



Chichester CIL

Further evidence requested from Council in respect of Chichester's CIL examination – question 2 Strategic Development Allocations

Chichester DC

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1 QUESTION 2 STRATEGIC DEVELOPMENT LOCATIONS (SDL'S)

1.1 Introduction.

- 1.1.1 The Chichester CIL Examiner is seeking clarification on the following issues in respect of the Strategic Development

2. Strategic Development Locations (SDLs)

For each of the four SDLs at West of Chichester, Tangmere, Shopwyke and Westhampnett/North East Chichester:

- a. Prepare a full and costed list of infrastructure and known abnormals for each site in consultation with the prospective developers/development consortia, which should clearly separate out:
- S106 infrastructure costs
 - S278 infrastructure costs
 - Other site serving and enabling costs
- b. Revise and re-run the appraisals for each of the sites based on:
- Sales values as evidenced for the generic appraisals in 1a above, with any market adjustment for strategic site locations.
 - Build costs as sourced for 1b above.
 - Stamp duty as introduced in December 2014.
 - A revised S106/S278 cost/unit based on the costed infrastructure in 2a above.
 - A revised site servicing and enabling cost/hectare based on 2a above.

The implications of the revised appraisals for the maximum chargeable CIL rate for each site should be set out in revised versions of Tables 8-6 to 8-10 in the VS.

- 1.1.2 Our approach has been to update known costs and values as detailed in the assumptions provided for each site in the sections below. Each site's viability appraisal has been listed separately.

1.2 Approach to stamp duty

- 1.3 England and Wales. The effect was to produce savings for purchasers on mid-range housing. To illustrate the impact we have calculated the savings on stamp-duty on housing from houses of £200,000 up to £600,000 in the table below

Impact of stamp duty changes on residential house prices

House Price	Pre December 2014 stamp duty rate	Current stamp duty rates	Saving to purchasers
200,000	2,000	1,500	-£500
300,000	9,000	5,000	£4,000
400,000	12,000	10,000	£2,000
500,000	15,000	15,000	0
600,000	24,000	20,000	£4,000

- 1.4 The savings on stamp duty will have the greatest impact on properties of around £250,000 to £400,000 which is typical of new build sales prices in the vast majority of Chichester. Using the comparable of a 90m² house a saving of £4,000 equates to £44m².
- 1.5 Changes on all stamp duty rates are ultimately reflected in the sales values for residential property in the appraisals as stamp duty is paid for by the purchaser and not the developer.

2 WEST OF CHICHESTER

2.1 About the site

- 2.1.1 The land west of Chichester is being promoted by Miller and Linden Homes. It has an allocation of 1,250 dwellings in the plan period but an overall potential to accommodate 1,600 homes. The site is clear, relatively flat and predominantly in agricultural use.

2.2 Scenario tested

- 2.2.1 We have tested a 1,000 unit scheme on this site allocation and apportioned costs pro-rata. This is consistent with the original viability report but it should be noted that since that date of the original testing the numbers of dwellings within the plan period has increased to 1250. We would not anticipate this having a material impact on viability due to the phasing of the scheme. Due to the volume and scale we have assumed this site will be delivered by at least two housebuilders.

2.3 Known section 106 costs

- 2.3.1 The local authority has prepared an infrastructure plan which contains the following items that could potentially be included within the section 106 agreement. This is illustrated in the table Table 2.1.

Table 2.1 Known section 106 costs for the West of Chichester Strategic Site

West of Chichester SDL (LP Policy 15)			
	CIL	S106/S278	Notes
Utility Services			
Wastewater treatment		£3,000,000	
Education			
Primary school (1FE with potential to expand to 2FE)		£9,500,000	Estimated cost range (2FE) £8.3m - £9.5m
Health			
NHS Medical Centre	£3,300,000		CIL payment in kind
General community & complementary healthcare	£500,000		
Sub-total	£3,800,000		
Green Infrastructure			
Cycling connectivity		included in infrastructure costs	
Ecological connectivity		included in infrastructure costs	
Country Park		£3,500,000	Estimated cost range £3m - £3.5m
Playing fields, sports pitches & children's play areas		TBC	
Allotments		TBC	
Chichester Harbour recreational disturbance		£275,200	£172 per dwelling x 1600 dwellings
Sub-total (known costs)		£3,775,200	
Social Infrastructure			
Community hall		£1,000,000	Estimated cost range £0.5m - £1m
Library provision	£100,000		Estimated cost range £75,000 - £100,000
Transport			
North-south road link		included in infrastructure costs	
Cathedral Way / Via Ravenna junction		£170,000	
Sherborne Road / St Paul's Road junction		£540,000	
Sherborne Road traffic calming		TBC	
St Paul's Rd cycle route		£140,000	
Parklands cycle route		£440,000	
Public transport links		£500,000	
A27 junction improvements		TBC	Proportion of £12.8m total mitigation based on proportionate traffic impact of development on A27
Car club & electric vehicle points		included in infrastructure costs	
Sub-total (known costs)		£2,790,000	
Public services			
Fire hydrants & CCTV		included in infrastructure costs	
TOTAL (all known costs)	£3,800,000	£19,065,200	

- 2.3.2 The costs are based on a scheme of up to 1600 units therefore the cost per dwelling is £11,915. Within the cost element is £3m for an onsite waste water treatment solution. It should be noted that the upgrade to the Tangmere Waste Water Treatment Plant has been brought forward and is now due for completion in December 2017.

2.4 Section 278 Costs (A27 mitigation)

- 2.4.1 The Infrastructure Delivery Plan identifies a requirement for developer contributions to fund improvements to the six junctions on the A27 Chichester Bypass necessary to mitigate the additional traffic impact of new development proposed in the Local Plan. The total package of

improvements has been costed at £12,817,000 of which £1,650,000 has already been secured (this includes provision for improvements to two of the A27 junctions as part of the planning permission already granted for the Shopwyke SDL). The Council has commissioned traffic modelling work in order to apportion the outstanding cost based on the proportionate traffic impact of each of the outstanding planned developments. This work is ongoing but is not expected to be completed until August 2015. For the purposes of this viability exercise we have assumed a proportional contribution per dwelling based on the numbers of homes to be provided on the strategic sites (excluding Shopwyke which already has planning permission). Assuming a total outstanding supply of 3,100 homes on strategic sites, the average cost is £3,600 per dwelling. For the West of Chichester SDL, this would equate to a total contribution of £5,760,000.

2.5 Total section 106 and 278 costs per dwelling

2.5.1 The total allowance for 106 and 278 costs (including the A27 upgrade) is £15,516 per dwelling.

2.6 Other site servicing and enabling costs

2.6.1 Site servicing £600,000 per ha and includes elements of green infrastructure as detailed in Table 2.1 above.

2.7 Build Costs

2.8 We have used the latest hard copy (issue 137) published data from BCIS to estimate construction costs dated May 2015. The figure for 2 storey estate style housing is £929m² and applying the advised uplift of 10% produces a figure of £1,022m². For flats we have assumed that such development will be 3-5 storeys and used the figure of £1,079m² and again applied the 1.1 multiplier to adopt a figure of £1186. A copy of the extract is in Appendix B

2.8.1 We have not sought to use the online version for the reasons highlighted at the examination. The online BCIS indices are updated on a regular basis when new information is received. Therefore previously online figures will vary and, will be updated retrospectively. The published version from May 2015 refers to data from the 4th Quarter of 2014. . A copy is in appendix B

2.9 Sales values

2.9.1 The sales values have been updated from April 2014 to May 2015 and taking into account the available evidence the rate has increased by 5% to £3,255m². This is less than the generic figures adopted of £3,400 sq m and reflects an adjustment for volume.

2.10 Updated results

2.10.1 Table 2.2 provides the updated results of the viability test.

Table 2.2 Summary of results for the West of Chichester Strategic Site

	No of dwellings	Gross site area	Net site area ha	Density	Floor Space per sq.m		Residual land value		Benchmark		Overage	
					GIA Floor space	CIL Chargeable Floor Space	Per net developable Ha	Per Epsm GIA	Per net developable Ha	Per Epsm GIA	Per Ha	Per Epsm CIL Chargeable
West of Chichester	1000	57.14	28.571	35	90,000	63,000	£1,249,192	£397	£700,000	£222	£549,192	£249

2.10.2 Assuming a CIL charge of £120m² this leaves an overage of £130 per m²– a buffer of 52%.

3 WESTHAMPNETT/NORTH EAST CHICHESTER

3.1 About the site

- 3.1.1 The site comprises 110 hectares and occupies an area extending from the eastern edge of the City to the Goodwood Motor Circuit/Aerodrome and the edge of Westhampnett village.
- 3.1.2 The allocated land extends over parts of the Parishes of Westhampnett and Chichester City, around 2 to 3 km north-east and east of the City Centre. The land slopes gently down from north to south and is framed to the north by a backdrop of the South Downs. To the south the land is bounded by Stane Street a Roman Road and the River Lavant runs through the site from north to south.
- 3.1.3 The site is currently in agricultural use and contains only a few buildings, principally Old Place Farm which lies in the centre of the site. The site excludes the buildings along the north side of Madgwick Lane including the Grade II Listed Old Place House within a characterful group of converted farm buildings at Old Place Lane and the Grade II Listed semi-detached pair of estate cottages. There are a number of trackways and public footpaths that cross the site. The motor racing circuit and Aerodrome to the east of the site represent key economic assets for the city. Figure 1 shows the extent of the Strategic Location.
- 3.1.4 The proposed residential development will comprise two separate areas:
- Land between Stane Street and Madgwick Lane will provide approximately 300 dwellings, developed as an integrated extension of Westhampnett village; and
 - Land between the edge of Chichester City (east of Winterbourne Road) and the River Lavant floodplain will provide approximately 200 dwellings, developed as an integrated extension to the City.

3.2 Scenario tested

- 3.2.1 We have tested two schemes as in accordance with the original strategic allocation of 150 and 350 units respectively. The recent change to 200 and 300 has little material effect on overall viability

3.3 Known section 106 costs

- 3.3.1 Table 3.1 is a list of known section 106 costs. It should be noted that some of the unknown costs will be funded through the general site infrastructure allowance of £600,000 per ha. These items have been referenced in the table

Table 3.1 Known Section 106 costs for Westhampnett / NE Chichester

Westhampnett/NE Chichester SDL (LP Policy 17)			
	CIL	S106/S278	Notes
Utility Services			
Wastewater treatment		included in site infrastructure allowance	Proportion of cost of connection to Tangmere WwTW
Green Infrastructure			
Cycling connectivity		included in site infrastructure allowance	
Ecological connectivity		included in site infrastructure allowance	
Playing fields, sports pitches & children's play areas		£189,000	estimate supplied by CEG
Allotments		TBC	
Chichester Harbour recreational disturbance		£86,000	£172 per dwelling x 500 dwellings
Sub-total (known costs)		£275,000	
Social Infrastructure			
New community hall		£513,000	Scale of building to be determined -figure supplied by CEG
Transport			
Local road network		included in site infrastructure allowance	
Public transport links		£175,000	
A27 junction improvements		TBC	Proportion of £12.8m total mitigation based on proportionate traffic impact of development on A27
Car club & electric vehicle points		included in site infrastructure allowance	
Sub-total (known costs)		£175,000	
Public services			
Fire hydrants & CCTV		TBC	
TOTAL (all known costs)		£963,000	

3.3.2 These costs equate to £1,926 per unit with standard green infrastructure and local roadwork connections expected to be met from the site infrastructure allowance. There are more unknown costs for these sites but it should be noted that the overall level of known section 106 costs are much lower compared to the other strategic sites.

3.4 Section 278 costs (A27 mitigation)

3.4.1 The Infrastructure Delivery Plan identifies a requirement for developer contributions to fund improvements to the six junctions on the A27 Chichester Bypass necessary to mitigate the additional traffic impact of new development proposed in the Local Plan. The total package of improvements has been costed at £12,817,000 of which £1,650,000 has already been secured (this includes provision for improvements to two of the A27 junctions as part of the planning permission already granted for the Shopwyke SDL). A methodology is being prepared to apportion the outstanding cost based on the proportionate traffic impact of each of the outstanding planned developments, however this work is not yet complete. For the purposes of this exercise we have adopted a proportion per dwelling based on the numbers of homes within the strategic sites. Assuming a total outstanding supply of 3,100 homes on strategic sites, the average cost is £3,600 per dwelling. For the Westhampnett/NE Chichester SDL, this would equate to a total contribution of £1,800,000.

3.5 Total section 106 and 278 costs per dwelling

3.5.1 The total allowance for 106 and 278 costs (including the A27 upgrade) is £5,526 per dwelling.

3.6 Site servicing allowance

3.6.1 Site servicing £600,000 per ha. This figure was originally adopted from the Savills representation on other strategic sites and was regarded as a high level estimate of the costs associated with accessing and creating primary infrastructure within the site. Within this figure is green infrastructure and local transport connections. We have adopted this figure in this appraisal in the absence of other information

3.7 Green infrastructure associated with flood mitigation

3.7.1 Within this appraisal is an allowance of £50,000 per ha for on-site green infrastructure associated with flood mitigation.

3.8 Other changes

3.8.1 We have updated the residential build costs to BCIS May 2015 Quarterly review of building prices (edition 137) which provides a build cost when regional variations are taken into account of £1,022 m2. A printout of the relevant section is in Appendix B where a regional multiplier of 1.1 for West Sussex has been applied.

3.9 Sales values

- The sales values have been updated from April 2014 to May 2015 and taking into account the available evidence the rate has increased by 5% to £3,255. This is less than the generic figures adopted of £3,400 sq m.

3.10 Results of viability test.

3.10.1 Table 3.2 below has the results of our viability testing for the two sites

Table 3.2 Summary of Strategic Site testing for Westhampnett / NE Chichester

	No of dwellings	Gross site area	Net site area ha	Density	Floor Space per sq.m		Residual land value		Benchmark		Overage	
					GIA Floor space	CIL Chargeable Floor Space	Per net developable Ha	Per £psm GIA	Per net developable Ha	Per £psm GIA	Per Ha	Per £psm CIL Chargeable
Westhampnett / NE Chichester - small phase	150	8.57	4.286	35	13,500	9,450	£1,619,820	£514	£700,000	£222	£919,820	£417
Westhampnett / NE Chichester - large phase	350	20.00	10.000	35	31,500	22,050	£1,584,489	£503	£700,000	£222	£884,489	£401

3.10.2 The two appraisals show overages of £417 and £401 per m2. Applying a CIL charge of £120 m2 produces an overage buffer of 70% and 71%

4 TANGMERE

4.1 About the site

4.1.1 This is a large allocation of 1000 units on land which is clear, flat and mostly in agricultural use.

4.2 Scenario tested

4.2.1 We have tested Tangmere as a 1,000 unit scheme.

4.3 Infrastructure costs

4.3.1 The site will be connected to the mains drainage. The improvement to the Tangmere Waste Water Treatment plant has been brought forward and is now due for completion in December 2017.

4.3.2 Also within this figure are allowances for green infrastructure and road connections

4.4 Known section 106 costs

4.4.1 Chichester DC has estimated the known 106 costs in the table below. On all the figures we have assumed the higher end of all estimates. We have also assumed that some of the unknown costs will be included in the allowance of £600,000 per ha as referenced in the table

Table 4.1 Known Section 106 costs for Tangmere strategic site

Tangmere SDL (LP Policy 18)			
	CIL	S106/S278	Notes
Utility Services			
Wastewater treatment		TBC	Proportion of cost of connection to Tangmere WwTW
Education			
Primary school (1FE with potential to expand to 2FE)		£5,400,000	Estimated cost range (1FE) £4.8m - £5.4m
Green Infrastructure			
Cycling connectivity		included in infrastructure allowance	
Ecological connectivity		included in infrastructure allowance	
Playing fields, sports pitches & children's play areas		Part of costs could be included in school costs	
Allotments		TBC	
Sub-total (known costs)		TBC	
Social Infrastructure			
Community hall		£1,000,000	Estimated cost range £0.5m - £1m
Library provision	£100,000		Estimated cost range £75,000 - £100,000
Transport			
Road link to A27 / A285 junction		included in infrastructure allowance	
Site specific mitigation to local road network		included in infrastructure allowance	
Chichester-Tangmere cycle route		£630,000	
Public transport links		£500,000	
A27 junction improvements		TBC	Proportion of £12.8m total mitigation based on proportionate traffic impact of development on A27
Car club & electric vehicle points		included in infrastructure allowance	
Sub-total (known costs)		£1,130,000	
Public services			
Fire hydrants & CCTV		included in infrastructure allowance	
TOTAL (all known costs)		£7,530,000	

4.4.2 The section 106 costs equate to £7,530 per dwelling

4.5 Section 278 costs (A27 mitigation)

4.5.1 The Infrastructure Delivery Plan identifies a requirement for developer contributions to fund improvements to the six junctions on the A27 Chichester Bypass necessary to mitigate the additional traffic impact of new development proposed in the Local Plan. The total package of improvements has been costed at £12,817,000 of which £1,650,000 has already been secured (this includes provision for improvements to two of the A27 junctions as part of the planning permission already granted for the Shopwyke SDL). A methodology is being prepared to apportion the outstanding cost based on the proportionate traffic impact of each of the outstanding planned developments, however this work is not yet complete. For the purposes of this exercise we have adopted a proportion per dwelling based on the numbers of homes within the strategic sites. Assuming a total outstanding supply of 3,100 homes on strategic sites, the average cost is £3,600 per dwelling. For the Tangmere SDL, this would equate to a total contribution of £3,600,000.

4.6 Total section 106 and 278 costs per dwelling

4.6.1 The total allowance for section 106 and 278 costs (including the A27 upgrade) is £11,130 per dwelling.

4.7 Other changes

4.7.1 We have updated the residential build costs to BCIS May 2015 Quarterly review of building prices (edition 137) which provides a build costs when regional variations are taken into account of £1,022 m2

4.8 Sales values

4.8.1 The sales values have been updated from April 2014 to May 2015 and taking into account the available evidence the rate has increased by 5% to £3,255. This is less than the generic figures adopted of £3,400 sq m. We note that values have fallen in Tangmere and Chichester north (Chichester East ward) and these are the exceptions to the overall trajectory of sales figures in Chichester District. However we would observe that

- Tangmere has a disproportionate amount of social housing and has historically not performed as well as other areas due to a lack of services for residents. Notably a lack of facilities including youth facilities, school places, library facilities, sports facilities and public transport The SDL's will provide new services which will address the poor perception of the area and increase values.
- The sales values in the SDL's for Tangmere and North East Chichester (Chichester East ward) are 4% less than the figures adopted within the generic appraisals thus reflecting the difference in the market values
- The residential values adopted therefore reflect the potential impact of the new amenities on values.

4.9 Results of viability test.

4.9.1 Table 4.2 shows the results of our viability testing for the two sites

Table 4.2 Viability summary of the Tangmere strategic site

	No of dwellings	Gross site area	Net site area ha	Density	Floor Space per sq.m		Residual land value		Benchmark		Overage	
					GIA Floor space	CIL Chargeable Floor Space	Per net developable Ha	Per Epsm GIA	Per net developable Ha	Per Epsm GIA	Per Ha	Per Epsm CIL Chargeable
Tangmere	1000	57.14	28.571	35	90,000	63,000	£1,431,339	£454	£700,000	£222	£731,339	£332

4.9.2 The two appraisals show an overage of £332 per m2. Applying a CIL charge of £120 m2 produces an overage buffer of 63%

5 SHOPWYKE

5.1 Introduction

- 5.1.1 Shopwyke is a residential development of up to 500 dwellings within a parkland setting with supporting employment, retail and community uses on a site of 31.71 hectares. The scheme was granted planning permission by the local planning authority under the reference (Ref 11/05283/OUT). The planning permission re dates the introduction of CIL and therefore the proposed charges will not apply. Nevertheless we have been asked to test the site if a further planning application is made which results in the scheme falling within the CIL regulations.
- 5.1.2 Unlike the other strategic sites, Shopwyke differs by being brownfield and requiring investment in groundwater treatment, contamination mitigation and re-profiling of the site.. Detailed servicing and reclamation results were produced by the applicant in March 2013 and subsequently appraised by the VOA on behalf of the applicant.
- 5.1.3 The details of these costs were part of a confidential submission but confirmed that the site was capable of providing 30% affordable housing and the sum equivalent to £11,000 per unit for section 106 costs.
- 5.1.4 Without providing a detailed breakdown we have incorporated the known abnormal and site servicing costs into our appraisal based on the 500 unit residential scheme. Costs relating to the other uses on site (commercial and retail) have been excluded.

5.2 Known section 106 costs

- 5.2.1 Chichester DC has produced a list of the known section 106 requirements. Unlike the other strategic sites the section 106 is signed and much of the infrastructure is being directly provided by the developer and we have no up-to date costs. A list of the items is contained in Table 5.1.

Table 5.1 Known section 106 costs for Shopwyke strategic site

Shopwyke SDL (LP Policy 16)			
Infrastructure contributions already secured through outline planning permission (O/11/05283/OUT) granted August 2013			
	CIL	S106/S278	Notes
Utility Services			
Upgraded wastewater infrastructure		Directly providing	Secured through planning condition
Education			
Education contribution		TBC	Committed in S106 agreement - contribution to be determined at RM application stage.
Green Infrastructure			
SANGS		Directly providing	To be provided onsite
Playing fields, sports pitches & children's play areas		Directly providing	
Sports & leisure facilities contribution		£475,000	
Ecological mitigation contribution		£25,000	
Sub-total (known costs)		£500,000	
Social Infrastructure			
Community Building, Changing Facilities and Sports Pitches		Directly providing	Community building of 200+ sq.m floorspace and/or contribution of £791,000
Library provision		TBC	Committed in S106 agreement - contribution to be determined at RM application stage.
Transport			
A27 junction improvements		Directly providing	Alterations to Portfield and Oving Road... S106 commitment to seek extension/diversion of bus route through scheme
Public transport links		Directly providing	
Foot / cycle bridge across the A27 south of Portfield Roundabout		Directly providing	
Foot / cycle bridge across the A27 to Coach Road		Directly providing	
Shared foot / cycleway along side of A27		Directly providing	
Sub-total (known costs)		£0	
Public services			
Fire hydrants & CCTV		TBC	Committed in S106 agreement - contribution to be determined at RM application stage.
TOTAL (all known costs)		£500,000	

5.2.2 The previous evidence base from August estimated a revised section 106 costs once CIL was introduced at £7,964 per dwelling. We have not sought to revise this figure.

5.3 Section 278 (A27 mitigation)

5.3.1 The planning permission includes conditions requiring works to the A27 Portfield and Oving Road junctions, which form part of the overall package of A27 mitigation measures identified in the IDP. The estimated cost of these improvements is £1,550,000 of the total £12,817,000 identified for the total A27 package.

5.4 Results of updated viability testing.

Table 5.2 below is a summary of the viability testing for Shopwyke

Table 5.2 Viability summary of the Shopwyke strategic site

	No of dwellings	Gross site area	Net site area ha	Density	Floor Space per sq.m		Residual land value		Benchmark		Overage	
					GIA Floor space	CIL Chargeable Floor Space	Per net developable Ha	Per Epsm GIA	Per net developable Ha	Per Epsm GIA	Per Ha	Per Epsm CIL Chargeable
Shopwyke	500	28.57	14.286	35	45,000	31,500	£894,931	£284	£500,000	£159	£394,931	£179

5.4.1 The overage on this site is £179m2. Assuming a CIL rate of £120m2 the buffer is at 32%

6 CONCLUSIONS

- 6.1.1 We have tested the four strategic sites based on all known available evidence. Although some figures remain to be confirmed there is no strong evidence which would suggest that these sites could not meet the proposed CIL of £120m2.

Appendix A Appendix A Viability Appraisal Summaries

Chichester CIL

Further evidence requested from Council in respect of Chichester's CIL examination – question 2 Strategic Development Allocations



Westhampnett / NE Chichester Large phase						
ITEM						
Gross development area	20.00					
Net Site Area	10.00					
Yield	350	No. of Private 245	No. of affordable 105	Net residual land value per ha £1,584,489 per ha		
1.0 Development Value						
Value Zone 2						
1.1	Private Units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats –	0	0	0	£3,780	£0
	Houses –	245	90	22,050	£3,255	£71,772,750
		245		22050		
1.2	Affordable	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats	0	0	0	£2,222	£0
	Houses	105	90	9,450	£1,914	£18,087,300
		105		9450		
		350		31500		£89,860,050
2.0 Development Cost						
2.1 Site Acquisition						
2.1.1	Site Value					£16,811,557
		Less Purchaser Costs (SDLT, legals and agents fees)				5.75%
	Net residual land value					£15,844,893
2.2 Build Costs						
2.2.1	Private units	No. of units	Total sq.m	Cost per sq.m	Total Costs	
	Flats –	0	0	£1,186	£0.00	
	Houses –	245	22050	£1,022	£22,535,100.00	
		245	22050			
2.2.2	Affordable	No. of units	Total sq.m	Cost per sq.m	Total Costs	
	Flats	0	0	£1,127	£0.00	
	Houses	105	9450	£1,022	£9,657,900.00	
		105	9450			
		350	31500		£32,193,000	
2.3 Externals						
2.3.1	Plot external	15%				£4,828,950
2.3.2	Servicing costs	£600,000 per net developable hectare				£6,000,000
						£10,828,950
2.4 Professional Fees						
2.4.1	as percentage of build costs	8%				£2,961,756
						£2,961,756
2.5 Contingency						
2.5.1	Based upon percentage of construction costs	5%				£1,609,650
						£1,609,650
2.6 Developer contributions						
2.6.1	Site specific S106 and A27 upgrade	£5,526 per unit				£1,934,100
2.6.2	SANGS	14.28	No. of ha	£50,000	per hectare non developable area	
					£714,000	
2.6.3	CIL Charge	£0 psm GIA on private housing				£0
	Total developer contributions					£2,648,100
2.7 Sale cost						
2.7.1	Legals -	£500				£175,000
2.7.2	Sales agents fee -	1.25%				£1,123,251
2.7.3	Marketing cost -	£1,000 per unit				£245,000
						£1,543,251
	TOTAL DEVELOPMENT COSTS					£68,596,264
3.0 Developers' Profit						
3.1	Based upon percentage of gross development value	Rate				
	Private -	20%				£14,354,550
	Affordable -	6%				£1,085,238
						£15,439,788
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]					£84,036,052
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]					£5,823,998
4.00	Finance Costs	APR 7.00%		PCM 0.565%		£-5,823,998
	TOTAL PROJECT COSTS [INCLUDING INTEREST]					-£89,860,050

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Chichester CIL

Further evidence requested from Council in respect of Chichester's CIL examination –
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Chichester CIL

Further evidence requested from Council in respect of Chichester's CIL examination – question 2 Strategic Development Allocations



Westhampnett / NE Chichester - small phase						
ITEM						
Gross development area	8.57					
Net Site Area	4.29					
Yield	150	No. of Private 105	No. of affordable 45	Net residual land value per ha £1,619,820 per ha		
1.0 Development Value						
Value Zone 2						
1.1	Private Units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats –	0	0	0	£3,780	£0
	Houses –	105	90	9,450	£3,255	£30,759,750
		105		9450		
1.2	Affordable	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats	0	0	0	£2,222	£0
	Houses	45	90	4,050	£1,914	£7,751,700
		45		4050		
		150		13500		£38,511,450
2.0 Development Cost						
2.1 Site Acquisition						
2.1.1	Site Value					£7,365,608
		Less Purchaser Costs (SDLT, legals and agents fees)				5.75%
	Net residual land value					£6,942,086
2.2 Build Costs						
2.2.1	Private units	No. of units	Total sq.m	Cost per sq.m	Total Costs	
	Flats –	0	0	£1,186	£0.00	
	Houses –	105	9450	£1,022	£9,657,900.00	
		105	9450			
2.2.2	Affordable	No. of units	Total sq.m	Cost per sq.m	Total Costs	
	Flats	0	0	£1,127	£0.00	
	Houses	45	4050	£1,022	£4,139,100.00	
		45	4050			
		150	13500		£13,797,000	
2.3 Externals						
2.3.1	Plot external	15%				£2,069,550
2.3.2	Servicing costs	£600,000 per net developable hectare				£2,571,429
						£4,640,979
2.4 Professional Fees						
2.4.1	as percentage of build costs	8%				£1,269,324
						£1,269,324
2.5 Contingency						
2.5.1	Based upon percentage of construction costs	5%				£689,850
						£689,850
2.6 Developer contributions						
2.6.1	Site specific S106 and A27 upgrade	£5,526 per unit				£828,900
2.6.2	SANGS	14.28	No. of ha	£50,000	per hectare non developable area	
					£714,000	
2.6.3	CIL Charge	£0 psm GIA on private housing				£0
	Total developer contributions					£1,542,900
2.7 Sale cost						
2.7.1	Legals -	£500				£75,000
2.7.2	Sales agents fee -	1.25%				£481,393
2.7.3	Marketing cost -	£1,000 per unit				£105,000
						£661,393
	TOTAL DEVELOPMENT COSTS					£29,967,054
3.0 Developers' Profit						
3.1	Based upon percentage of gross development value	Rate				
	Private -	20%				£6,151,950
	Affordable -	6%				£465,102
						£6,617,052
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]					£36,584,106
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]					£1,927,344
4.00	Finance Costs	APR 7.00%		PCM 0.565%		£-1,927,344
	TOTAL PROJECT COSTS [INCLUDING INTEREST]					-£38,511,450

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Tangmere		Tangmere					
ITEM							
Gross development area	57.14						
Net Site Area	28.57						
Yield	1,000	No. of Private	700	No. of affordable	300	Net residual land value per ha	£1,431,339 per ha
1.0 Development Value							
Value Zone 2							
1.1	Private Units	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	Flats –	0	0	0	£3,780	£0	
	Houses –	700	90	63,000	£3,255	£205,065,000	
		700		63000			
1.2	Affordable	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	Flats	0	0	0	£2,222	£0	
	Houses	300	90	27,000	£1,914	£51,678,000	
		300		27000			
		1000		90000		£256,743,000	
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site Value	Total site value				£43,390,358	
		Phase 1				£10,847,589.55	
		Less Purchaser Costs (SDLT, legals and agents fees)				5.75%	
		Net land value Phase 1				£10,223,853	
		Phase 2				£10,847,589.55	
		Less Purchaser Costs (SDLT, legals and agents fees)				5.75%	
		Net land value Phase 1				£10,223,853	
		Phase 3				£10,847,589.55	
		Less Purchaser Costs (SDLT, legals and agents fees)				5.75%	
		Net land value Phase 1				£10,223,853	
		Phase 4				£10,847,589.55	
		Less Purchaser Costs (SDLT, legals and agents fees)				5.75%	
		Net land value Phase 1				£10,223,853	
		Net residual land value				£40,895,413	
2.2 Build Costs							
2.2.1	Private units	No. of units	Total sq.m	Cost per sq.m	Total Costs		
	Flats –	0	0	£1,186	£0.00		
	Houses –	700	63000	£1,022	£64,386,000.00		
		700	63000				
2.2.2	Affordable	No. of units	Total sq.m	Cost per sq.m	Total Costs		
	Flats	0	0	£1,127	£0.00		
	Houses	300	27000	£1,022	£27,594,000.00		
		300	27000				
		1000	90000		£91,980,000		
2.3 Externals							
2.3.1	Plot external	15%		£13,797,000			
2.3.2	Servicing costs	£600,000 per net developable hectare		£17,142,857			
				£30,939,857			
2.4 Professional Fees							
2.4.1	as percentage of build costs	8%		£8,462,160			
				£8,462,160			
2.5 Contingency							
2.5.1	Based upon percentage of construction costs	5%		£4,599,000			
				£4,599,000			
2.6 Developer contributions							
2.6.1	Site specific S106 and A27 upgrade	£11,130 per unit		£11,130,000			
2.6.2	SANGS	£0 per hectare non developable area		£0			
2.6.3	CIL Charge	£0 psm GIA on private housing		£0			
				£11,130,000			
2.7 Sale cost							
2.7.1	Legals -	£500		£500,000			
2.7.2	Sales agents fee -	1.25%		£3,209,288			
2.7.3	Marketing cost -	£1,000 per unit		£700,000			
				£4,409,288			
TOTAL DEVELOPMENT COSTS							
£194,910,663							
3.0 Developers' Profit							
3.1	Based upon percentage of gross development value	Rate					
	Private -	20%		£41,013,000			
	Affordable -	6%		£3,100,680			
				£44,113,680			

West of Chichester						
ITEM						
Gross development area	57.14					
Net Site Area	28.57					
Yield	1,000	No. of Private 700	No. of affordable 300	Net residual land value per ha £1,249,192 per ha		
pba peterbrett						
1.0	Development Value					
Value Zone 2						
1.1	Private Units	No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats –	0	0	0	£3,780	£0
	Houses –	700	90	63,000	£3,255	£205,065,000
		700		63000		
1.2	Affordable	No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats	0	0	0	£2,222	£0
	Houses	300	90	27,000	£1,914	£51,678,000
		300		27000		
		1000		90000		£256,743,000
2.0	Development Cost					
2.1	Site Acquisition					
2.1.1	Site Value	Total site value				£37,868,637
		Phase 1				£9,467,159.15
		Less Purchaser Costs (SDLT, legals and agents fees)				5.75%
		Net land value Phase 1				£8,922,797
		Phase 2				£9,467,159.15
		Less Purchaser Costs (SDLT, legals and agents fees)				5.75%
		Net land value Phase 1				£8,922,797
		Phase 3				£9,467,159.15
		Less Purchaser Costs (SDLT, legals and agents fees)				5.75%
		Net land value Phase 1				£8,922,797
		Phase 4				£9,467,159.15
		Less Purchaser Costs (SDLT, legals and agents fees)				5.75%
		Net land value Phase 1				£8,922,797
	Net residual land value					£35,691,190
2.2	Build Costs					
2.2.1	Private units	No. of units	Total sq.m	Cost per sq.m	Total Costs	
	Flats –	0	0	£1,186	£0.00	
	Houses –	700	63000	£1,022	£64,386,000.00	
		700	63000			
2.2.2	Affordable	No. of units	Total sq.m	Cost per sq.m	Total Costs	
	Flats	0	0	£1,127	£0.00	
	Houses	300	27000	£1,022	£27,594,000.00	
		300	27000			
		1000	90000		£91,980,000	
2.3	Externals					
2.3.1	Plot external	15%				£13,797,000
2.3.2	Servicing costs	£600,000 per net developable hectare				£17,142,857
						£30,939,857
2.4	Professional Fees					
2.4.1	as percentage of build costs	8%				£8,462,160
						£8,462,160
2.5	Contingency					
2.5.1	Based upon percentage of construction costs	5%				£4,599,000
						£4,599,000
2.6	Developer contributions					
2.6.1	Site specific S106 and A27 upgrade	£15,516 per unit				£15,516,000
2.6.2	SANGS	£0 per hectare non developable area				£0
2.6.3	CIL Charge	£0 pcm CIL on private housing				£0
	Total developer contributions					£15,516,000
2.7	Sale cost					
2.7.1	Legals -	£500				£500,000
2.7.2	Sales agents fee -	1.25%				£3,209,288
2.7.3	Marketing cost -	£1,000 per unit				£700,000
						£4,409,288
	TOTAL DEVELOPMENT COSTS					£193,774,941
3.0	Developers' Profit					
3.1	Based upon percentage of gross development value	Rate				
	Private -	20%				£41,013,000
	Affordable -	6%				£3,100,680
						£44,113,680
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]					£237,888,621
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]					£18,854,379
4.00	Finance Costs	APR 7.00%		PCM 0.565%		£-18,854,379
	TOTAL PROJECT COSTS [INCLUDING INTEREST]					£-256,743,000

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Chichester CIL

Further evidence requested from Council in respect of Chichester's CIL examination – question 2 Strategic Development Allocations



Shopwyke						
ITEM						
Gross development area	28.57					
Net Site Area	14.29					
Yield	500	No. of Private 350	No. of affordable 150	Net residual land value per ha £894,931 per ha		
1.0 Development Value						
Value Zone 2						
1.1	Private Units		No. of units	Size sq.m	Total sq.m	Epsm
	Flats –		0	0	0	£3,780
	Houses –		350	90	31,500	£3,255
			350		31500	
						Total Value
						£0
						£102,532,500
1.2	Affordable		No. of units	Size sq.m	Total sq.m	Epsm
	Flats		0	0	0	£2,222
	Houses		150	90	13,500	£1,914
			150		13500	
						Total Value
						£0
						£25,839,000
			500		45000	£128,371,500
2.0 Development Cost						
2.1 Site Acquisition						
2.1.1	Site Value					£13,564,694
						Less Purchaser Costs (SDLT, legals and agents fees)
						5.75%
						Net residual land value
						£12,784,724
2.2 Build Costs						
2.2.1	Private units		No. of units	Total sq.m	Cost per sq.m	Total Costs
	Flats –		0	0	£1,127	£0.00
	Houses –		350	31500	£1,022	£32,193,000.00
			350	31500		
2.2.2	Affordable		No. of units	Total sq.m	Cost per sq.m	Total Costs
	Flats		0	0	£1,127	£0.00
	Houses		150	13500	£1,022	£13,797,000.00
			150	13500		
			500	45000		£45,990,000
2.3 Externals						
2.3.1	Plot external		15%			£6,898,500
2.3.2	Servicing costs		£800,000	per net developable hectare		£11,428,571
2.3.3	Shopwyke site specific abnormals		£540,000	per net developable hectare		£7,714,286
						£26,041,357
2.4 Professional Fees						
2.4.1	as percentage of build costs		8%			£4,231,080
						£4,231,080
2.5 Contingency						
2.5.1	Based upon percentage of construction costs		5%			£2,299,500
						£2,299,500
2.6 Developer contributions						
2.6.1	Site specific S106 - Shopwyke		£7,964	per unit		£3,982,000
2.6.2	SANGS		£0	per hectare non developable area		£0
2.6.3	CIL Charge		£0	psm CIL on private housing		£0
						£3,982,000
2.7 Sale cost						
2.7.1	Legals -		£500			£250,000
2.7.2	Sales agents fee -		1.25%			£1,604,644
2.7.3	Marketing cost -		£1,000	per unit		£350,000
						£2,204,644
						TOTAL DEVELOPMENT COSTS
						£98,313,275
3.0 Developers' Profit						
3.1	Based upon percentage of gross development value		Rate			
	Private -		20%			£20,506,500
	Affordable -		6%			£1,550,340
						£22,056,840
						TOTAL PROJECT COSTS [EXCLUDING INTEREST]
						£120,370,115
						TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]
						£8,001,385
4.00	Finance Costs		APR 7.00%	PCM 0.565%		£8,001,385
						TOTAL PROJECT COSTS [INCLUDING INTEREST]
						£128,371,500

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Appendix B

Table 4: Average building prices (4th quarter 2014 estimates) (Based on a Tender Price Index of 2)

CI/SfB	Building Function – New Build Description	MEAN	MEAN	MEDIAN	MEDIAN	RANGE	INTER-QUARTILE RANGE	SAMP SIZE
		£/sq.ft	£/m ²	£/sq.ft	£/m ²	£/m ²	£/m ²	
800	Residential facilities							
810	Housing, mixed developments (15)	92	986	89	960	485–2133	845–1101	952
810.1	Estate housing—generally (15)	89	955	86	931	468–1939	817–1056	1751
	–single storey (15)	97	1048	95	1018	562–1787	901–1191	286
	–2-storey (15)	87	935	85	918	468–1848	812–1030	1332
	–3-storey (15)	88	952	84	901	615–1939	781–1052	132
	–4-storey or above (25)	126	1358	115	1235	1019–1821		3
810.11	Estate housing detached (15)	95	1024	98	1059	736–1324	857–1150	16
810.12	Estate housing semi detached—generally (15)	89	954	86	931	492–1787	830–1049	398
	–single storey (15)	102	1094	101	1087	659–1787	928–1245	64
	–2-storey (15)	86	929	85	915	492–1618	824–1021	315
	–3-storey (15)	83	892	81	874	663–1391	741–961	19
810.13	Estate housing terraced—generally (15)	90	971	87	935	483–1939	812–1089	389
	–single storey (15)	96	1035	89	954	623–1639	855–1232	56
	–2-storey (15)	89	961	87	935	483–1848	813–1075	275
	–3-storey (15)	89	957	83	897	615–1939	780–1013	56
816	Flats (apartments)—generally (15)	106	1144	102	1099	564–3037	954–1297	795
	–1-2 storey (15)	100	1079	97	1046	638–2083	934–1207	191
	–3-5 storey (15)	105	1127	102	1097	564–2249	953–1291	528
	–6+ storey (15)	133	1431	130	1400	846–3037	1168–1550	72
818	Housing with shops, offices, workshops or the like (15)	124	1337	111	1196	664–3440	997–1521	63
820.1	'One-off' housing detached (3 units or less)							
	–generally (15)	147	1585	128	1376	637–4695	1154–1806	117
	–single storey (15)	118	1268	112	1210	637–2032	1080–1398	46
	–2-storey (15)	146	1570	131	1405	765–3449	1180–1846	48
	–3-storey (15)	183	1969	172	1855	1227–3583	1864–2144	16
	–4-storey or above (15)	270	2911	254	2736	1364–4695	2020–3799	
820.2	'One-off' housing semi-detached (3 units or less) (15)	101	1090	100	1074	722–1628	961–1219	121
820.3	'One-off' housing terraced (3 units or less) (15)	127	1368	93	1003	843–5170	940–1115	17
841	Housing provided in connection with other facilities (15)	116	1250	108	1164	1002–1667		4
843	Sheltered housing—generally (15)	112	1202	106	1142	606–2571	1031–1307	111
	–single storey (15)	128	1379	117	1256	867–2571	1095–1505	17
	–2-storey (15)	108	1164	101	1086	606–1933	963–1295	38
	–3-storey (15)	108	1166	103	1105	678–1673	1051–1276	38
	–4-storey or above (15)	109	1168	108	1159	881–1681	1016–1220	19
843.1	Sheltered housing with shops, restaurants or the like (10)	102	1098	96	1034	763–1715	1001–1138	16
852	Hotels (15)	143	1537	138	1489	911–2340	1325–1805	21
853	Motels (15)	98	1050	94	1008	789–1282	989–1183	8
856.1	Dormitories (15)	142	1533	137	1478	1112–2205	1227–1672	17
856.2	Students' residences, halls of residence, etc (15)	131	1411	131	1413	891–2305	1123–1595	41
856.3	Nurses' residences (15)	136	1466	119	1285	1155–2137		
856.4	Staff residential accommodation (25)	100	1076	105	1127	881–1223	941–1197	
856.5	Barracks, mess accommodation, section houses, etc (15)	155	1670	146	1571	1284–3611	1453–1698	3
856.7	Youth hostels (15)	168	1813	169	1823	1166–2439		
856.8	Short stay hostels for homeless etc (15)	148	1595	140	1512	862–4266	1164–1747	2

Table 4: Average building prices (4th quarter 2014 estimates) (Based on a Tender Price Index of 1)

CI/SfB	Building Function – New Build Description	MEAN	MEAN	MEDIAN	MEDIAN	RANGE	INTER-QUARTILE RANGE	SAMP SIZE
		£/sq.ft	£/m ²	£/sq.ft	£/m ²	£/m ²	£/m ²	
900	Common facilities, other facilities							
914.1	Links, corridors, etc (20)	201	2160	154	1654	1552–4088	1639–1868	
916	Conference centres (15)	168	1811	171	1844	1266–2291		
922	Staff rooms, common rooms, rest rooms, etc (15)	203	2181	189	2033	1195–3947	1398–2526	
931	Kitchens (20)	215	2309	190	2047	1124–4211	1526–2637	
931.1	Kitchens with dining facilities (15)	237	2547	225	2426	1919–3955	2019–2685	
941.1	Public conveniences (15)	227	2447	199	2137	1103–4476	1776–2929	
941.2	Toilet blocks—private facilities (20)	252	2708	205	2212	1335–4578		
943	Utility blocks (washing and toilet facilities) (15)	256	2757	222	2390	1613–5113	1769–2899	
947	Dressing, changing rooms (30)	168	1813	151	1622	1566–2252		
971.2	Boiler houses (20)	314	3384	332	3579	2988–3584		
971.21	Boiler houses, including boiler plant (20)	314	3384	332	3579	2988–3584		