL COST 'On Plot' (Rounded):				£	12,000	18.3

HIMLEY VILLAGE, BICESTER
 INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE



Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
 Base Date : Q2 2024
 Site Area (Ha) : 27.94
 Site Area (Acre) : 69.04
 Units (Dwellings) : 500
 GIA (sqft) (terraced & flats): 544,311

6.3 500 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA	
SUSTAINABILITY - LOCAL POLICY				Typical Flat:	657	GIA ft ²	
1.00	<u>Solar Thermal Panels</u>						
1.01	Allowance for solar thermal panels to roof space			Excl. - PV selected for adaptability			
2.00	<u>Shower waste water heat recovery - to all units</u>						
2.01	Showersave or equivalent (<i>market tested advice</i>) for 2 showers per unit	2	Item	700	1,400		
				Subtotal:	1,400	2.1	
3.00	Power						
	<u>Photovoltaic Panels (PV's)</u>						
3.01	PV array per unit average, integrated with roof line, incl. inverter, controls and commissioning	1.0	kw	1,900	1,900		
	<i>Cost informed by Bioregional contained within Review Partners presentation</i>						
	4kW to Detached and Semi-Detached	25	Units	-	-		
	2kW to Terraced	424	Units	-	-		
	1kW to Flats	81	Units	81 kW			
				Subtotal:	1,900	2.9	
				Combined Subtotal:	3,300	5.0	
4.00	Site Prelims & Overheads	13.5	%	3,300	446	0.7	
				Subtotal:	3,746	5.7	
TOTAL COST 'On Plot' (Rounded):					£	4,000	6

HIMLEY VILLAGE, BICESTER
 INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
 Base Date : Q2 2024
 Site Area (Ha) : 27.94
 Site Area (Acre) : 69.04
 Units (Dwellings) : 500
 GIA (sqft) : 544,311

6.3 500 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA
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RAINWATER HARVESTING - Houses Typical house: 1,183 GIA ft²

'On-Plot' Sustainable measures for rainwater harvesting, typical 3 bed house

1.00	Rainwater Harvesting					
1.01	Allowance for rainwater harvesting system complete with subterranean tank, piping, connections to rainwater goods, pumps, controls, header tank and pipework to WC's and washing machines (non-potable)	1	Item	4,800	4,800	
1.02	Water butt connected to rainwater goods for external/garden watering	1	Item	180	180	
Combined Subtotal:					<u>4,980</u>	4.2
2.00	Site Prelims & Overheads	13.5	%	4,980	672	0.6
Subtotal:					<u>5,652</u>	4.8

TOTAL COST 'On Plot' Rainwater (Rounded):				£	5,700	5
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RAINWATER HARVESTING - Flats Typical flat: 657 GIA ft²

'On-Plot' Sustainable measures for rainwater harvesting, apartment blocks

1.00	Rainwater Harvesting					
1.01	Allowance for rainwater harvesting system complete with subterranean tank, piping, connections to rainwater goods, pumps, controls, header tank and pipework to WC's and washing machines (non-potable)	1	Item	4,800	4,800	
1.02	Water butt connected to rainwater goods for external/garden watering	1	Item	180	180	
2.00	Target saving for apartment block centralised system	-15%	%	4,980	(747)	
Combined Subtotal:					<u>4,233</u>	6.4
3.00	Site Prelims & Overheads	13.5	%	4,233	571	0.9
Subtotal:					<u>4,804</u>	7.3

TOTAL COST 'On Plot' Rainwater (Rounded):				£	4,800	7
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HIMLEY VILLAGE, BICESTER
 INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE



Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
 Base Date : Q2 2024
 Site Area (Ha) : 27.94
 Site Area (Acre) : 69.04
 Units (Dwellings) : 500
 GIA (sqft) : 544,311

6.3 500 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA
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GREYWATER HARVESTING - Houses Typical house: 1,183 GIA ft²

'On-Plot' Sustainable measures for greywater harvesting, typical 3 bed house

1.00	Greywater Harvesting					
1.01	Allowance for greywater recycling system complete with standalone unit located internally, piping, connections to waste pipework (excl. foul), pumps, controls, header tank and pipework to WC's and washing machines (non-potable).	1	Item	7,200	7,200	
				Combined Subtotal:	7,200	6.1
2.00	Site Prelims & Overheads	13.5	%	7,200	972	0.8
				Subtotal:	8,172	6.9

TOTAL COST 'On Plot' Rainwater/ Greywater (Rounded):				£	8,200	7
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GREYWATER HARVESTING - Flats Typical flat: 657 GIA ft²

'On-Plot' Sustainable measures for greywater harvesting, apartment blocks

1.00	Greywater Harvesting					
1.01	Allowance for greywater recycling system complete with standalone unit located internally, piping, connections to waste pipework (excl. foul), pumps, controls, header tank and pipework to WC's and washing machines (non-potable).	1	Item	7,200	7,200	
2.00	Target saving for apartment block centralised system	-15%	%	7,200	(1,080)	
				Combined Subtotal:	6,120	9.3
3.00	Site Prelims & Overheads	13.5	%	6,120	826	1.3
				Subtotal:	6,946	10.6

TOTAL COST 'On Plot' Rainwater/ Greywater (Rounded):				£	6,900	10
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HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024
Site Area (Ha) : 27.94
Site Area (Acre) : 69.04
Units (Dwellings) : 500
GIA (sqft) : 544,311

7.0 SUMMARY - HIMLEY VILLAGE - 1200 Units

INFRASTRUCTURE & CONSTRUCTION COSTS - SUMMARY

Description	Nr	Area (ft2) per unit	Unit	Rate (£/ft2)	TOTAL £	£/ Unit	£/Ha	£/Acre	
Infrastructure									
Environmental & Ecological Works					547,000	1,094	19,578	7,923	
Demolition, Site Clearance, Land Formation, Retaining Structures					6,321,000	12,642	226,235	91,556	
New Access					0	0	0	0	
Onsite Roads					21,677,000	43,354	775,841	313,979	
Offsite Transport / Highways									
Utilities (power, gas, water, telecoms)									
Diversions					0	0	0	0	
Reinforcements					2,019,000	4,038	72,262	29,244	
Onsite Distribution					11,050,000	22,100	395,490	160,053	
Surface Water					1,603,000	3,206	57,373	23,219	
Foul Water					2,085,000	4,170	74,624	30,200	
Public Open Space					3,331,000	6,662	119,220	48,248	
Temporary Works / Phasing & Sustainability									
					Excl				
					Infrastructure Subtotal:	48,633,000	97,266	1,740,623	704,420
Construction - Houses & Apartments									
<u>Private</u>									
1 bed flat; private	165	540	ft ² GIA	213	19,013,000				
2 bed flat; private	138	760	ft ² GIA	213	22,380,000				
2 bed house, private	47	908	ft ² GIA	163	6,944,000				
3 bed house, private	331	1,129	ft ² GIA	174	65,030,000				
4 bed house, private	159	1,573	ft ² GIA	207	51,894,000				
5 bed house, private	0	1,957	ft ² GIA	0	0				
Allowance for single garages	94	N/A	nr	8,500	799,000				
Allowance for double garages	115	nr	nr	12,750	1,466,250				
Allowance for car ports	0	N/A	nr	5,000	0				
	Total:	840			Subtotal:	167,526,250			
<u>Intermediate</u>									
1 bed flat;	0	540	ft ² GIA	0	0				
2 bed flat;	10	702	ft ² GIA	213	1,497,000				
1 bed house;	10	641	ft ² GIA	235	1,505,000				
2 bed house;	55	850	ft ² GIA	182	8,490,000				
2 bed bungalow;	2	753	ft ² GIA	465	701,000				
3 bed house;	27	1,009	ft ² GIA	203	5,530,000				
4 bed house;	4	1,250	ft ² GIA	277	1,386,000				
Allowance for single garages		N/A	nr	8,500	0				
Allowance for car ports		N/A	nr	5,000	0				
	Total:	108			Subtotal:	19,109,000			

Affordable

1 bed flat;	62	702	ft ² GIA	213	9,281,000
2 bed flat;	26	753	ft ² GIA	213	4,178,000
2 bed house;	86	864	ft ² GIA	178	13,261,000
2/ 3 bed bungalow;	4	839	ft ² GIA		1,437,000
3 bed house;	61	1,016	ft ² GIA	186	11,522,000
4 bed house;	13	1,267	ft ² GIA	222	3,659,000
Allowance for single garages		N/A	nr	8,500	Excl.
Allowance for car ports		N/A	nr	5,000	0

Total: 252 Subtotal: 43,338,000

Construction Subtotal: 229,973,250 459,947 8,230,968 3,331,027

Parking: *Assumed standard depth base course, sub-base, binder and macadam surface course*

Residential parking; houses	1294	15	m2	200	Incl build cost
Residential parking; flats (incl. circulation)	647	20	m2	200	Ref Infra
Shared parking (bays)	226	15	m2	200	Ref Infra

2167 Parking Subtotal: 0 0 0 0

COMBINED TOTAL: 278,606,250 557,213 9,971,591 4,035,448

Construction Contingency 10% 27,861,000

TOTAL COST ROUNDED

306,500,000

Notes:

- 1 This infrastructure estimate includes allowances for primary/ secondary infrastructure to building plots and tertiary infrastructure within residential building plots only, up to the point of the connection of the built form.
- 2 Excludes any planning, s106/ CIL contributions and offsite highways improvements/ s278 works.
- 3 The conversion ratio applied for hectares (Ha) to acres is 2.47105
- 4 Refer to the notes, assumptions and exclusions for a full list
- 5 Excludes any sustainability measures unless expressly stated
- 6 Excludes any temporary works allowances; assumes land parcels are built out in one continuous phase

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

7.1 1200 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Environmental & Ecological Works		Pro-rata	2.22		
Archaeology					
Archaeological Strip Map and Sample incl. watching brief, monitoring and report preparation to areas identified (2 burial deposits and waterhole) ; <i>as per quote Oxford Archaeology 17.04.24 Ref 26491/04</i> ; pro-rata based on 1200 unit scheme area	1	Item	343,729	343,729	344,000
Contingency for unknown discoveries during watching brief; additional sampling, excavation, watching brief etc.	25	%	343,729	85,932	86,000
UXO; Low risk; no surveys to date					Excl.
Ecology Environmental habitat measures					
BNG Strategy that responds to 10% uplift target					Deemed satisfied through current design intent
Allowance for existing hedgerows to be substantially retained and suitable buffered from the development; not defined, assumed minor	1	Item	44,352	44,352	45,000
Allowance partial removal of existing hedgerows (c. 180m) (As per Biodiversity Strategy BNG-15525)					Incl. 500 unit scheme
Allowance for provision of hibernacula, bird and bat boxes across the scheme as per the recommendation within the Biodiversity Strategy	1	Item	22,176	22,176	23,000
Badger Sett relocation					Excl. - deemed not required (but within 30m of the development, so licences required)
Sundry further work (limited surveys to date);	1	Item	50,000	50,000	50,000
				546,190	547,000
Demolition, Site Clearance and Land Formation					
Allowance for demolition of 2nr residences North of the B4030 in the area annotated as 'Mixed Use Neighbourhood Centre'. Incl. all out buildings and hardstanding.					N/A
EO Allowance for safe removal and disposal of asbetos					Excl.
Assumed length for removal of all existing fencing generally across fields and dispose offsite	1,000	m	15	15,000	15,000
Grubbing up and disposal of the following (assumes up to 300mm thick):					
Hardstanding driveways outside both dwellings					Incl. above
Infill of the above with clean inert material; assumed re-use of existing material onsite, no import necessary; s.t. engineer confirmation					Incl.
Allowance for ground gas monitoring					Excl. - deemed not required for greenfield site
Allowance for topsoil strip; pro-rata based on 500 unit scheme	1	Item	2,346,230	2,346,230	2,347,000
Allowance for stringent topsoil treatment during stockpiling process; Tim O'Hare reports	1	Item	110,880	110,880	111,000
Allowance for subsoil cut and fill exercise; pro-rata based on 500 unit scheme	1	Item	2,346,230	2,346,230	2,347,000
Allowance for stringent subsoil treatment during stockpiling process; Tim O'Hare reports	1	Item	166,321	166,321	167,000

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

7.1 1200 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Allowance for surface water run off during cut and fill on-site; method TBC but assumes bunding/ temp ditches to perimeter for collection/ attenuation	1	item	166,321	166,321	167,000
Risk allowance for discovery of localised obstructions requiring breakout for strip foundations if clashing with plot layouts.				Excl. - see build costs	
Risk allowance held for pockets of mildly contaminated materials (non-haz); 5% for cut/ arisings material (dispose offsite, replenish with inert); pro-rata with 500 unit scheme	1	item	301,595	301,595	302,000
Allowance for a couple of short lengths of 450mm retaining walls; pro-rata	118	lm	250	29,383	30,000
Concrete gravel boards; given level differences limited to being 300mm to form development platform for certain plots. Costs as EO from standard timber gravel boards; pro-rata	969	lm	30	29,073	30,000
Allowance for maintaining the existing track that provides access to the existing farm buildings during construction phase; c. 700m in total (split equal between 500 and 1200 schemes)	350	m	50	17,500	18,000
Cart away of material due to elevated hydrocarbons (c. 3m width, ave. depth 500mm); 'non-haz'	525	m3	75	39,375	40,000
Allowance for suitable sub-base and installing finishes to create permanent cycle route; 3m width assumed, incl. soft landscaping and lighting; incl. in cycle/ path measure		m		0	0
Site Prelims & Overheads	13.5%		5,574,000	752,490	753,000
				<u>6,320,399</u>	<u>6,321,000</u>

Onsite Roads

New Access:

Provided under 500 unit scheme

Access Roads:

General specification;

Carriageway specification (subject to TA) :-

40mm HRA 30/14 F SURF 40/60 PEN to BS EN 13108-4, min 65 PSV

60mm AC20 Dense BIN 40/60 recipe to BS EN 13108-1

200mm AC32 Dense Base 40/60 PEN to BS EN 13108-1

250mm (based on CBR of 2.5%) Type 1 Sub-base

420mm 6F2/6F5 Capping to MCHW1 cl.613

Footway/cycleway specification (subject to TA):-

20mm AC6 Close Surf 100/150 Pen to BS EN 13108-1

60mm AC20 Dense BIN 100/150 PEN to BS EN 13108-1

225mm Type 1 Sub-base

N-S Strategic spine road;

595 m 2,460 1,463,700 1,464,000

2m wide segregated one way cycle track (both sides)

2m wide footway (both sides)

3m & 5m wide verges

6.5m wide carriageway (bus route)

Extra over allowance for enhanced specification; raised tables and pavers at regular intervals for traffic calming/ enhanced streetscape; assume 10% of road length

60 m 500 29,750 30,000

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

7.1 1200 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
Section 278 Works; Construction of 1nr junction for primary vehicular, bus, pedestrian and cyclists					Refer Site Acces
Extra Over for 3-way Junctions to other Access Roads	2	Nr	38,000	76,000	76,000
Extra Over for bus stops incl shelter, pole, lay-by, raised kerb, real time information	9	Nr	30,000	270,000	270,000
Spine cross road; 3m segregated two way cycle route 2m wide footway (both sides) 3m wide verges (both sides) 6.5m wide carriageway (bus route)	-	m	2,290	0	0
Extra over allowance for enhanced specification; raised tables and pavers at regular intervals for traffic calming/ enhanced streetscape; assume 10% of road length	-	m	500	0	0
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
Extra Over for 3-way Junctions to other Primary Roads	-	Nr	25,000	0	0
Extra Over for bus stops incl shelter, pole, lay-by, raised kerb, real time information	-	Nr	30,000	0	0
Strategic secondary route; 3m segregated two way cycle route 2m wide footway (both sides) 3m wide verges (both sides) 6.5m wide carriageway	-	m	2,290	0	0
Extra over allowance for enhanced specification; raised tables and pavers at regular intervals for traffic calming/ enhanced streetscape; assume 10% of road length	-	m	500	0	0
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
Section 278 Works; Construction of 1nr junction for primary vehicular, bus, pedestrian and cyclists					Refer Site Acces
Extra Over for 3-way Junctions to other Access Roads	-	Nr	25,000	0	0
Extra Over for bus stops incl shelter, pole, lay-by, raised kerb, real time information	-	Nr	30,000	0	0
Minor Access Roads (Secondary & Tertiary streets): Assumed 5.5m carriageway, 2m footpath both sides (incl. signage, lighting, street furniture, road markings, traffic calming etc)	3,958	m	1,610	6,372,380	6,373,000
Extra over allowance for enhanced specification; raised tables and pavers at regular intervals for traffic calming/ enhanced streetscape; assume 10% of road length	396	m	500	197,900	198,000
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

7.1 1200 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Extra Over for 3-way Junctions to Minor Access Roads	11	Nr	27,150	298,650	299,000
Extra Over for 3-way Junction Spurs to Plot Roads					Incl in measure
Bus Stops to Access Roads; both sides, on road, signage, shelter, raised kerb, real time information					Assumed excl. to minor access roads
On-Plot Roads: (Residential & Shared Surfacing/ Mews Streets) Assumed 4.8m carriageway (<u>block paving</u>), 1.5m footpath one side, based on assumed housing type and density (incl. signage, lighting, road markings, traffic calming etc, bins excl.)	2,159	m	1,280	2,763,520	2,764,000
EO for permeable paving to block paved areas; 300mm thick subbase attenuation, membrane/ filter and collection perforated pipe	10,363	m2	25	259,080	260,000
Hammerheads/ turning circles to Plot Roads - <i>Allowance generally</i> Parking lay-bys to Plot Roads (assumed); (<i>Allowance for EV charging point incl. elsewhere</i>)	226	Nr	3,800	858,800	Incl Measure 859,000
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
On-Plot Roads: (leading to Private Drives) Assumed 4m wide <u>block paving</u> specification	3,651	m	900	3,285,900	3,286,000
EO for permeable paving to block paved areas; 300mm thick subbase attenuation, membrane/ filter and collection perforated pipe	14,604	m2	25	365,100	366,000
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
Foot / Cycle way links across the site: Foot/ Cycle path: Hard surface finishes (Bitmac); assumed width 3m (incl. lighting, bins and signage)	3,943	m	370	1,458,595	1,459,000
Extra Over allowance for deeper footings due to potential land quality issues; say 5% of carriageway - Captured within 10% contingency allowance					
Other					
Parking bays for shared space areas; 12.5m2 per vehicle	8,088	m2	200	1,617,500	1,618,000
EO for permeable paving to car parking areas; incl. in plot road measure	-	m2	25	0	0
Site Prelims & Overheads	13.5	%	17,477,425	2,359,452	2,360,000
Traffic Management	20	%	19,836,877	Excl.	
Adoption Fees	-	%	19,836,877	Excl.	
				21,676,327	21,677,000
Utilities - Diversions					
					N/A - Assume all diversions 500 units scheme unlock the 1200 scheme
Site Prelims & Overheads	13.5	%	-	0	0
Traffic Management	20	%	-	Excl.	
Adoption Fees	-	%	-	Excl.	
				0	0
Utilities - Reinforcements					

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

7.1 1200 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Electricity: EPN HV routing to on-site substations, incl. trench and cabling	3,626	m	255	924,577	925,000
Off-site Points of Connection (PoC) connecting to proposed on-site substations. Substation apparatus, plinth, enclosure and fencing priced in distribution section Final arrangement = Off-site reinforcement works to be undertaken and completed by 2028 by National Grid.					Assumed upstream reinforcement complete by time 1200 unit scheme comes forward for development By SSE
Gas: Cadent <i>No gas supply/distribution included.</i>					
Potable Water Connection to new main within 500 scheme	1	Item	15,000	15,000	15,000
Foul Water Allowance for foul waste pumping stations as per 1200 FW Strategy Plan	2	nr	175,000	350,000	350,000
Allowance for emergency overflow storage tank for foul water; capacity and spec TBC to Western Parcels only	1	nr	127,000	127,000	127,000
Allowance for rising main as shown on 1200 FW Strategy (2 locations)	890	m	350	311,500	312,000
Extra over allowance for breakout and lay in the highway area		m	75	0	N/A
Allowance for contribution towards upstream reinforcement costs				Excl. - deemed funded by TW	
Telecoms Diversion works captured elsewhere. Any reinforcement works by OFNL					
Site Prelims & Overheads	13.5	%	803,500	108,473	109,000
Traffic Management	20	%	911,973	182,395	183,000
Adoption Fees	-	%	911,973	Excl.	
				2,018,944	2,019,000
Utilities - Distribution					
Electricity: Onsite distribution; LV feed (HV incl. in reinforcements)	10,363	m	115	1,191,745	1,192,000
Onsite distribution (Contestable); costed per plot (incl. substation apparatus)	1,200	nr	1,350	1,620,000	1,620,000
Allowance for brick enclosure to house 2nr 500 kVA UKPN transformers	6	nr	100,000	600,000	600,000
LV feed to access roads (<u>trenching only</u> - by developer); multi-utility trench costed here	4,553	m	140	637,420	638,000
LV feed to plot roads (<u>trenching only</u> - by developer); multi-utility trench costed here	5,810	m	140	813,400	814,000
Meter cabinets and hockey sticks to each unit	1,200	Nr		Incl.	
Allowance for smart EV charger; 1 per house	799	Units	650	519,350	520,000
Allowance for smart EV charger incl. cabling and upstand; 20% of communal spaces	129	Units	1,550	200,570	201,000
EV Charge points to visitor parking spaces; 20% of spaces; 7kW fast charger assumed, incl. LV connections and foundation	45	Nr	1,550	70,060	71,000

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

7.1 1200 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Gas:					
<i>No gas supply/distribution included.</i>					
Potable Water:					
Water Main site distribution incl. trenching, pipe supply and lay, sluice valves, washouts and fire hydrants. Assumed contestable works.					
New Water Mains to Access Roads; blended average sizing and partial discount for multi-utility trenching where possible	3,281	m	285	935,085	936,000
Water chambers	22	nr	5,000	109,879	110,000
<u>Service Connections</u>					
Single 25mm; from water main to property (houses) pipework, incl. first metre of pipework from water main, install of boundary box, external stop valve, meter and inspection (3m assumed)	2,397	m	370	886,890	887,000
Trenching by developer; excavation and backfill	2,397	m	135	323,595	324,000
6-port (flats)	401	nr	1,750	701,750	702,000
Pipe laying charge (50-63mm for 6 port manifolds)	401	nr	65	26,065	27,000
Trenching by developer; excavation and backfill (2m assumed)	802	m	135	108,270	109,000
Metered Water main to individual building plots/ final connection	799	Units	520	415,480	416,000
Telecoms:					
New connection to existing infrastructure	1	Item			By OFNL
Laying of fibre optic cabling	10,363	m			By OFNL
Lay free issue ducts (incl. spare ducting to future proof) contained within LV multi-utility trench					
To Access Roads; 6-way	4,553	m	50	157,200	158,000
To Plot roads; 4-way; EO as assumed multi-utility trench (LV, Water, Comms)	5,810	m	50	273,000	273,000
Joint Chambers/ Drawpits, every 75m assumed	138	nr	1,000	138,173	139,000
Allowance for capped connections to Primary School	1	nr	7,500	7,500	8,000
Site Prelims & Overheads	13.5%	%	9,735,433	1,314,283	1,315,000
Traffic Management	-	%		Excl.	
Adoption Fees	-	%		Excl.	
				<u>11,049,716</u>	<u>11,050,000</u>

Surface Water

Indicative Allowances:

Clearance of existing water courses; scope TBC but includes de-silting, often with access constraints for machinery

1	Item	10,000	10,000	10,000
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SUDS / attenuation:

EO for permeable paving to areas of the road network that are block paved; with 300mm thick subbase circulation Refer on-site roads

EO for permeable paving to apartment parking Refer on-site roads

Creation of SUDs attenuation areas. Assumed 1m avg depth, arisings redistributed on site	8,111	m ³	15.0	121,665	122,000
Basic landscaping to basins; graded, compacted, gravel layer at deepest point and laid to seed	8,111	m ²	9.0	72,999	73,000
Allowance for pre-cast headwalls to basins	8	nr	6,000	48,000	48,000

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

7.1 1200 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Allowance for gabion retained walls, walking platform, enhanced planting generally (discussion with Cala); 3 locations assumed	2	nr	50,000	100,000	100,000
Allowance for petrol interceptors/ treatment plants (3nr assumed)	3	nr	25,000	75,000	75,000
PROPOSED ROADSIDE SWALE (MAX. 1:3 SIDE SLOPES) FOR DRAINAGE OF HIGHWAY RUNOFF & CONVEYANCE OF DRAINAGE TO EXISTING SOUTHERN DITCH NETWORK. Assumed perforated pipe					
Blended average perforated pipe sizing	3,281	m	250	820,250	821,000
E/o for swale excavation / construction incl. granular bed	3,281	m	50	164,050	165,000
Creation of swale along the Eastern perimeter. Assumed 1m avg depth, 2m width, 120m length, basic landscaping					N/A
General proposed adoptable surface water piped collection; Blended average collection pipe sizing		m	300	0	0
Manholes & inspection chambers to Access and Plot roads; varying depths; 1m - 1.5m to plot roads, 2.5m - 3m access roads; every 50m assumed	-	nr	2,500	0	0
Site Prelims & Overheads	13.5	%	1,411,964	190,615	191,000
Traffic Management	-	%		Excl.	
Adoption Fees	-	%		Excl.	
				<u>1,602,579</u>	<u>1,603,000</u>
Foul Water					
<i>As per Hydrock Phase 1B Drainage Layout Overview</i>					
<u>Lateral Drains</u>					
Pipe laying charge; from property to sewer (per metre and assume one every 3 properties to account for flats and maisonettes)				Excl. - Self Lay Assumed	
Lateral drain by developer; incl. pipe, bedding, excavation and backfill:					
Houses, assume 3m up to property boundary; 150mm dia, n.e. 3.5m, class s bed	2,397	m	210	503,370	504,000
Apartment Blocks, assume 2m up to property boundary, 225mm	802	m	230	184,460	185,000
<u>Estate Road Network</u>					
Piped collection along Access & Plot Roads; blended average rate; as per 1200 FW Plan; Strategic Foul	1,200	m	235	282,000	282,000
Piped collection along Access & Plot Roads; blended average rate; as per 1200 FW Plan	2,081	m	235	489,035	490,000
Manholes & inspection chambers to Access and Plot roads; varying depths; 1m - 1.5m to plot roads, 2.5m - 3m access roads; every 50m assumed	66	No	2,500	164,050	165,000
Foul water connections from dwellings to mains system					Incl. in build cost
Site Prelims & Overheads	13.5	%	3,416,109	461,175	462,000
Traffic Management	-	%		Excl.	
Adoption Fees	-	%		Excl.	
				<u>2,084,090</u>	<u>2,085,000</u>
Public Realm					
Hard & Soft Landscaping:					
Soft landscaping; top soil from stock piles and laid to seed; assume 150mm depth	16,053	m3	4.5	72,238	73,000

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

7.1 1200 UNITS - INFRASTRUCTURE COST DETAIL

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £
Seeding for above	107,019	m2	5.0	535,095	536,000
EO preparation and treatment of proposed Orchard and tree planting; assumed 25m2 per tree density	11,000	m2	10.0	110,000	110,000
EO for Allotment/ Community Gardens; enclosure and extra over for soil preparation; c. 4,200m2	1	Item	25,000	25,000	25,000
Preparation and treatment of proposed Sports Pitches incl. additional drainage measures, sub-base and top dressing	117,000	m2	6.0	702,000	702,000
Allowance for maintaining hedges				Refer Ecology section	
General planting; assume 15% of soft landscaped areas (incl. wildlife corridors)	16,053	m2	20	321,057	322,000
Allowance for forming ponds (2nr)) incl. planting; 791m2, ave depth 1m	1	Item	25,000	25,000	25,000
Trees;					
15-20cm girth; to plot roads/ courtyards; various species	790	Nr	750	592,500	593,000
Semi-mature; 20cm+ girth to access roads; incl. tree pit (<u>assumed root cells not required</u>)	194	Nr	1,350	261,900	262,000
Allowance for protection and maintenance of trees to be retained and incorporated into the scheme					N/A
On plot landscaping:				Refer on-plot works	
Vertical and Other Features:					
Low level walls, railings, planters and other vertical features	1	Item		Excl.	
Children's small Playgrounds, signage, equipment, enclosure, rubber matting etc; assumed	1	Nr	50,000	50,000	50,000
Children's large Playgrounds, signage, equipment, enclosure, rubber matting etc; assumed	1	Nr	150,000	150,000	150,000
Allowance for MUGA	1	Nr		Excl.	
Fitness Trails/ Active Living	2	nr	15,000	30,000	30,000
Benching and bins to public realm areas; assumed	1	Item	50,000	50,000	50,000
Wellness area; scope/ spec TBC	1	Item	10,000	10,000	10,000
Site Prelims & Overheads	13.5%	%	2,934,790	396,197	397,000
Traffic Management	-	%		0	
Adoption Fees	-	%		Excl.	
				3,330,986	3,331,000
Offsite Highways					
Section 278 works; site access points incl. in road section				Refer Site Access in Road Section	
				0	0
Other					
TOTAL COST:				£ 48,629,231	48,633,000

HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658
Client: Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : 02/2024

7.2 HIMLEY 1200 UNITS - BUILD COST RESIDENTIAL UNITS SUMMARY TABLE

Houses - Private Sale

Housetype	No Beds	Nr Units	Unit ft ²	GIA m ²	GIA ft ²	£/ft ² GIA	BUILD COST TOTAL £	ABNORMAL/ ENHANCEMENTS COSTS											OVERALL					
								Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Aspen	2	25	797	1,851	19,925	140	2,789,500	7,577	0.4	18,815	0.9	388,591	19.5	105,979	5.3	100,680	5.1	144,838	7.3	766,482	38	3,556,000	178	142,240
Bayberry	2	22	863	1,764	18,986	140	2,658,040	7,220	0.4	17,929	0.9	370,278	19.5	100,985	5.3	95,936	5.1	138,013	7.3	730,360	38	3,388,000	178	154,000
Blackthorn	3	62	952	5,483	59,024	140	8,263,360	22,447	0.4	55,737	0.9	1,151,126	19.5	313,944	5.3	298,246	5.1	429,056	7.3	2,270,556	38	10,534,000	178	169,903
Chestnut	3	47	1001	4,371	47,047	140	6,586,580	17,892	0.4	44,427	0.9	917,543	19.5	250,239	5.3	237,727	5.1	341,993	7.3	1,809,821	38	8,396,000	178	178,638
Everglade	3	24	1085	2,419	26,040	140	3,645,600	9,903	0.4	24,590	0.9	507,850	19.5	138,504	5.3	131,579	5.1	189,289	7.3	1,001,716	38	4,647,000	178	193,625
Fir	3	48	1089	4,856	52,272	140	7,318,080	19,879	0.4	49,361	0.9	1,019,444	19.5	278,030	5.3	264,129	5.1	379,975	7.3	2,010,818	38	9,329,000	178	194,354
Fourleaf	3	5	1119	520	5,595	140	783,300	2,128	0.4	5,283	0.9	109,117	19.5	29,759	5.3	28,271	5.1	40,671	7.3	215,230	38	999,000	179	199,800
Foxglove	3	88	1132	9,255	99,616	140	13,946,240	37,884	0.4	94,069	0.9	1,942,779	19.5	529,849	5.3	503,356	5.1	724,127	7.3	3,832,063	38	17,778,000	178	202,023
Lancewood	3	42	1296	5,057	54,432	140	7,620,480	20,700	0.4	51,401	0.9	1,061,570	19.5	289,519	5.3	275,043	5.1	395,676	7.3	2,093,909	38	9,714,000	178	231,286
Laurel	3	15	1357	1,891	20,355	140	2,849,700	7,741	0.4	19,221	0.9	396,977	19.5	108,266	5.3	102,853	5.1	147,964	7.3	783,023	38	3,633,000	178	242,200
Hazel	4	3	1178	328	3,534	165	583,110	1,344	0.4	3,337	0.9	68,922	19.5	18,797	5.3	17,857	5.1	25,689	7.3	135,947	38	719,000	203	239,667
Mulberry	4	24	1444	3,220	34,656	165	5,718,240	13,180	0.4	32,726	0.9	675,885	19.5	184,332	5.3	175,116	5.1	251,921	7.3	1,333,159	38	7,051,000	203	293,792
Pine	4	25	1547	3,593	38,675	165	6,381,375	14,708	0.4	36,521	0.9	754,266	19.5	205,709	5.3	195,424	5.1	281,136	7.3	1,487,764	38	7,869,000	203	314,760
Poplar	4	12	1553	1,731	18,636	165	3,074,940	7,087	0.4	17,598	0.9	363,452	19.5	99,123	5.3	94,167	5.1	135,468	7.3	716,896	38	3,792,000	203	316,000
Rowan	4	32	1622	4,822	51,904	165	8,564,160	19,739	0.4	49,014	0.9	1,012,267	19.5	276,073	5.3	262,269	5.1	377,300	7.3	1,996,661	38	10,561,000	203	330,031
Sycamore	4	6	1669	930	10,014	165	1,652,310	3,808	0.4	9,456	0.9	195,300	19.5	53,264	5.3	50,600	5.1	72,794	7.3	385,222	38	2,038,000	204	339,667
Tulipwood	4	11	1684	1,721	18,524	165	3,056,460	7,045	0.4	17,492	0.9	361,268	19.5	98,528	5.3	93,601	5.1	134,654	7.3	712,588	38	3,769,000	203	342,636
Twinberry	4	30	1696	4,727	50,880	165	8,395,200	19,350	0.4	48,047	0.9	992,296	19.5	270,626	5.3	257,095	5.1	369,856	7.3	1,957,270	38	10,352,000	203	345,067
Walnut	4	16	1764	2,622	28,224	165	4,656,960	10,734	0.4	26,652	0.9	550,444	19.5	150,121	5.3	142,615	5.1	205,165	7.3	1,085,731	38	5,743,000	203	358,938
TOTAL	537			61,161	658,339	150	98,543,635	250,365		621,678		12,839,375		3,501,648		3,326,565		4,785,585		25,325,216	13.47	123,868,000	188	230,667

Apartments - Private Sale

	PER BLOCK						ABNORMAL/ ENHANCEMENTS COSTS											OVERALL						
	No Beds	Nr Units	Unit ft ²	GIA m ²	GIA ft ²	£/ft ² GIA	BUILD COST TOTAL £	Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Flat	1	165	540	8,278	89,100	170	15,147,000	33,884	0.4	84,138	0.9	1,623,644	18.2	541,215	6.1	649,458	7.3	933,595	10.5	3,865,935	43	19,013,000	213	115,230
Flat	2	138	760	9,744	104,880	170	17,829,600	39,886	0.4	99,040	0.9	1,911,199	18.2	637,066	6.1	764,479	7.3	1,098,939	10.5	4,550,608	43	22,380,000	213	162,174
TOTAL	303			18,021	193,980	170	32,976,600	73,770.1		183,177.9		3,534,842.7		1,178,280.9		#####		#####		8,416,543		41,393,000	213	136,611

Cost per unit (blended):

840	852,319	154	#####	324,135	62,040,780	62,040,780	62,040,780	4,740,502	6,818,120	33,741,759	165,261,000	194	196,739
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HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658
Client: Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024

7.2 HIMLEY 1200 UNITS - BUILD COST RESIDENTIAL UNITS SUMMARY TABLE

Houses - Affordable

Housetype	No Beds	Nr Units	Unit ft ²	GIA m ²	GIA ft ²	£/ft ² GIA	BUILD COST TOTAL £	ABNORMAL/ ENHANCEMENTS COSTS													OVERALL			
								Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Bellflower	2	86	864	6,903	74,304	140	10,402,560	28,258	0.4	70,166	0.9	1,449,127	19.5	395,217	5.3	375,456	5.1	540,129	7.3	2,858,352	38	13,261,000	178	154,198
Bungalow	2	3	753	210	2,259	170	384,030	859	0.4	2,133	0.9	44,057	19.5	395,217	5.3	11,415	5.1	16,421	7.3	470,101	208	854,000	378	284,667
Bungalow	3	1	925	86	925	170	157,250	352	0.4	873	0.9	18,040	19.5	395,217	5.3	4,674	5.1	6,724	7.3	425,880	460	583,000	630	583,000
Clover	3	56	1016	5,286	56,896	140	7,965,440	21,637	0.4	53,728	0.9	1,109,625	19.5	395,217	5.3	287,494	5.1	413,587	7.3	2,281,287	40	10,247,000	180	182,982
Daisy	3	5	1016	472	5,080	140	711,200	1,932	0.4	4,797	0.9	99,074	19.5	395,217	5.3	25,669	5.1	36,927	7.3	563,616	111	1,275,000	251	255,000
Heather	4	13	1267	1,530	16,471	165	2,717,715	6,264	0.4	15,554	0.9	321,229	19.5	395,217	5.3	83,227	5.1	119,731	7.3	941,221	57	3,659,000	222	281,462
TOTAL	164		14,487	155,935	143	22,338,195	59,302		147,251		3,041,150		2,371,299		787,934		#####		7,540,457	48.4	29,879,000	192	182,189	

Apartments - Affordable

Housetype	No Beds	Nr Units	PER BLOCK			BUILD COST TOTAL £	ABNORMAL/ ENHANCEMENTS COSTS													OVERALL				
			Unit ft ²	GIA m ²	GIA ft ²		£/ft ² GIA	Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Flat	1	31	657	1,892	20,367	170	3,462,390	7,746	0.4	19,233	0.9	371,142	18.2	123,714	6.1	148,457	7.3	213,407	10.5	883,698	43	4,346,000	213	140,194
Flat	1	31	746	2,148	23,126	170	3,931,420	8,795	0.4	21,838	0.9	421,419	18.2	140,473	6.1	168,567	7.3	242,316	10.5	1,003,407	43	4,935,000	213	159,194
Flat	2	26	753	1,819	19,578	170	3,328,260	7,445	0.4	18,488	0.9	356,764	18.2	118,921	6.1	142,706	7.3	205,140	10.5	849,464	43	4,178,000	213	160,692
TOTAL	88		5,859	63,071	170	10,722,070	23,986		59,559		1,149,325		383,108		459,730		660,862		2,736,570	43.4	13,459,000	213	152,943	

Houses - Intermediate Housing

Housetype	No Beds	Nr Units	Unit ft ²	GIA m ²	GIA ft ²	£/ft ² GIA	BUILD COST TOTAL £	ABNORMAL/ ENHANCEMENTS COSTS													OVERALL			
								Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Acacia	1	10	641	596	6,410	140	897,400	2,438	0.4	6,053	0.9	125,012	19.5	395,217	5.3	32,390	5.1	46,595	7.3	607,704	95	1,505,000	235	150,500
Bellflower	2	55	850	4,343	46,750	140	6,545,000	17,779	0.4	44,147	0.9	911,750	19.5	395,217	5.3	236,226	5.1	339,834	7.3	1,944,953	42	8,490,000	182	154,364
Bungalow	2	2	753	140	1,506	170	256,020	573	0.4	1,422	0.9	29,371	19.5	395,217	5.3	7,610	5.1	10,947	7.3	445,140	296	701,000	465	350,500
Clover	3	23	1016	2,171	23,368	140	3,271,520	8,887	0.4	22,067	0.9	455,739	19.5	395,217	5.3	118,078	5.1	169,866	7.3	1,169,853	50	4,441,000	190	193,087
Daisy	3	4	1001	372	4,004	140	560,560	1,523	0.4	3,781	0.9	78,089	19.5	395,217	5.3	20,232	5.1	29,106	7.3	527,947	132	1,089,000	272	272,250
Heather	4	4	1250	465	5,000	165	825,000	1,901	0.4	4,722	0.9	97,513	19.5	395,217	5.3	25,265	5.1	36,346	7.3	560,964	112	1,386,000	277	346,500
TOTAL	98		8,086	87,038	142	12,355,500	33,100		82,191		1,697,474		2,371,299		439,800		632,695		5,256,560	60.4	17,612,000	202	179,714	

Apartments - Intermediate Housing

Housetype	No Beds	Nr Units	PER BLOCK			BUILD COST TOTAL £	ABNORMAL/ ENHANCEMENTS COSTS													OVERALL				
			Unit ft ²	GIA m ²	GIA ft ²		£/ft ² GIA	Extra Over Foundations	Uplift £/ft ² GIA	Permeable Finishes	Uplift £/ft ² GIA	Future Homes Standard	Uplift £/ft ² GIA	Sustainability Policy	Uplift £/ft ² GIA	Rainwater	Uplift £/ft ² GIA	Greywater Harvesting	Uplift £/ft ² GIA	TOTAL £	Uplift £/ft ² GIA	OVERALL TOTAL £	£/ft ² GIA	£/ Unit
Flat	1	0	540	-	-	170	-	-	0.4	-	0.9	-	18.2	-	6.1	-	7.3	-	10.5	-	#DIV/0!	-	#DIV/0!	#DIV/0!
Flat	2	5	657	305	3,285	170	558,450	1,249	0.4	3,102	0.9	59,862	18.2	19,954	6.1	23,945	7.3	34,420	10.5	142,532	43	701,000	213	140,200
Flat	2	5	746	347	3,730	170	634,100	1,419	0.4	3,522	0.9	67,971	18.2	22,657	6.1	27,188	7.3	39,083	10.5	161,840	43	796,000	213	159,200
TOTAL	10		652	7,015	170	1,192,550	2,668		6,624		127,832		42,611		51,133		73,504		304,372	43.4	1,497,000	213	149,700	

Cost per unit (blended):

360	313,059	149	46,608,315	119,055	295,626	6,015,782	5,168,317	1,738,598	#####	15,837,958	62,447,000	199	173,464
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Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
 Base Date : Q2 2024

7.3 1200 UNITS - BUILD COST ABNORMALS

Description	Quantity	Unit	Rate	TOTAL £	Rounded TOTAL £	£/ft GIA
<u>Additional Footings/ Mitigation</u>						
Extra over for locally increased depths to traditional concrete strip foundations to the rest of the site (houses); say 20% of 1200 units	60	units	2,200	132,000	132,000	0.24
Extra over for locally increased depths to mass concrete slabs to apartment blocks	N/A - assumed in base cost, no local thickening/ strengthening required nor any piled foundations					
Allowance for breakout of discovered obstructions clashing with foundations; 10% of 1200 units	50	units	1,000	50,000	50,000	0.1
			Subtotal:	182,000	182,000	0.33
Site Prelims & Overheads	13.5%	%	182,000	24,570	25,000	
			Subtotal:	1,062,934	207,000	0.38
<u>Permeable Finishes/ Surface Water Attenuation</u>						
<i>To surface parking incl. attenuation with thicker subbases</i>						
EO for permeable paving to driveways/ on-plot parking, with 300mm thick subbase attenuation to house plots; assuming 12.5m2	16,175	m2	28	452,900	453,000	0.83
Geo-cellular underground storage tanks beneath parking areas				Excl.	Excl.	
Allowance for Green / Blue roofs				Excl.	Excl.	
			Subtotal:	452,900	453,000	0.83
Site Prelims & Overheads	13.5%	%	453,000	61,155	61,000	
			Subtotal:	514,055	514,000	0.94

HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658
Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
Base Date : Q2 2024
Site Area (Ha) : 27.94
Site Area (Acre) : 69.04
Units (Dwellings) : 500
GIA (sqft) (detached & semi): 544,311

7.3 1200 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA
FUTURE HOMES STANDARD		All Houses Blended:			1,128	GIA ft ²
Future Homes Standard 2025 - 'On-Plot' Sustainable measures						
1.00	Space Heating & Domestic Hot Water					
	<u>Air Source Heat Pump - houses</u>					
1.01	Allowance for Air Source Heat Pump (ASHP); 6kw assumed <i>incl. pressurisation set, dirt separator, de-aerator, unvented kit, user control system, ancillaries and commissioning</i>	1	Item	5,500	5,500	
1.02	Controls & Distribution	1	Item	3,100	3,100	
1.03	Extra Over to include for installation of ASHP (£6.5k total with 1.01)	1	Item	1,800	1,800	
1.04	Allowance for hard standing base and external enclosure	1	Item	400	400	
1.05	Omit allowance for conventional combi-boiler installation <i>incl. commissioning, controls and distribution; as per C&B report 2019</i>	1	Item	(3,700)	(3,700)	
1.06	Controls & Distribution	1	Item	(2,900)	(2,900)	
1.07	EO for LTHW pipework, radiators, UFH; <i>as per C&B report 2019</i>	1	Item	400	400	
1.08	EO for thermal store (200+ litres)	1	Item	3,200	3,200	
1.09	Site Prelims & Overheads	13.5	%	7,800	<u>Incl below</u>	
				Subtotal:	7,800	6.9
2.00	Envelope & Ventilation					
2.01	Enhancements to envelope to achieve higher thermal efficiencies to achieve necessary air-tightness; <i>details TBC:</i>	1	Item	8,800	8,800	
	Thicker insulation/ higher specification				Incl	
	Timber frame or masonry with additional air tightness measures				Incl	
	Additional air-tightness measures, testing and supervision				Incl	
	Extra Over for triple glazing from double glazing	1	Item	2,900	2,900	
2.02	Allowance for Mechanical Ventilation Heat Recovery (MVHR) system to warm incoming fresh air, in lieu of trickle vents, incl. fans, grills and ducting				Excl.	
				Subtotal:	11,700	10.4
				Combined Subtotal:	19,500	17.3
3.00	Site Prelims & Overheads	13.5	%	19,500	2,633	2.3
				Total:	22,133	19.6
TOTAL COST 'On Plot' (Rounded):				£	22,000	19.5

HIMLEY VILLAGE, BICESTER
 INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE



Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
 Base Date : Q2 2024
 Site Area (Ha) : 27.94
 Site Area (Acre) : 69.04
 Units (Dwellings) : 500
 GIA (sqft) (detached & semi): 544,311

7.3 1200 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA
SUSTAINABILITY - LOCAL POLICY		All Houses Blended:			1,128	GIA ft ²
1.00	<u>Solar Thermal Panels</u>					
1.01	Allowance for solar thermal panels to roof space			Excl. - PV selected for adaptability		
2.00	<u>Shower waste water heat recovery - to all units</u>					
2.01	Showersave or equivalent (<i>market tested advice</i>) for 2 showers per unit	2	Item	700	1,400	
				Subtotal:	1,400	1.2
3.00	Power					
	<u>Photovoltaic Panels (PV's)</u>					
3.01	PV array per unit average, integrated with roof line, incl. inverter, controls and commissioning	2.1	kw	1,900	4,012	
	<i>Cost informed by Bioregional contained within Review Partners presentation</i>					
	4kW to Detached incl. bungalows	25	Units	100 kW		
	2kW to Semi-Detached, Terraced	424	Units	848 kW		
	1kW to Flats	81	Units	-	-	
				Subtotal:	4,012	3.6
				Combined Subtotal:	5,412	4.8
4.00	Site Prelims & Overheads	13.5	%	5,412	731	0.6
				Total:	6,142	5.4
TOTAL COST 'On Plot' (Rounded):					£ 6,000	5.3

HIMLEY VILLAGE, BICESTER
 INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE



Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
 Base Date : Q2 2024
 Site Area (Ha) : 27.94
 Site Area (Acre) : 69.04
 Units (Dwellings) : 500
 GIA (sqft) (terraced & flats): 544,311

7.3 1200 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA
FUTURE HOMES STANDARD				Typical Flat:	659	GIA ft ²
Future Homes Standard 2025 - 'On-Plot' Sustainable measures						
1.00	Space Heating & Domestic Hot Water					
1.00	<u>Night Storage Heaters</u> - apartments Deemed cost neutral as follows:				Cost Neutral	
1.01	Allowance for night storage heaters; say 1 per room plus circulation areas, in lieu of standard radiators					
1.02	Standard hot water cylinder with immersion heater					
1.03	Omit allowance for conventional combi-boiler installation incl. commissioning; <i>as per C&B report 2019</i>					
1.04	Omit radiators and associated pipework distribution					
2.00	Enhancements to envelope to achieve higher thermal efficiencies to achieve necessary air-tightness; <i>details TBC:</i>					
2.01	Enhancements to envelope to achieve higher thermal efficiencies to achieve necessary air-tightness; <i>details TBC:</i>	1	Item	8,800	8,800	
2.02	Thicker insulation/ higher specification					Incl
2.03	Timber frame or masonry with additional air tightness measures					Incl
2.04	Additional air-tightness measures, testing and supervision					Incl
2.05	Extra Over for triple glazing from double glazing	1	Item	1,800	1,800	
2.06	Allowance for Mechanical Ventilation Heat Recovery (MVHR) system to warm incoming fresh air, in lieu of trickle vents, incl. fans, grills and ducting					Excl.
				Subtotal:	10,600	16.1
				Combined Subtotal:	10,600	16.1
3.00	Site Prelims & Overheads	13.5	%	10,600	1,431	2.2
				Subtotal:	12,031	18.3
TOTAL COST 'On Plot' (Rounded):				£	12,000	18.2

HIMLEY VILLAGE, BICESTER
 INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE



Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
 Base Date : Q2 2024
 Site Area (Ha) : 27.94
 Site Area (Acre) : 69.04
 Units (Dwellings) : 500
 GIA (sqft) (terraced & flats): 544,311

7.3 1200 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA
SUSTAINABILITY - LOCAL POLICY				Typical Flat:	659	GIA ft ²
1.00	<u>Solar Thermal Panels</u>					
1.01	Allowance for solar thermal panels to roof space			Excl. - PV selected for adaptability		
2.00	<u>Shower waste water heat recovery - to all units</u>					
2.01	Showersave or equivalent (<i>market tested advice</i>) for 2 showers per unit	2	Item	700	1,400	
				Subtotal:	1,400	2.1
3.00	Power					
	<u>Photovoltaic Panels (PV's)</u>					
3.01	PV array per unit average, integrated with roof line, incl. inverter, controls and commissioning	1.0	kw	1,900	1,900	
	<i>Cost informed by Bioregional contained within Review Partners presentation</i>					
	4kW to Detached and Semi-Detached	25	Units	-	-	
	2kW to Terraced	424	Units	-	-	
	1kW to Flats	81	Units	81 kW		
				Subtotal:	1,900	2.9
				Combined Subtotal:	3,300	5.0
4.00	Site Prelims & Overheads	13.5	%	3,300	446	0.7
				Subtotal:	3,746	5.7
TOTAL COST 'On Plot' (Rounded):					£ 4,000	6.1

HIMLEY VILLAGE, BICESTER
 INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE



Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
 Base Date : Q2 2024
 Site Area (Ha) : 27.94
 Site Area (Acre) : 69.04
 Units (Dwellings) : 500
 GIA (sqft) : 544,311

7.3 1200 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA
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RAINWATER HARVESTING - Houses Typical house: 1,128 GIA ft²

'On-Plot' Sustainable measures for rainwater harvesting, typical 3 bed house

1.00	Rainwater Harvesting					
1.01	Allowance for rainwater harvesting system complete with subterranean tank, piping, connections to rainwater goods, pumps, controls, header tank and pipework to WC's and washing machines (non-potable)	1	Item	4,800	4,800	
1.02	Water butt connected to rainwater goods for external/garden watering	1	Item	180	180	
				Combined Subtotal:	4,980	4.4
2.00	Site Prelims & Overheads	13.5	%	4,980	672	0.6
				Subtotal:	5,652	5.0

TOTAL COST 'On Plot' Rainwater (Rounded):				£	5,700	5.1
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RAINWATER HARVESTING - Flats Typical flat: 659 GIA ft²

'On-Plot' Sustainable measures for rainwater harvesting, apartment blocks

1.00	Rainwater Harvesting					
1.01	Allowance for rainwater harvesting system complete with subterranean tank, piping, connections to rainwater goods, pumps, controls, header tank and pipework to WC's and washing machines (non-potable)	1	Item	4,800	4,800	
1.02	Water butt connected to rainwater goods for external/garden watering	1	Item	180	180	
2.00	Target saving for apartment block centralised system	-15%	%	4,980	(747)	
				Combined Subtotal:	4,233	6.4
3.00	Site Prelims & Overheads	13.5	%	4,233	571	0.9
				Subtotal:	4,804	7.3

TOTAL COST 'On Plot' Rainwater (Rounded):				£	4,800	7.3
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HIMLEY VILLAGE, BICESTER
 INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE



Job No. : 42658
 Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24
 Base Date : Q2 2024
 Site Area (Ha) : 27.94
 Site Area (Acre) : 69.04
 Units (Dwellings) : 500
 GIA (sqft) : 544,311

7.3 1200 UNITS - BUILD COST ABNORMALS

Ref	Description	Quantity	Unit	Rate	TOTAL £	£/ft GIA
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GREYWATER HARVESTING - Houses Typical house: 1,128 GIA ft²

'On-Plot' Sustainable measures for greywater harvesting, typical 3 bed house

1.00	Greywater Harvesting					
1.01	Allowance for greywater recycling system complete with standalone unit located internally, piping, connections to waste pipework (excl. foul), pumps, controls, header tank and pipework to WC's and washing machines (non-potable).	1	Item	7,200	7,200	
				Combined Subtotal:	7,200	6.4
2.00	Site Prelims & Overheads	13.5	%	7,200	972	0.9
				Subtotal:	8,172	7.2

TOTAL COST 'On Plot' Rainwater/ Greywater (Rounded):					£	8,200	7.3
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GREYWATER HARVESTING - Flats Typical flat: 659 GIA ft²

'On-Plot' Sustainable measures for greywater harvesting, apartment blocks

1.00	Greywater Harvesting					
1.01	Allowance for greywater recycling system complete with standalone unit located internally, piping, connections to waste pipework (excl. foul), pumps, controls, header tank and pipework to WC's and washing machines (non-potable).	1	Item	7,200	7,200	
2.00	Target saving for apartment block centralised system	-15%	%	7,200	(1,080)	
				Combined Subtotal:	6,120	9.3
3.00	Site Prelims & Overheads	13.5	%	6,120	826	1.3
				Subtotal:	6,946	10.5

TOTAL COST 'On Plot' Rainwater/ Greywater (Rounded):					£	6,900	10.5
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HIMLEY VILLAGE, BICESTER
INFRASTRUCTURE & CONSTRUCTION ORDER OF COST ESTIMATE

Job No. : 42658

Client : Cala Homes (Cotswolds)

Issue Date : 21-Jun-24

Base Date : Q2 2024

8.0 AREA SCHEDULE: SUMMARY

Ref	Item	500 Units	1200 Units	TOTAL (1700 Units)
1.00	Site Area (ha)	27.94	61.96	89.90
2.00	Site Area (Acre)	69.04	153.10	222.15
3.00	NET Area (ha)	16.64	26.25	42.89
4.00	NET Area (Acre)	41.12	64.86	105.98
<hr/>				
5.00	Maximum Housing Numbers	500	1200	1700
6.00	Overall Density (dpa)	7	8	8
6.01	Developable Density (dpa)	12	19	16
7.00	Total GIA (sqft)	544,311	1,165,378	1,709,689
7.01	GIA (sqft/ Unit) (Blended)	1,089	971	1,006
8.00	Coverage (sqft/ Acre) (Blended)	13,238	17,967	16,132
8.01	Coverage (sqft/ Ha) (Blended)	32,711	44,395	39,862
<hr/>				
OPEN SPACE (excl. non-resi zones, care home, primary school)%				
11.00	Open Space (Acre)	22.82	84.83	107.65
12.00	Open Space %	33%	55%	48%

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APPENDICES

Himley, Paper Mix - 500 unit								
70% - Private Housing								
Housetype	No. of Beds	SQFT	No. Units	Total SQFT	Mix %	Mix no.	Private mix %	CALA MIX
Flat	1	540	12	6,480	2%	12	3%	2%
Flat	2	760	9	6,840				
Aspen	2	797	17	13,549	13%	65	19%	14%
Bayberry	2	863	39	33,657				
Blackthorn	3	952	20	19,040				
Chestnut	3	1001	10	10,010				
Everglade	3	1085	31	33,635				
Fir	3	1089	33	35,937	34%	169	49%	34%
Fourleaf	3	1119	10	11,190				
Foxglove	3	1132	33	37,356				
Lancewood	3*	1296	19	24,624				
Laurel	3*	1357	13	17,641				
Mulberry	4	1444	11	15,884				
Pine	4	1547	17	26,299				
Poplar	4	1553	9	13,977				
Rowan	4	1622	8	12,976				
Sycamore	4	1672	5	8,360	20%	102	29%	20%
Tulipwood	4	1684	14	23,576				
Twinberry	4	1696	17	28,832				
Walnut	4	1764	8	14,112				
White beam	5	1957	13	25,441				
Private Total			348	419,416			100%	
30% - Affordable Housing (all NDSS)								
Affordable Rent (70%):								
Housetype	No. of Beds	SQFT	No. Units	Total SQFT	Mix %	Mix no.	AR mix %	
Flat	1	540	24	12,960	5%	24	24%	5%
Flat	2	760	36	27,360	11%	53	52%	10%
Bellflower	2	850	17	14,450				
Bungalow	3	1001	3	3,003				
Clover		1016	15	15,240	4%	21	21%	5%
Daisy	3	1001	3	3,003				
Heather	4	1250	4	5,000	1%	4	4%	1%
AR/SR Total			102	81,016				
Intermediate Housing (30%):								
Housetype	No. of Beds	SQFT	No. Units	Total SQFT	Mix %	Mix no.	Intermediate mix %	
Flat	1	540	6	3,240	1%	6	12%	1%
Flat	2	760	3	2,280				
Bellflower	2	850	20	17,000	5%	24	48%	5%
Bungalow	2	850	1	850				
Clover		1016	13	13,208	4%	13		
Daisy	3	1001	5	5,005		5	10%	2%
Gardenia	4	1148	2	2,296	0%	2	4%	0%
Intermediate Total			50	43,879				
Private Total			348	419,416				
AR/SR Total			102	81,016				
Intermediate Total			50	43,879				
Grand Total			500	544,311				

	HA	ACRE
NDA	13.49	33.33
Coverage		16,329 sqft / acre
DPH		37 dph

1747 - HIMLEY VILLAGE, BICESTER
SCHEDULE OF ACCOMMODATION
ACO1 (A)

Open Market					
House Type	Beds	Sq. Ft.	Sq. M.	No.	Sq. Ft.
Flat-B	1	540	50.2	42	22680
Flat-C	1	540	50.2	54	29160
Flat-A	1	540	50.2	69	37260
Flat-A	2	760	70.6	138	104880
Aspen	2	797	74.0	25	19925
Bayberry	2	863	80.2	22	18986
Blackthorn	3	952	88.4	62	59024
Chestnut	3	1001	93.0	47	47047
Everglade	3	1085	100.8	24	26040
Fir	3	1089	101.2	48	52272
Fourleaf	3	1119	104.0	5	5595
Foxglove	3	1132	105.2	88	99616
Lancewood	3*	1296	120.4	42	54432
Laurel	3*	1357	126.1	15	20355
Hazel	4	1178	109.4	3	3534
Mulberry	4	1444	134.2	24	34,656
Pine	4	1547	143.7	25	38,675
Poplar	4	1553	144.3	12	18,636
Rowan	4	1622	150.7	32	51,904
Sycamore	4	1669	155.1	6	10,014
Tulipwood	4	1684	156.4	11	18,524
Twinberry	4	1696	157.6	30	50,880
Walnut	4	1764	163.9	16	28,224
Open Market Total				840	852,319

OPEN MARKET NET	48.09 acres	19.46 hectares
OPEN MARKET NET Coverage	17,725 sq ft per acre	43,799 sq ft per hectare

30% - Affordable Housing
Affordable Rent (70%)

Code	Beds	Sq. Ft.	Sq. M.	No.	Sq. Ft.
1B2P Maisonette GF	1	657	61.0	31	20367
1B2P Maisonette FF	1	746	69.3	31	23126
2B4P Maisonette GF	2	753	70.0	13	9789
2B4P Maisonette FF	2	753	70.0	13	9789
Bungalow 2B4P	2	753	70.0	3	2259
Bellflower	2	864	80.3	86	74304
Bungalow 3B5P	3	925	85.9	1	925
Daisy	3	1016	94.4	5	5080
Clover	3	1016	94.4	56	56896
Heather	4	1267	117.7	13	16471
Sub Total				252	219,006

Intermediate Housing (30%)

Code	Beds	Sq. Ft.	Sq. M.	No.	Sq. Ft.
1B2P House (Acacia?)	1	641	59.6	10	6410
2B3P Maisonette GF	2	657	61.0	5	3285
2B3P Maisonette FF	2	746	69.3	5	3730
Bungalow 2B4P	2	753	70.0	2	1506
Bellflower	2	850	79.0	55	46750
Daisy	3	1001	93.0	4	4004
Clover	3	1016	94.4	23	23368
Heather	4	1250	116.1	4	5000
Sub Total				108	94,053

Affordable Total 360 313059

AFFORDABLE NET	16.78 acres	6.79 hectares
AFFORDABLE NET Coverage	18,658 sq ft per acre	46,106 sq ft per hectare

SITE TOTAL 1,200 1,165,378

Site Boundary	222.15 acres	89.90 hectares
NET	64.87 acres	26.25 hectares
NET Coverage	17,966 sq ft per acre	44,395 sq ft per hectare
Density (Site Boundary)	5.40 units per acre	13.35 units per hectare

S106 Contribution Schedule



Himley Village Section 106 Agreement

Unconditional Land Contribution
Hybrid Land Contribution

S106 Item

Payment / Delivery Trigger

Bond 1	Implementation
Bond 2	Before 501st unit commencement

Signed:

£42,796,459

Current Figure

	Month	Total Months	Total Units	Units per Month
Construction Start	14	216	1700	7.87
Sale Start	26	216	1700	7.87

Build Cost Inflation	
All-TPI Q2 2022	365
All-TPI Q3 2024	394

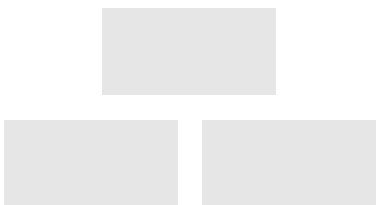
			Trigger Month	
County Contribution Monitoring Fee		£23,926.14	14	14
District Council Monitoring Contribution		£15,279.03	14	14
Burial Ground Contribution	prior to 250th occupation	£20,442.28	58	58
Bicester Leisure Centre Phase 1 Contribution (25%) 1	Prior to 300th occupation	£250,646.32	64	64
Bicester Leisure Centre Phase 1 Contribution (25%) 2	Prior to 600th occupation	£250,646.32	102	102
Bicester Leisure Centre Phase 1 Contribution (25%) 3	Prior to 900th occupation	£250,646.32	140	140
Bicester Leisure Centre Phase 1 Contribution (25%) 4	Prior to 1,200th occupation	£250,646.32	178	178
Local Health Contribution (25%) 1	Prior to 300th occupation	£131,916.25	64	64
Local Health Contribution (25%) 2	Prior to 600th occupation	£131,916.25	102	102
Local Health Contribution (25%) 3	Prior to 900th occupation	£131,916.25	140	140
Local Health Contribution (25%) 4	Prior to 1,200th occupation	£131,916.25	178	178
Neighbourhood Policing Contribution (25%) 1	Prior to 300th occupation	£76,922.00	64	64
Neighbourhood Policing Contribution (25%) 2	Prior to 600th occupation	£76,922.00	102	102
Neighbourhood Policing Contribution (25%) 3	Prior to 900th occupation	£76,922.00	140	140
Neighbourhood Policing Contribution (25%) 4	Prior to 1,200th occupation	£76,922.00	178	178
Recycling Contribution	prior to 35th occupation	£2,479.36	30	30
Waste Contribution	Phase by Phase prior to 1st occupation	£223,709.43	26	26
Permanent Sports Pitches Area 1	Prior to Implementation (transfer)	£0.00	0	0
Permanent Sports Pitches Area 2	Prior to 550th occupation (transfer)	£0.00	0	0
Pitch Maintenance Contribution (10%) 1	Transfer Area 1	£50,913.94	26	26
Pitch Maintenance Contribution (25%) 2	Prior to 300th occupation	£127,284.84	64	64
Pitch Maintenance Contribution (35%) 3	Transfer Area 2	£178,198.78	26	26
Pitch Maintenance Contribution (30%) 4	Prior to 900th occupation	£152,741.81	140	140
Sports Pitch Contribution (10%) 1	Transfer Area 1	£46,297.50	26	26
Sports Pitch Contribution (25%) 2	Prior to 300th occupation	£115,743.75	64	64
Sports Pitch Contribution (35%) 3	Transfer Area 2	£162,041.25	26	26
Sports Pitch Contribution (30%) 4	Prior to 900th occupation	£138,892.50	140	140
Community Building		£0.00	0	0
Community Building Contribution (30%) 1	Prior to 300th occupation	£200,010.24	64	64
Community Building Contribution (30%) 2	Prior to 600th occupation	£200,010.24	102	102
Community Building Contribution (40%) 3	Prior to 900th occupation	£266,680.32	140	140
Sports Pavilion			0	0
Sports Pavilion Contribution (25%) 1	Prior to 300th occupation	£229,182.40	64	64
Sports Pavilion Contribution (25%) 2	Prior to 600th occupation	£229,182.40	102	102
Sports Pavilion Contribution (25%) 3	Prior to 900th occupation	£229,182.40	140	140
Sports Pavilion Contribution (25%) 4	Prior to 1,200th occupation	£229,182.40	178	178
Allotment and Community Farm Commuted Sum (25%) 1	Prior to 300th occupation	£73,638.38	64	64
Allotment and Community Farm Commuted Sum (25%) 2	Prior to 600th occupation	£73,638.38	102	102
Allotment and Community Farm Commuted Sum (25%) 3	Prior to 900th occupation	£73,638.38	140	140
Allotment and Community Farm Commuted Sum (25%) 4	Prior to 1,200th occupation	£73,638.38	178	178
Community Building Commuted Sum (25%) 1	Prior to 300th occupation	£126,722.12	64	64
Community Building Commuted Sum (25%) 2	Prior to 600th occupation	£126,722.12	102	102
Community Building Commuted Sum (25%) 3	Prior to 900th occupation	£126,722.12	140	140
Community Building Commuted Sum (25%) 4	Prior to 1,200th occupation	£126,722.12	178	178
Community Development Fund Contribution	£8683.29 (impl) + £6,830 annually	£92,095.66	26	26
Community Development Worker Contribution	£67,975.02 (impl) + £52,270 annually	£706,628.72	26	26
Health Facility Site	1000th occ.		0	0
Principal Retail Store	100th occ (planning & marketing)		0	0

Trigger Month	Payment (Q2 2022)	Payment (Q3 2024)
14	£39,205	£42,320
26	£12,062,022	£13,020,374
30	£2,479	£2,676
32	£3,526,847	£3,807,062
38	£3,124,713	£3,372,978
39	£150,016	£161,935
45	£315,978	£341,083
51	£144,182	£155,637
58	£2,596,323	£2,802,606
64	£1,395,618	£1,506,503
70	£2,560,044	£2,763,445
77	£754,910	£814,889
83	£79,135	£85,422
89	£178,183	£192,340
90	£10,395,990	£11,221,973
101	£178,183	£192,340
102	£1,303,340	£1,406,893
109	£576,727	£622,549
113	£178,183	£192,340
114	£214,302	£231,329
121	£184,644	£199,314
125	£178,183	£192,340
126	£214,302	£231,329
134	£451,188	£487,036
137	£178,183	£192,340
138	£214,302	£231,329
140	£2,024,069	£2,184,886
149	£178,183	£192,340
150	£214,302	£231,329
162	£214,302	£231,329
166	£576,727	£622,549
174	£214,302	£231,329
178	£889,027	£959,663
204	£288,363	£311,275
Total	£45,796,459	£49,435,081

Ancillary Retail Store	500th occ. (planning and marketing)		0	0
Mixed Use Area	Marketing by 100th occ. 10 years		0	0
Nursery	100th occ location, planning subm. 200th		0	0
Biodiversity Contribution (50%) 1	Implementation	£71,759.37	26	26
Biodiversity Contribution (50%) 2	Prior to 501st occupation	£71,759.37	90	90
CMO Contribution (5%) 1	Prior to 1st occupation	£144,181.74	26	26
CMO Contribution (5%) 2	Prior to 200th occupation	£144,181.74	51	51
CMO Contribution (20%) 3	Prior to 400th occupation	£576,726.97	77	77
CMO Contribution (20%) 4	Prior to 650th occupation	£576,726.97	109	109
CMO Contribution (20%) 5	Prior to 900th occupation	£576,726.97	140	140
CMO Contribution (20%) 6	Prior to 1,100th occupation	£576,726.97	166	166
CMO Contribution (10%) 7	Prior to 1,400th occupation	£288,363.48	204	204
Allotment Land (0.4ha)	Prior to 500th occupation		0	0
Allotment Land (0.6ha)	Prior to 1,100th occupation		0	0
Allotment Land (remainder)	Prior to 1,500th occupation		0	0
Combined LEAP/LAP			0	0
Combined LEAP/LAP Commuted Sum		£158,414.56	26	26
Hedgerow Commuted Sum		£0.00	0	0
Incidental Open Space		£0.00	0	0
LAP Commuted Sum		£34,865.49	26	26
LEAP Commuted Sum		£140,759.65	26	26
Mature Trees Commuted Sum		£0.00	0	0
NEAP Commuted Sum		£336,130.65	26	26
Open Space Commuted Sum		£0.00	0	0
Orchard Commuted Sum		£0.00	0	0
SUDS Commuted Sum		£0.00	0	0
Bus Infrastructure Contribution 1	by 1st occupation	£21,183.98	26	26
Bus Infrastructure Contribution 2	Prior to 300th occupation	£63,551.95	64	64
Bus Service Payment 1	Bus Service Date = Earlier of Strategic Highways in or 501st occupation	£214,301.97	90	90
Bus Service Payment 2	First anniversary of Bus Service Date	£214,301.97	102	102
Bus Service Payment 3	Second anniversary of Bus Service Date	£214,301.97	114	114
Bus Service Payment 4	Third anniversary of Bus Service Date	£214,301.97	126	126
Bus Service Payment 5	Fourth anniversary of Bus Service Date	£214,301.97	138	138
Bus Service Payment 6	Fifth anniversary of Bus Service Date	£214,301.97	150	150
Bus Service Payment 7	Sixth anniversary of Bus Service Date	£214,301.97	162	162
Bus Service Payment 8	Seventh anniversary of Bus Service Date	£214,301.97	174	174
Bus Service (Interim) Payment 1	Bus Service Interim Date (400th occupation)	£178,183.07	77	77
Bus Service (Interim) Payment 2	First anniversary of Bus Service Interim Date	£178,183.07	89	89
Bus Service (Interim) Payment 3	Second anniversary of Bus Service Interim Date	£178,183.07	101	101
Bus Service (Interim) Payment 4	Third anniversary of Bus Service Interim Date	£178,183.07	113	113
Bus Service (Interim) Payment 5	Fourth anniversary of Bus Service Interim Date	£178,183.07	125	125
Bus Service (Interim) Payment 6	Fifth anniversary of Bus Service Interim Date	£178,183.07	137	137
Bus Service (Interim) Payment 7	Sixth anniversary of Bus Service Interim Date	£178,183.07	149	149
Cycle Improvements Payment 1	by 1st occupation	£44,681.81	26	26
Cycle Improvements Payment 2	by 50th occupation	£402,133.42	32	32
Highways Contribution	by 501st occupation	£510,579.09	90	90
Library Payment 1	by 450th occupation	£79,135.00	83	83
Library Payment 2	by 750th occupation	£184,643.87	121	121
Primary Education Land & Funding Contribution 1	Prior to implementation	£1,327,631.69	26	26
Primary Education Land & Funding Contribution 2	Prior to 250th occupation	£2,575,880.85	58	58
Primary Education Land & Funding Contribution 3	School Transfer Date	£3,124,713.24	26	26
Primary Education Land & Funding Contribution 4	School Transfer Date + 6m	£3,124,713.24	32	32
Primary Education Land & Funding Contribution 5	School Transfer Date + 12m	£3,124,713.24	38	38
Rights of Way Contribution	by 100th occupation	£45,353.34	39	39
School Transportation Contribution	150th	£315,977.98	45	45
Shakespeare Drive Payment 1	by 501st occupation	£483,381.40	90	90
Shakespeare Drive Payment 2	by 501st occupation	£483,381.40	90	90
Secondary Education Payment 1	by 1st occupation	£1,222,745.00	26	26

Secondary Education Payment 2	by 350th occupation	£2,372,128.59	70	70
Secondary Education Payment 3	50% by 501st occupation or 600th	£8,632,587.11	90	90
Secondary Education Payment (Temporary)	by 1st occupation	£963,380.28	26	26
SEN Payment 1	by 350th occupation	£187,915.35	70	70
SEN Payment 2	by 850th occupation	£451,188.45	134	134
Traffic Calming Contribution	by 100th occupation	£104,662.76	39	39
Travel Plan Monitoring Contribution	by 1st occupation	£11,688.81	26	26
Major Infrastructure (First Installement) Estimate		£3,000,000.00	26	26

Development Appraisals



Proposed Scheme - 1,700 Units
100% Private
Traditional Housing Build Costs

Himley Village
North West Bicester

**Proposed Scheme - 1,700 Units
100% Private**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Residential - Private	1,700	1,710,025	412.44	414,872	705,282,711

Additional Revenue

Care Home - Site Sale GDV			3,000,000		
Mixed Use Centre - Site Sale GDV			5,000,000		
				8,000,000	

NET REALISATION

713,282,711

OUTLAY

ACQUISITION COSTS

Residualised Price			23,660,392		
				23,660,392	
Stamp Duty			1,172,520		
Effective Stamp Duty Rate		4.96%			
Agent Fee		1.00%	236,604		
Legal Fee		0.50%	118,302		
				1,527,425	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Residential - Private	1,774,670	148.40	263,361,028
Infrastructure Contingency		10.00%	8,263,200
Housebuilding Contingency		5.00%	13,168,051
Infrastructure Works			82,632,000
Strategic Road Improvement Payment			10,000,000
S106 Contributions			49,435,081
			426,859,360

PROFESSIONAL FEES

Professional Fees		8.00%	29,393,942		
				29,393,942	

DISPOSAL FEES

Sales Agent Fee - Private		3.00%	21,158,481		
				21,158,481	

FINANCE

Debit Rate 6.750%, Credit Rate 0.000% (Nominal)					
Land			33,199,294		
Construction			36,427,281		
Total Finance Cost				69,626,575	

TOTAL COSTS

572,226,176

PROFIT

141,056,535

Performance Measures

Profit on Cost%	24.65%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR% (without Interest) 10.98%

Profit Erosion (finance rate 6.750) 3 yrs 4 mths

Proposed Scheme - 1,700 Units
30% AH (70% AR / 30% SO)

Himley Village
North West Bicester

Development Appraisal
Rapleys
26 July 2024

Proposed Scheme - 1,700 Units 30% AH (70% AR / 30% SO)

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Residential - Private	1,188	1,271,720	412.44	441,505	524,508,197
Residential - Afford Rent	354	300,373	226.84	192,476	68,136,611
Residential - Intermediate	<u>158</u>	<u>137,932</u>	268.09	234,039	<u>36,978,190</u>
Totals	1,700	1,710,025			629,622,998

Additional Revenue

Care Home - Site Sale GDV	3,000,000
Mixed Use Centre - Site Sale GDV	5,000,000
	8,000,000

NET REALISATION

637,622,998

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(30,135,087)	(30,135,087)
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CONSTRUCTION COSTS

Construction

	ft ²	Build Rate ft ²	Cost	
Residential - Private	1,313,180	188.22	247,166,740	
Residential - Afford Rent	321,051	188.22	60,428,219	
Residential - Intermediate	<u>140,439</u>	<u>188.22</u>	<u>26,433,429</u>	
Totals	1,774,670 ft²		334,028,387	334,028,387

Infrastructure Contingency	10.00%	8,263,200
Housebuilding Contingency	5.00%	16,701,419
Infrastructure Works		82,632,000
S106 Contributions		49,435,081
Strategic Road Improvement Payment		10,000,000
		167,031,700

PROFESSIONAL FEES

Professional Fees	8.00%	35,330,001	35,330,001
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DISPOSAL FEES

Sales Agent Fee - Private	3.00%	15,735,246
Sales Legal Fee - AH	0.35%	367,902
		16,103,148

FINANCE

Debit Rate 6.750%, Credit Rate 0.000% (Nominal)			
Land		(50,007,779)	
Construction		54,081,399	
Total Finance Cost			4,073,620

TOTAL COSTS

526,431,769

PROFIT

111,191,229

Performance Measures

Profit on Cost%	21.12%
Profit on GDV%	17.66%
Profit on NDV%	17.66%

IRR% (without Interest) N/A

Profit Erosion (finance rate 6.750) 2 yrs 10 mths

Proposed Scheme - 1,700 Units
100% Private

Himley Village
North West Bicester

Development Appraisal
Rapleys
26 July 2024

Proposed Scheme - 1,700 Units 100% Private

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Residential - Private	1,700	1,710,025	412.44	414,872	705,282,711

Additional Revenue

Care Home - Site Sale GDV			3,000,000		
Mixed Use Centre - Site Sale GDV			5,000,000		
				8,000,000	

NET REALISATION

713,282,711

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(20,725,344)		(20,725,344)
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CONSTRUCTION COSTS

Construction

	ft ²	Build Rate ft ²	Cost	
Residential - Private	1,774,670	188.22	334,033,750	334,033,750
Infrastructure Contingency		10.00%	8,263,200	
Housebuilding Contingency		5.00%	16,701,688	
Infrastructure Works			82,632,000	
Strategic Road Improvement Payment			10,000,000	
S106 Contributions			49,435,081	
				167,031,969

PROFESSIONAL FEES

Professional Fees		8.00%	35,330,451	
				35,330,451

DISPOSAL FEES

Sales Agent Fee - Private		3.00%	21,158,481	
				21,158,481

FINANCE

Debit Rate 6.750%, Credit Rate 0.000% (Nominal)				
Land			(30,986,718)	
Construction			66,383,604	
Total Finance Cost				35,396,886

TOTAL COSTS

572,226,192

PROFIT

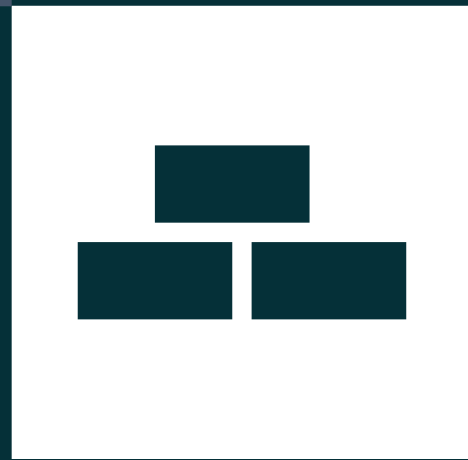
141,056,519

Performance Measures

Profit on Cost%	24.65%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR% (without Interest) 13.87%

Profit Erosion (finance rate 6.750) 3 yrs 4 mths



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RAPLEYS

Himley Village, NW Bicester - Financial Viability Assessment (FVA) - Cala Homes - July 2024

Final Audit Report

2024-08-06

Created:	2024-08-06
By:	Helen Earwaker (helen.earwaker@rapleys.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAXrpiVf-cJpY0yWktO777etPhFpdCsUZW

"Himley Village, NW Bicester - Financial Viability Assessment (FVA) - Cala Homes - July 2024" History

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 Signer jamie.miller@rapleys.com entered name at signing as Jamie Miller


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 Agreement completed.

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