

Ian MacLeod
Wychavon District Council

By email

Clerkenwell Workshops,
27-31 Clerkenwell Close,
London, EC1R 0AT



Our ref: 251002 Mitton updated appraisal
covering letter_v1

Your ref:

2 October 2025

Dear Ian,

Mitton SUE – Updated Appraisal

We refer to your instructions to update the Mitton SUE strategic site financial appraisal from our South Worcestershire Development Plan Review (SWDPR) and Strategic Sites Viability Assessment Financial Viability Assessment Report dated December 2024.

You have instructed that we update the appraisal based on revised strategic infrastructure and S106 costs as set out on the attached cashflow (filename reference 251001 Mitton Strat Infra and S106 Assumptions_v0.16 - UPDATED 01.10.2025). All other values and costs are unchanged.

We set out on the table below the changes from the December 2024 assessment:

PTO/

Item	December 2024 Appraisal	October 2025 Appraisal	Variance	Comments
GDV	296,538,484	296,538,484	0	
Initial Payment (Planning fees etc.)	613,959	613,959	0	
Site Specific Section 106 Contributions	23,984,227	30,070,579	6,086,352	
Site Specific Infrastructure Costs	25,911,460	19,311,461	-6,599,999	
Construction Cost (inc. externals)	146,748,924	146,748,924	0	
Policy Costs on design	9,499,394	9,499,394	0	
Contingency	13,661,983	13,166,983	-495,000	Difference due to cost saving on Site Specific Infrastructure costs
Professional Fees	11,840,386	11,411,386	-429,000	Difference due to cost saving on Site Specific Infrastructure costs
Disposal Costs	10,750,287	10,750,287	0	
Interest (on Development Costs)	2,427,082	3,682,453	1,255,371	Increased interest due to changes in the cashflow profile (changes to both S106 and Infra costs)
Developers Profit	44,480,773	44,480,773	0	No changes as profit based on values
Total Costs	289,918,475	289,736,199	-182,276	Cumulative change (cost saving)
Residual Land Value (RLV) (net)	5,736,808	5,894,476	157,669	Positive RLV; RLV has increased
Benchmark Land Value	15,443,750	15,443,750	0	
Surplus/(Deficit)	-9,706,942	-9,549,274	157,669	Marginal viability as RLV<BLV; deficit is slightly less (£157k saving)

As you can see from the above, Site Specific S106 costs have increased by £6.086 million, whilst Site Specific Infrastructure costs have decreased by a similar £6.599 million. This is primarily owing to a significant reduction in the cost for an active travel bridge across the Carrant Brook, the specification for which has been scaled back, as reported by the South Worcestershire Councils, following discussions with Gloucestershire County Council (GCC) and Worcestershire County Council (WCC). Contrarily a wider package of mitigation measures focussed specifically on the Centre of Tewkesbury have been introduced, again following discussions between GCC, WCC and the developer.

This has a small knock-on implication for contingency and professional fees which are percentage driven.

We have also updated the cashflow based upon the annual (years 1-15) likely forecast of the S106 and Infrastructure costs. This increases interest by £1.255 million. The reason for this is because the additional S106 elements are required to be delivered earlier than the active travel bridge within the IDP. This sensitivity is reflected in the overall cashflow and the eventual financing structure and resultant interest.

Overall, there is a very marginal positive difference to the net RLV. We have recalculated the RLV to be £5,894,476. This equates to £95,418 per acre net. Note that the net to gross ratio of Mitton is particularly low at 28%; therefore, the landowner can not expect substantial values on a gross basis.

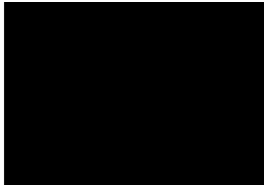
In terms of delivery, we would draw the Council's attention to the recent appeal decision at Appeal Ref: APP/V3120/W/24/3356728 Lot 3 Land at Crab Hill, Land North of A417 and East of A338, Wantage, OX12 7GQ decision date: 16th July 2025 which confirms that '*Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement)*' PPG

Viability Paragraph: 014 Reference ID: 10-014-20190509 and this is relevant to the decision making and viability process. Should there be any viability challenges, we would recommend that the Council seeks this information on order to ensure transparency and delivery.

In summary, however, it is observed that the changes to the IDP have minimal (positive) impact on the overall viability, when compared to the December 2024 IDP (EXAM40) and accompanying Viability Assessment (EXAM41).

We trust that the above provides all the information that you require at this stage.

Yours sincerely,



Ben Aspinall MRICS MRTPI
Managing Director

Encs.

Appraisal - 251001 SWC_Whole Plan Viability Appraisals_v22_Strat Sites – Mitton
S106/Infra Cost Cashflow - 251001 Mitton Strat Infra and S106 Assumptions_v0.16 - UPDATED
01.10.2025

Appraisal –

251001 SWC_Whole Plan Viability Appraisals_v22_Strat Sites – Mitton

Appraisal Ref: **AAF** (see Typologies Matrix)
 Scheme Typology: **Houses & Flats**
 Site Typology: **Milton SUE** Location / Value Zone: **Higher** No Units: **1000**
 Notes: **Milton SUE** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	1,000 Units
AH Policy requirement (% Target)	40%
Open Market Sale (OMS) housing	Open Market Sale (OMS) 60%
AH tenure split %	Affordable Rent: 0.0%
	Social Rent: 69.0% % Rented
	First Homes: 25.0%
	Intermediate (Affordable Home Ownership): 6.0%
	100% 100.0%
	12.4% % of total (>10% First Homes PPG 023)

CIL Rate (£ psm) 0.00 £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	5.0%	30.0	10.0%	40.0	7%	70.0
2 bed House	20.0%	120.0	22.0%	88.0	21%	208.0
3 bed House	40.0%	240.0	30.0%	120.0	36%	360.0
4 bed House	20.0%	120.0	10.0%	40.0	16%	160.0
5 bed House	5.0%	30.0	0.0%	0.0	3%	30.0
1 bed Flat	4.0%	24.0	13.0%	52.0	8%	76.0
2 bed Flat	6.0%	36.0	15.0%	60.0	10%	96.0
Total number of units	100.0%	600.0	100.0%	400.0	100%	1,000.0

OMS Unit Floor areas -	Net area per unit (sqm)	Net to Gross %	Gross (GIA) per unit (sqm)
1 bed House	69.0		69.0
2 bed House	75.0		75.0
3 bed House	95.0		95.0
4 bed House	120.0		120.0
5 bed House	135.0		135.0
1 bed Flat	50.0	85.0%	58.8
2 bed Flat	65.0	85.0%	76.5

AH Unit Floor areas -	Net area per unit (sqm)	Net to Gross %	Gross (GIA) per unit (sqm)
1 bed House	69.0		69.0
2 bed House	75.0		75.0
3 bed House	95.0		95.0
4 bed House	120.0		120.0
5 bed House	135.0		135.0
1 bed Flat	50.0	85.0%	58.8
2 bed Flat	65.0	85.0%	76.5

Total Gross Floor areas -	OMS Units GIA (sqm)	AH units GIA (sqm)	Total GIA (all units) (sqm)
1 bed House	2,070	2,760	4,830
2 bed House	9,000	6,600	15,600
3 bed House	22,800	11,400	34,200
4 bed House	14,400	4,800	19,200
5 bed House	4,050	0	4,050
1 bed Flat	1,412	3,059	4,471
2 bed Flat	2,753	4,588	7,341
	56,485	33,207	89,692
	607,996	357,438	965,434

AH % by floor area: 37.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	268,550	3,892	362	18,798,500
2 bed House	312,000	4,160	386	64,896,000
3 bed House	400,000	4,211	391	144,000,000
4 bed House	520,000	4,333	403	83,200,000
5 bed House	590,000	4,370	406	17,700,000
1 bed Flat	200,000	4,000	372	15,200,000
2 bed Flat	253,000	3,892	362	24,288,000
				368,082,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Inter. £	% of MV
1 bed House	100,706	37.5%	100,706	37.5%	187,985	70%	187,985	70%
2 bed House	117,000	37.5%	117,000	37.5%	218,400	70%	218,400	70%
3 bed House	150,000	37.5%	150,000	37.5%	250,000	70%	280,000	70%
4 bed House	195,000	37.5%	195,000	37.5%	250,000	70%	364,000	70%
5 bed House	221,250	37.5%	221,250	37.5%	250,000	70%	413,000	70%
1 bed Flat	75,000	37.5%	75,000	37.5%	140,000	70%	140,000	70%
2 bed Flat	94,875	37.5%	94,875	37.5%	177,100	70%	177,100	70%

* capped @£250K

Scheme Typology:

Houses & Flats

No Units: 1000

Site Typology:

Location / Value Zone:

Higher

Greenfield/Brownfield:

Greenfield

Notes:

Milton SUE

GROSS DEVELOPMENT VALUE

OMS GDV -

(part houses due to % mix)

1 bed House	30.0	@	268,550	8,056,500
2 bed House	120.0	@	312,000	37,440,000
3 bed House	240.0	@	400,000	96,000,000
4 bed House	120.0	@	520,000	62,400,000
5 bed House	30.0	@	590,000	17,700,000
1 bed Flat	24.0	@	200,000	4,800,000
2 bed Flat	36.0	@	253,000	9,108,000
	600.0			235,504,500

Affordable Rent GDV -

1 bed House	0.0	@	100,706	-
2 bed House	0.0	@	117,000	-
3 bed House	0.0	@	150,000	-
4 bed House	0.0	@	195,000	-
5 bed House	0.0	@	221,250	-
1 bed Flat	0.0	@	75,000	-
2 bed Flat	0.0	@	94,875	-
	0.0			-

Social Rent GDV -

1 bed House	27.6	@	100,706	2,779,493
2 bed House	60.7	@	117,000	7,104,240
3 bed House	82.8	@	150,000	12,420,000
4 bed House	27.6	@	195,000	5,382,000
5 bed House	0.0	@	221,250	-
1 bed Flat	35.9	@	75,000	2,691,000
2 bed Flat	41.4	@	94,875	3,927,825
	276.0			34,304,558

First Homes GDV -

1 bed House	10.0	@	187,985	1,879,850
2 bed House	22.0	@	218,400	4,804,800
3 bed House	30.0	@	250,000	7,500,000
4 bed House	10.0	@	250,000	2,500,000
5 bed House	0.0	@	250,000	-
1 bed Flat	13.0	@	140,000	1,820,000
2 bed Flat	15.0	@	177,100	2,656,500
	100.0			21,161,150

Intermediate GDV -

1 bed House	2.4	@	187,985	451,164
2 bed House	5.3	@	218,400	1,153,152
3 bed House	7.2	@	280,000	2,016,000
4 bed House	2.4	@	364,000	873,600
5 bed House	0.0	@	413,000	-
1 bed Flat	3.1	@	140,000	436,800
2 bed Flat	3.6	@	177,100	637,560
	24.0	400.0		5,568,276

Sub-total GDV Residential

AH on-site cost analysis:

1,000

EMV (no AH) less EGDV (inc. AH)

296,538,484

71,544,017

798 £ psm (total GIA sqm)

71,544 £ per unit (total units)

Public Sector Intervention

1,000

units @ 0 per unit

-

Total GDV

296,538,484

251001 SWC_Whole Plan Viability Appraisals_v22_Strat Sites - Mitton

Scheme Typology: **Houses & Flats**
 Site Typology: Location / Value Zone: **Higher**
 Notes: **Mitton SUE**
 No Units: **1000**
 Greenfield/Brownfield: **Greenfield**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(153,959)
Planning Application Professional Fees, Surveys and reports					(460,000)
CIL					-
CIL analysis:		56,485 sqm (Market only)	0.00 £ psm		
		0.00% % of GDV	0 £ per unit (total units)		
Site Specific S106 Contributions	Year 1	(assumes 1 yr lead-in from first land drawdown)	0		-
	Year 2		0		-
	Year 3		5,260,169		(5,260,169)
	Year 4		2,737,633		(2,737,633)
	Year 5		3,608,711		(3,608,711)
	Year 6		2,934,517		(2,934,517)
	Year 7		3,210,727		(3,210,727)
	Year 8		3,322,017		(3,322,017)
	Year 9		2,314,396		(2,314,396)
	Year 10		1,786,040		(1,786,040)
	Year 11		2,057,729		(2,057,729)
	Year 12		1,554,440		(1,554,440)
	Year 13		1,284,200		(1,284,200)
	Year 14		0		-
	Year 15		0		-
	Years 1-15	1,000 units @	0 per unit		-
	Sub-total				(30,070,579)
S106 analysis:		1,202,823 £ per ha	10.14% % of GDV	30,071 £ per unit (total units)	
AH Commuted Sum			89,692 sqm (total)	0 £ psm	-
Comm. Sum analysis:			0.00% % of GDV		
cont./					

Scheme Typology:

Houses & Flats

No Units: 1000

Site Typology:

Location / Value Zone:

Higher

Greenfield/Brownfield:

Greenfield

Notes:

Milton SUE

Construction Costs -

Site Clearance, Demolition & Remediation		25.00	ha @		0	£ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1	0					-
	Year 2	0					-
	Year 3	2,245,507					(2,245,507)
	Year 4	1,987,254					(1,987,254)
	Year 5	772,854					(772,854)
	Year 6	2,522,854					(2,522,854)
	Year 7	1,772,854					(1,772,854)
	Year 8	2,956,874					(2,956,874)
	Year 9	2,394,374					(2,394,374)
	Year 10	2,356,874					(2,356,874)
	Year 11	794,374					(794,374)
	Year 12	794,374					(794,374)
	Year 13	713,267					(713,267)
	Year 14	0					-
	Year 15	0					-
	Years 1-15	1,000	units @		0	per unit	-
	Sub-total						(19,311,461)
Infra. Costs analysis: 772,458 £ per ha							
		6.51%	% of GDV		19,311	£ per unit (total units)	
1 bed House		4,830	sqm @	1,377	psm		(6,650,910)
2 bed House		15,600	sqm @	1,377	psm		(21,481,200)
3 bed House		34,200	sqm @	1,377	psm		(47,093,400)
4 bed House		19,200	sqm @	1,377	psm		(26,438,400)
5 bed House		4,050	sqm @	1,377	psm		(5,576,850)
1 bed Flat		4,471	sqm @	1,530	psm		(6,840,000)
2 bed Flat	89,692	7,341	sqm @	1,530	psm		(11,232,000)
Garages for 3 bed House	(OMS only)	240	units @	50%	@	8,500	£ per garage
Garages for 4 bed House	(OMS only)	120	units @	100%	@	8,500	£ per garage
Garages for 5 bed House	(OMS only)	30	units @	100%	@	8,500	£ per garage
							(255,000)
External works		127,607,760	@	15.0%			(19,141,164)
Ext. Works analysis: 19,141 £ per unit (total units)							
Policy Costs on design -							
Net Biodiversity costs		1,000	units @	1,003	£ per unit		(1,003,000)
M4(2) Category 2 Housing	Aff units	400	units @	95%	@	625	£ per unit
M4(3) Category 3 Housing	Aff units (>20 uni	400	units @	5%	@	12,133	£ per unit
M4(2) Category 2 Housing	OMS units	600	units @	95%	@	625	£ per unit
M4(3) Category 3 Housing	OMS units (>20 u	-	units @	5%	@	12,133	£ per unit
Part L/FHS (houses)		828	units @			5,816	£ per unit
Part L/FHS (flats)		172	units @			2,712	£ per unit
Additional Low Carbon/Energy Reduction (houses)		828	units @			0	£ per unit
Additional Low Carbon/Energy Reduction (flats)		172	units @			0	£ per unit
EV Charging Points - Houses		828	units @			0	£ per unit
EV Charging Points - Flats		172	units @			0	£ per unit
Water Efficiency (houses)		828	units @			2,683	£ per unit
Water Efficiency (flats)		172	units @			909	£ per unit
Broadband infrastructure	(< 20 units only)		units @			747	£ per unit
	Sub-total						(9,499,394)
Policy Costs analysis: (design costs only) 9,499 £ per unit (total units)							
Contingency (on construction)		175,559,779	@	7.5%			(13,166,983)
Professional Fees		175,559,779	@	6.5%			(11,411,386)
Disposal Costs -						0	
OMS Marketing and Promotion		235,504,500	OMS @	3.00%		0	£ per unit
Residential Sales Agent Costs		235,504,500	OMS @	1.00%		2,355	£ per unit
Residential Sales Legal Costs		235,504,500	OMS @	0.50%		1,178	£ per unit
Affordable Sale Legal Costs		61,033,984	AH @	0.25%		153	£ per unit
Disposal Cost analysis: 10,750 £ per unit							
Interest (on Development Costs) -		7.00%	APR		0.565%	pcm	(3,682,453)
Developers Profit -							
Profit on OMS		235,504,500		17.33%			(40,818,734)
Margin on AH		61,033,984		6.00%	on AH values		(3,662,039)
Profit analysis: 296,538,484 15.00% blended GDV (44,480,773)							
		245,255,426		18.14%	on costs	(44,480,773)	
TOTAL COSTS							(289,736,199)

Scheme Typology:

Houses & Flats

No Units: 1000

Site Typology:

Location / Value Zone:

Higher

Greenfield/Brownfield:

Greenfield

Notes:

Milton SUE

RESIDUAL LAND VALUE (RLV)

Residual Land Value (gross)				6,802,285
SDLT		6,802,285 @	HMRC formula	(329,614)
Acquisition Agent fees		6,802,285 @	1.0%	(68,023)
Acquisition Legal fees		6,802,285 @	0.5%	(34,011)
Interest on Land		6,802,285 @	7.00%	(476,160)
Residual Land Value				5,894,476
RLV analysis:	5,894 £ per plot	235,779 £ per ha (net)	95,418 £ per acre (net)	
		66,982 £ per ha (gross)	27,107 £ per acre (gross)	
			1.99% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)

Residential Density		40.0 dph (net)		
Site Area (net)		25.00 ha (net)	61.78 acres (net)	
Net to Gross ratio		28%		
Site Area (gross)		88.00 ha (gross)	217.45 acres (gross)	
Benchmark Land Value (net)	15,444 £ per plot	617,750 £ per ha (net)	250,000 £ per acre (net)	15,443,750
BLV analysis:	Density	3,588 sqm/ha (net)	15,628 sqft/ac (net)	
		11 dph (gross)		
		175,496 £ per ha (gross)	71,022 £ per acre (gross)	

BALANCE

Surplus/(Deficit)	[RLV - BLV]	(381,971) £ per ha (net)	(154,582) £ per acre (net)	(9,549,274)
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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 40%						
		10%	15%	20%	25%	30%	35%	40%
	0.00	(154,582)	457,041	357,259	257,113	156,432	54,816	(154,582)
	10.00		444,744	345,601	246,075	145,992	44,927	(163,701)
	20.00		432,448	333,926	235,022	135,528	35,013	(172,898)
	30.00		420,132	322,245	223,960	125,052	25,078	(182,168)
	40.00		407,813	310,554	212,885	114,562	15,120	(191,496)
	50.00		395,486	298,850	201,798	104,048	5,138	(200,874)
	60.00		383,143	287,141	190,691	93,517	(4,867)	(210,317)
	70.00		370,799	275,412	179,575	82,968	(14,895)	(219,819)
	80.00		358,434	263,681	168,439	72,401	(24,948)	(229,388)
	90.00		346,066	251,928	157,285	61,807	(35,028)	(239,031)
	100.00		333,684	240,173	146,119	51,191	(45,138)	(248,750)
	110.00		321,291	228,394	134,930	40,553	(55,277)	(260,066)
	120.00		308,889	216,605	123,721	29,890	(65,446)	(271,468)
	130.00		296,470	204,799	112,495	19,202	(75,647)	(282,963)
	140.00		284,044	192,974	101,251	8,489	(85,885)	(294,553)
	150.00		271,599	181,135	89,979	(2,250)	(96,158)	(306,244)
	160.00		259,146	169,276	78,685	(13,019)	(106,469)	(318,045)
	170.00		246,674	157,395	67,369	(23,816)	(116,819)	(329,952)
	180.00		234,185	145,498	56,028	(34,643)	(127,231)	(341,955)
	190.00		221,684	133,581	44,660	(45,502)	(137,709)	(354,051)
	200.00		209,156	121,636	33,265	(56,393)	(148,259)	(366,243)
	210.00		196,614	109,671	21,844	(67,320)	(158,888)	(378,549)
	220.00		184,055	97,683	10,390	(78,283)	(169,601)	(390,963)
	230.00		171,469	85,671	(1,092)	(89,288)	(180,407)	(403,494)
	240.00		158,863	73,632	(12,604)	(100,334)	(191,280)	(416,144)
	250.00		146,237	61,563	(24,149)	(111,422)	(202,218)	(428,914)

Scheme Typology:

Houses & Flats

No Units: 1000

Site Typology:

Location / Value Zone:

Higher

Greenfield/Brownfield:

Greenfield

Notes:

Milton SUE

TABLE 2

TABLE 2	Affordable Housing - % on site 40%								
	Balance (RLV - BLV)	(154,582)	10%	15%	20%	25%	30%	35%	40%
Site Specific S106 100% (where 105% is a 5% increase, and 95% is a 5% decrease etc.)	0%		887,232	788,539	689,767	590,899	491,905	392,752	293,396
	5%		865,862	767,139	668,336	569,426	470,374	371,155	271,716
	10%		844,491	745,736	646,888	547,929	448,823	349,539	250,006
	15%		823,091	724,304	625,424	526,414	427,257	327,898	228,262
	20%		801,691	702,873	603,942	504,884	405,657	306,219	206,479
	25%		780,273	681,413	582,445	483,328	384,041	284,512	184,654
	30%		758,842	659,950	560,924	461,762	362,399	262,772	162,783
	35%		737,402	638,458	539,393	440,160	340,722	240,997	140,862
	40%		715,938	616,962	517,834	418,542	319,018	219,181	118,886
	45%		694,471	595,434	496,266	396,901	297,283	197,321	96,847
	50%		672,974	573,903	474,662	375,224	275,515	175,412	74,718
	55%		651,474	552,339	453,044	353,524	253,706	153,451	52,491
	60%		629,944	530,768	431,403	331,794	231,853	131,433	30,154
	65%		608,410	509,165	409,727	310,029	209,957	109,342	7,694
	70%		586,844	487,546	388,029	288,223	188,013	87,160	(14,908)
	75%		565,271	465,904	366,305	266,380	166,015	64,880	(37,668)
	80%		543,667	444,230	344,540	244,494	143,947	42,493	(60,587)
	85%		522,047	422,535	322,741	222,563	121,808	19,984	(83,697)
	90%		500,406	400,813	300,907	200,582	99,574	(2,661)	(107,019)
	95%		478,733	379,051	279,032	178,546	77,248	(25,454)	(130,593)
	100%		457,041	357,259	257,113	156,432	54,816	(48,411)	(154,582)
	105%		435,319	335,433	235,147	134,245	32,263	(71,543)	(179,150)
	110%		413,562	313,570	213,128	111,967	9,575	(94,888)	(204,243)
	115%		391,777	291,664	191,047	89,599	(13,254)	(118,474)	(229,839)
	120%		369,960	269,712	168,893	67,123	(36,237)	(142,454)	(257,143)
	125%		348,106	247,710	146,658	44,529	(59,397)	(166,974)	(288,054)

TABLE 3

TABLE 3		Profit (on OMS) 17%							
Balance (RLV - BLV)	(154,582)	15%	16%	17%	18%	19%	20%	21%	
AH % on site 40%	0%	655,854	655,854	655,854	655,854	655,854	655,854	655,854	
	2%	616,154	616,154	616,154	616,154	616,154	616,154	616,154	
	4%	576,429	576,429	576,429	576,429	576,429	576,429	576,429	
	6%	536,664	536,664	536,664	536,664	536,664	536,664	536,664	
	8%	496,870	496,870	496,870	496,870	496,870	496,870	496,870	
	10%	457,041	457,041	457,041	457,041	457,041	457,041	457,041	
	12%	417,169	417,169	417,169	417,169	417,169	417,169	417,169	
	14%	377,247	377,247	377,247	377,247	377,247	377,247	377,247	
	16%	337,270	337,270	337,270	337,270	337,270	337,270	337,270	
	18%	297,227	297,227	297,227	297,227	297,227	297,227	297,227	
	20%	257,113	257,113	257,113	257,113	257,113	257,113	257,113	
	22%	216,921	216,921	216,921	216,921	216,921	216,921	216,921	
	24%	176,627	176,627	176,627	176,627	176,627	176,627	176,627	
	26%	136,200	136,200	136,200	136,200	136,200	136,200	136,200	
	28%	95,608	95,608	95,608	95,608	95,608	95,608	95,608	
	30%	54,816	54,816	54,816	54,816	54,816	54,816	54,816	
	32%	13,768	13,768	13,768	13,768	13,768	13,768	13,768	
	34%	(27,595)	(27,595)	(27,595)	(27,595)	(27,595)	(27,595)	(27,595)	
	36%	(69,334)	(69,334)	(69,334)	(69,334)	(69,334)	(69,334)	(69,334)	
	38%	(111,564)	(111,564)	(111,564)	(111,564)	(111,564)	(111,564)	(111,564)	
	40%	(154,582)	(154,582)	(154,582)	(154,582)	(154,582)	(154,582)	(154,582)	
	42%	(199,040)	(199,040)	(199,040)	(199,040)	(199,040)	(199,040)	(199,040)	
	44%	(245,005)	(245,005)	(245,005)	(245,005)	(245,005)	(245,005)	(245,005)	
	46%	(299,748)	(299,748)	(299,748)	(299,748)	(299,748)	(299,748)	(299,748)	
	48%	(357,759)	(357,759)	(357,759)	(357,759)	(357,759)	(357,759)	(357,759)	
	50%	(418,792)	(418,792)	(418,792)	(418,792)	(418,792)	(418,792)	(418,792)	

Scheme Typology:
Site Typology:
Notes:

Houses & Flats
Location / Value Zone:
Milton SUE

Higher

No Units: 1000
Greenfield/Brownfield:

Greenfield

TABLE 4

		BLV (per acre)							
		250,000	250,000	250,000	300,000	350,000	400,000	450,000	
Balance (RLV - BLV)	(154,582)	150,000	200,000	250,000	300,000	350,000	400,000	450,000	
		655,854	655,854	655,854	655,854	655,854	655,854	655,854	
AH % on site 40%	0%	616,154	616,154	616,154	616,154	616,154	616,154	616,154	
	2%	576,429	576,429	576,429	576,429	576,429	576,429	576,429	
	4%	536,664	536,664	536,664	536,664	536,664	536,664	536,664	
	6%	496,870	496,870	496,870	496,870	496,870	496,870	496,870	
	8%	457,041	457,041	457,041	457,041	457,041	457,041	457,041	
	10%	417,169	417,169	417,169	417,169	417,169	417,169	417,169	
	12%	377,247	377,247	377,247	377,247	377,247	377,247	377,247	
	14%	337,270	337,270	337,270	337,270	337,270	337,270	337,270	
	16%	297,227	297,227	297,227	297,227	297,227	297,227	297,227	
	18%	257,113	257,113	257,113	257,113	257,113	257,113	257,113	
	20%	216,921	216,921	216,921	216,921	216,921	216,921	216,921	
	22%	176,627	176,627	176,627	176,627	176,627	176,627	176,627	
	24%	136,200	136,200	136,200	136,200	136,200	136,200	136,200	
	26%	95,608	95,608	95,608	95,608	95,608	95,608	95,608	
	28%	54,816	54,816	54,816	54,816	54,816	54,816	54,816	
	30%	13,768	13,768	13,768	13,768	13,768	13,768	13,768	
	32%	(27,595)	(27,595)	(27,595)	(27,595)	(27,595)	(27,595)	(27,595)	
	34%	(69,334)	(69,334)	(69,334)	(69,334)	(69,334)	(69,334)	(69,334)	
	36%	(111,564)	(111,564)	(111,564)	(111,564)	(111,564)	(111,564)	(111,564)	
	38%	(154,582)	(154,582)	(154,582)	(154,582)	(154,582)	(154,582)	(154,582)	
	40%	(199,040)	(199,040)	(199,040)	(199,040)	(199,040)	(199,040)	(199,040)	
	42%	(245,005)	(245,005)	(245,005)	(245,005)	(245,005)	(245,005)	(245,005)	
	44%	(299,748)	(299,748)	(299,748)	(299,748)	(299,748)	(299,748)	(299,748)	
	46%	(357,759)	(357,759)	(357,759)	(357,759)	(357,759)	(357,759)	(357,759)	
	48%	(418,792)	(418,792)	(418,792)	(418,792)	(418,792)	(418,792)	(418,792)	
	50%								

TABLE 5

		Density (dph)							
		40	40	40	40	40	40	40	
Balance (RLV - BLV)	(154,582)	25	30	35	40	45	50	55	
		655,854	655,854	655,854	655,854	655,854	655,854	655,854	
AH % on site 40%	0%	616,281	616,281	616,281	616,281	616,281	616,281	616,281	
	2%	576,684	576,684	576,684	576,684	576,684	576,684	576,684	
	4%	537,048	537,048	537,048	537,048	537,048	537,048	537,048	
	6%	497,385	497,385	497,385	497,385	497,385	497,385	497,385	
	8%	457,688	457,688	457,688	457,688	457,688	457,688	457,688	
	10%	417,948	417,948	417,948	417,948	417,948	417,948	417,948	
	12%	378,158	378,158	378,158	378,158	378,158	378,158	378,158	
	14%	338,317	338,317	338,317	338,317	338,317	338,317	338,317	
	16%	298,418	298,418	298,418	298,418	298,418	298,418	298,418	
	18%	258,444	258,444	258,444	258,444	258,444	258,444	258,444	
	20%	218,393	218,393	218,393	218,393	218,393	218,393	218,393	
	22%	178,252	178,252	178,252	178,252	178,252	178,252	178,252	
	24%	137,980	137,980	137,980	137,980	137,980	137,980	137,980	
	26%	97,547	97,547	97,547	97,547	97,547	97,547	97,547	
	28%	56,924	56,924	56,924	56,924	56,924	56,924	56,924	
	30%	16,055	16,055	16,055	16,055	16,055	16,055	16,055	
	32%	(25,119)	(25,119)	(25,119)	(25,119)	(25,119)	(25,119)	(25,119)	
	34%	(66,657)	(66,657)	(66,657)	(66,657)	(66,657)	(66,657)	(66,657)	
	36%	(108,668)	(108,668)	(108,668)	(108,668)	(108,668)	(108,668)	(108,668)	
	38%	(151,398)	(151,398)	(151,398)	(151,398)	(151,398)	(151,398)	(151,398)	
	40%	(195,520)	(195,520)	(195,520)	(195,520)	(195,520)	(195,520)	(195,520)	
	42%	(241,136)	(241,136)	(241,136)	(241,136)	(241,136)	(241,136)	(241,136)	
	44%	(294,821)	(294,821)	(294,821)	(294,821)	(294,821)	(294,821)	(294,821)	
	46%	(352,342)	(352,342)	(352,342)	(352,342)	(352,342)	(352,342)	(352,342)	
	48%	(412,829)	(412,829)	(412,829)	(412,829)	(412,829)	(412,829)	(412,829)	
	50%								

Scheme Typology:	Houses & Flats	No Units:	1000	
Site Typology:	Location / Value Zone:	Higher	Greenfield/Brownfield:	Greenfield
Notes:	Milton SUE			

S106/Infra Cost Cashflow –

251001 Mitton Strat Infra and S106 Assumptions_v0.16 - UPDATED 01.10.2025

251001 Mitton Strat Infra and S106 Assumptions_v0.16 - UPDATED 01.10.2025

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	
1				Updated 29.09.2025	2024 Updated Total Costs by SWC	2022 Total Costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
2		Source			Total 2022 + 20% inflation (or revised costs provided)	Year [amend as required]	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
3																						
4	A	Development Trajectory (# units)				1,000			20	100	100	100	100	100	100	100	100	100	80			
5						Cumulative			20	120	220	320	420	520	620	720	820	920	1,000			
6	B	S106 Contributions *																				
7		Transport:																				
8		Existing Carrant Brook Road Bridge Improvements -£150,000 Traffic calming Bredon Road - £150,000 Digby Drive /Arundel Road transition - £150,000 Trip end facilities/cycle parking in Tewkesbury - £15,000 Existing route enhancements - £200,000 Derwent Drive/Mitton Way - £200,000 Northway Lane -£100,000 Existing Motorway Bridge Improvements -£150,000 Connection to The Park (shared use facility) and crossing – £300,000		£2,250,000	£200,000	£200,000			£204,545	£204,545	£204,545	£204,545	£204,545	£204,545	£204,545	£204,545	£204,545	£204,545	£204,545			
9		Mobility Hubs		£250,000						£62,500	£62,500	£62,500	£62,500									
10		Buses 15-minute bus service from Mitton to Tewkesbury town centre.£700,000 spread over 6 years,	Barratt confirm this has been agreed with Stagecoach (email 16 Aug 2021). Confirmed in Highway Authority request in Phase 1 application (18/00771/OUT)	£700,000	£540,000	£540,000				£116,667	£116,667	£116,667	£116,667	£116,667	£116,667							
11		Bus stop improvements on Arundel Road/Digby Drive before re-routing of services	NEW	£70,000	£0							£17,500	£17,500	£17,500	£17,500							
12		Contribution towards more localised bus service improvements for Tewkesbury	NEW	£700,000	£0					£116,667	£116,667	£116,667	£116,667	£116,667	£116,667							
13		Community transport	NEW	£35,000	£0					£5,833	£5,833	£5,833	£5,833	£5,833	£5,833							
14		Further service improvements for additional years (TBC with WCC)	NEW	£350,000	£0								£50,000	£50,000	£50,000	£50,000	£50,000	£50,000				
15		Junction improvements to the A438/Shannon Way. Junction improvement prior to occupation	National Highways/ Gloucestershire County Council Phase 1 application (18/00771/OUT- Refused)	£750,000	£60,148	£50,123				£750,000												
16		Hardwick Bank Road/Bredon Road Junction	NEW	£300,000	£0					£50,000	£50,000	£50,000	£50,000	£50,000	£50,000							
17		High Street, Tewkesbury - 2 x mini roundabouts	NEW	£300,000	£0					£50,000	£50,000	£50,000	£50,000	£50,000	£50,000							
18		The Park/Northway Lane - traffic signals	NEW	£520,000	£0					£86,667	£86,667	£86,667	£86,667	£86,667	£86,667							
19		Nelson Street/A38 - capacity enhancements	NEW	£200,000	£0					£33,333	£33,333	£33,333	£33,333	£33,333	£33,333							
20		Oldbury Road/Bredon Road signalisation	NEW	£550,000	£0					£91,667	£91,667	£91,667	£91,667	£91,667	£91,667							
21		Highway improvement works in Bredon village. Require junction improvement prior to occupation	Worcestershire County Council	£460,000	£420,000	£350,000				£460,000												
22		TBC highway mitigation to local highway network for Phase 2. (Assumed same cost per dwelling as Phase 1)	Glos County / Worc County	£750,000	£480,148	£400,123									£150,000	£150,000	£150,000	£150,000	£150,000			
23		Travel Plan bond and monitoring for proposed community as requested in Phase 1 planning application	Gloucestershire County Council	£0	£79,500	£79,500																
24		Travel Plan for Phase 2	Gloucestershire County Council	£0	£79,500	£79,500																
25		Travel plan bond and monitoring for existing community Contribution as requested in planning application for Phase 1	Gloucestershire County Council	£0	£119,677	£119,677																
26		Travel Plan for Phase 2	Gloucestershire County Council	£0	£119,677	£119,677																
27		Highway mitigation M5 Junction 9 (Assumed £8,000 per dwelling for Phase 2) TBC	National Highways/ Gloucestershire County Council	£4,000,000	£4,000,000	£4,000,000				£2,000,000				£400,000	£400,000	£400,000	£400,000	£400,000				
28		Education:																				
29		Cost of 29 EY places (excludes 26 places provided at primary school)	Worcestershire County Council	£670,277	£670,277					£13,406	£67,028	£67,028	£67,028	£67,028	£67,028	£67,028	£67,028	£67,028	£67,028	£53,622		
30		One primary school and nursery To start in phase 1, land being provided at nominal fee. £3,316,325 . Primary school delivered by occupation of the 300th dwelling. Phase 2: Primary school expansion to 2FE in line with site delivery expected year 9 (600 dwellings)	Worcestershire County Council	£8,095,465	£8,095,465	£5,925,683				£1,349,244	£1,349,244	£1,349,244	£1,349,244	£1,349,244	£1,349,244							
31		Primary SEND	Worcestershire County Council	£970,900	£970,900	£577,984				£88,264	£88,264	£88,264	£88,264	£88,264	£88,264	£88,264	£88,264	£88,264	£88,264			
32		Green Infrastructure:																				
33		Commuted sum for ongoing maintenance of POS (£1570.90 / dwelling less 40% as only charge on market dwellings therefore £942.54 per dwelling) Assumed required every 200 dwellings as phases of GI are developed and require maintenance.	SWC / Ethos	£1,131,048	£1,131,048	£942,540					£226,210		£226,210		£226,210		£226,210		£226,210			
34		Green Infrastructure contribution including AIRs (£372 per dwelling on greenfield typologies)	SWC /Footprint Ecology	£372,000	£372,000					£7,440	£37,200	£37,200	£37,200	£37,200	£37,200	£37,200	£37,200	£37,200	£37,200	£29,760		
35		Malvern Hills SSSI Impact contribution £269.72 per dwelling	SWC /Footprint Ecology	£269,720	£269,720	£250,000				£5,394	£26,972	£26,972	£26,972	£26,972	£26,972	£26,972	£26,972	£26,972	£26,972	£21,578		

251001 Mitton Strat Infra and S106 Assumptions_v0.16 - UPDATED 01.10.2025

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1				Updated 29.09.2025	2024 Updated Total Costs by SWC	2022 Total Costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2		Source			Total 2022 + 20% inflation (or revised costs provided)	Year [amend as required]	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
3																					
36		Sport and Recreation:																			
37		Contribution toward sports hall (off-site) Subject to Tewkesbury requiring a contribution	Sport England / BFS	£430,171	£430,171	£358,476			£8,603	£43,017	£43,017	£43,017	£43,017	£43,017	£43,017	£43,017	£43,017	£43,017	£34,414		
38		Contribution toward swimming (off-site) Subject to Tewkesbury requiring a contribution	Sport England / BFS	£461,593	£461,593	£384,661			£9,232	£46,159	£46,159	£46,159	£46,159	£46,159	£46,159	£46,159	£46,159	£46,159	£36,927		
39		Contribution toward Indoor Bowls (off-site) Subject to Tewkesbury requiring a contribution	Sport England / BFS	£86,832	£86,832	£72,360			£1,737	£8,683	£8,683	£8,683	£8,683	£8,683	£8,683	£8,683	£8,683	£8,683	£6,947		
40		Sports pitches based on Sport England calculator. Some provision expected on site 2 9v9 football pitches in phase 1 and 1 adult pitch Phase 2. Other contributions will go to enhancements of existing facilities e.g. at Bredon, Beckford and Overbury	Sport England / PPS	£501,904	£501,904	£418,253			£10,038	£50,190	£50,190	£50,190	£50,190	£50,190	£50,190	£50,190	£50,190	£50,190	£40,152		
41		Life cycle costs x 20 years £67,269 per annum lifecycle costs for 20 years according to PPS 2021	Sport England / PPS	£1,614,456	£1,614,456	£1,345,380					£179,384	£179,384	£179,384	£179,384	£179,384	£179,384	£179,384	£179,384	£179,384		
42		Provision of 4 team changing rooms	Sport England Facilities Costs Q2 2021	£828,000	£828,000	£690,000			£16,560	£82,800	£82,800	£82,800	£82,800	£82,800	£82,800	£82,800	£82,800	£82,800	£66,240		
43		Healthcare:																			
44		Primary care upgrades/ contribution for Phase 1 and the forward funded Devereux Centre	Tewkesbury Borough Council / North Gloucestershire Joint Core Strategy	£374,184	£374,184	£311,820			£14,967	£74,837	£74,837	£74,837	£74,837	£14,967							
45		Phase 2 - assume same contribution £311,820	Tewkesbury Borough Council	£374,184	£374,184	£311,820								£59,869	£74,837	£74,837	£74,837	£74,837	£59,869		
46		Health and Care Trust. Contributions toward Evesham hospital and mental healthcare hub. Calculation based on HUDU model £378 per dwelling ¹ . Subject to HWHCT requiring a contribution.	Herefordshire and Worcestershire Health and Care NHS Trust (HWHCT)	£453,600	£453,600	£378,000			£9,072	£45,360	£45,360	£45,360	£45,360	£45,360	£45,360	£45,360	£45,360	£45,360	£36,288		
47		Acute Care Trust. Contributions toward Worcester Royal Hospital expansion and provision of services. (£751 per dwelling) ² Subject to WAHT requiring a contribution.	Worcestershire Acute Hospitals NHS Trust (WAHT)	£0		£751,000															
48		Community facilities:		£0																	
49		Contribution toward generation of 32 sq.m of library space at £124,260 (based on Arts Council standards) which would be the responsibility of the Gloucestershire County Council and demand for 176 sq m of community space at a cost of £263,644	Tewkesbury Borough Council / North Gloucestershire Joint Core Strategy	£465,485	£465,485	£387,904					£465,485										
50		Phase 2 - Provision of Community Hall. Assuming a cost of £1,930 per sq.m for a general-purpose hall. Small community hall cost approximately £579,000	SWC / Ethos	£694,800	£694,800	£579,000									£231,600	£231,600	£231,600				
51		Police:		£0																	
52		Police premises expansion Phase 2 only	WMP	£90,960	£90,960	£75,800									£45,480		£45,480				
53		Waste:		£0																	
54		New waste facility contribution for future development in the SWDP.	Worcestershire County Council /Wychavon District Council	£0	£0	£135,000															
55		Sub-Total S106		£30,070,579	£23,984,228	£19,834,281	-	-	£5,260,169	£2,737,633	£3,608,711	£2,934,517	£3,210,727	£3,322,017	£2,314,396	£1,786,040	£2,057,729	£1,554,440	£1,284,200	-	-
56		Per unit		£30,071	£23,984	£19,834			£263,008	£27,376	£36,087	£29,345	£32,107	£33,220	£23,144	£17,860	£20,577	£15,544	£16,052		
57																					
58		C Infrastructure Costs**																			
59		Transport:																			
60		Provision of roundabout in phase 1 prior to occupation of dwellings	Barratt in Phase 1 application (18/00771/OUT- Refused)	£1,700,000	£1,300,000	£1,300,000			£1,700,000												
61		Active travel bridge across Carrant Brook - to be delivered after first Phase	Worcestershire County Council	£5,000,000	£12,000,000	£10,000,000						£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000					
62		Flood Mitigation:																			
63		Phase 1 surface water drainage (4x attenuation ponds) £1,250,000 masterplan for phase 2 suggests 3 ponds for therefore a further £937,500	Barratt in Phase 1 application (18/00771/OUT)	£2,625,000	£2,625,000	£2,187,500			£750,000			£750,000		£562,500		£562,500					
64		Utilities Electricity:																			
65		Electricity connection - £774,000 – Phase 1	Barratt in Phase 1 application (18/00771/OUT)	£928,800	£928,800	£774,000			£464,400	£464,400											
66		Assumed £1,000,000 for phase 2 connection in case there is insufficient capacity in the adjacent 11kV circuits. Cost estimated at £1500 - £2000 per plot (this does not include costs for 132kV/EHV reinforcement).	Western Power Distribution	£1,200,000	£1,200,000	£1,000,000								£600,000	£600,000						
67		Utilities Water:																			
68		New water mains - Open Cut - assumes STW do work. This will be phased throughout the development.	Severn Trent Water	£811,074	£811,074	£675,895			£81,107	£81,107	£81,107	£81,107	£81,107	£81,107	£81,107	£81,107	£81,107	£81,107			
69		Green Infrastructure :																			
70		GI - All provision on site. To include amenity, play space, parks and rec, allotments and orchards, natural green space (Carrant Valley Park) and tree buffers. (see IDP for detail)	SWC / Ethos / Arup	£6,917,465	£6,917,465	£5,764,554			£691,746	£691,746	£691,746	£691,746	£691,746	£691,746	£691,746	£691,746	£691,746	£691,746	£691,746		
71		Additional GI to preserve setting/character and long and short range views	SWC / Ethos / Arup	£129,122	£129,122	£107,602								£21,520	£21,520	£21,520	£21,520	£21,520	£21,520		
72		Sub-Total Infrastructure Costs		£19,311,461	£25,911,461	£21,809,551	-	-	£2,245,507	£1,987,254	£772,854	£2,522,854	£1,772,854	£2,956,874	£2,394,374	£2,356,874	£794,374	£794,374	£713,267	-	-
73		Per unit			£25,911	£21,810			£112,275	£19,873	£7,729	£25,229	£17,729	£29,569	£23,944	£23,569	£7,944	£7,944	£8,916		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1				Updated 29.09.2025	2024 Updated Total Costs by SWC	2022 Total Costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2		Source			Total 2022 + 20% inflation (or revised costs provided)	Year [amend as required]	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
3																					
74																					
75																					
76		Total		£49,382,040	£49,895,689	£41,643,832	-	-	£7,505,677	£4,724,887	£4,381,565	£5,457,371	£4,983,581	£6,278,891	£4,708,770	£4,142,914	£2,852,103	£2,348,814	£1,997,467	-	-
77		Total per unit		£49,382	£49,896	£41,644			£375,284	£47,249	£43,816	£54,574	£49,836	£62,789	£47,088	£41,429	£28,521	£23,488	£24,968		
78																					
79		Notes																			
80		* These are social infrastructure costs and other S106 contributions required e.g. Health centres, Schools etc.																			
81		** These are infrastructure costs which are over and above 'normal' BCIS build costs and 'normal' 15% externals allowance e.g. Spine Roads, Electricity Substation reinforcements etc.																			
82		¹ Inclusion is subject to further discussion with the Trust to verify whether requirement is associated with growth not existing need.																			
83		² Inclusion is subject to further discussion with the Trust to verify whether requirement is associated with growth not existing need																			