

Application reference: 25/01768/HYBRID

Address: Graven Hill London Road

Projected contribution for proposed development	
number of dwellings for this development	1303
Average population per dwelling	2.4
Estimated population for proposed development	3127.2

Current average floorspace per patient/ m2 NIA for Bucks new builds*	16.75		
Additional floorspace required to support new population (NIA)		186.7	NIA
Additional floorspace required to support new population (GIA)		207.4	GIA
Build cost per sqm GIA excl professional fees=	£4,000	per m2 (GIA)	
Professional fees @10%	£400	per m2	
Finance costs @6.5%	<u>£260</u>	per m2	
Sub total	£4,660	per m2	
VAT	£932	per m2	
GP IT equipment telephony costs	£50	per m2	
lease legal costs (incl lease SDLT)	<u>£50</u>	per m2	
TOTAL UNIT SUM PER SQ M excluding land costs	<u>£5,692</u>		

TOTAL developer contributions sought (assuming 2.5 persons per unit)

NB - no land sought, just contribution towards construction cos: £5,692 X 207.4 **£1,180,764**