

Ian MacLeod Wychavon District Council

By email

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



Our ref: 251002 Mitton updated appraissal

covering letter_v1

Your ref:

2 October 2025

Dear lan,

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 C	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; (£157k="" deficit="" is="" less="" saving)<="" slightly="" td=""></blv;>

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



(see Typologies Matrix)

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

Notes:	WILLOIT SOE							
ASSUMPTIONS - RESIDENTIAL USE	S							
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%	69.0%	% Rented	
		First Homes:			25.0%			
		Intermediate (Affor	dable Home Owr		6.0%	12.4%	% of total (>10%	First Homes PPG 023)
				100%	100.0%			
lan B				0.00				
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%			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
	Net area per unit			Net to Gross %			Gross (GIA) per u	
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)
1 bed House	69.0						69.0	743
2 bed House	75.0						75.0	807
3 bed House	95.0						95.0	1,023
4 bed House	120.0						120.0	1,292
5 bed House	135.0						135.0	1,453
1 bed Flat	50.0			85.0%			58.8	633
2 bed Flat	65.0	700		85.0%			76.5	823
	Net area per unit			Net to Gross %			Gross (GIA) per u	mit
AH Unit Floor areas -	(sqm)	(sqft)		Wello Gloss %			(sqm)	(sqft)
1 bed House	69.0			,,			69.0	743
2 bed House	75.0	807					75.0	807
3 bed House	95.0						95.0	1,023
4 bed House	120.0						120.0	1,292
5 bed House	135.0						135.0	1,453
1 bed Flat	50.0			85.0%			58.8	633
2 bed Flat	65.0			85.0%			76.5	823
	-							
	OMS Units GIA			AH units GIA		To	tal GIA (all units)	
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)
1 bed House	2,070	22,281		2,760	29,708		4,830	51,990
2 bed House	9,000	96,875		6,600	71,042		15,600	167,917
3 bed House	22,800	245,417		11,400	122,709		34,200	368,126
4 bed House	14,400			4,800	51,667		19,200	206,667
5 bed House	4,050			0	0		4,050	43,594
1 bed Flat	1,412			3,059	32,925		4,471	48,121
2 bed Flat	2,753	29,632		4,588	49,387		7,341	79,020
	56,485	607,996		33,207	357,438		89,692	965,434
AH % by floor area:				37.02%	AH % by floor are	a (difference due t	o mix)	
Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf					total MV £ (no AH)
1 bed House	268,550		362					18,798,500
2 bed House	312,000		386					64,896,000
3 bed House	400,000	4,211	391					144,000,000
4 bed House	520,000		403					83,200,000
5 bed House	590,000		406					17,700,000
1 bed Flat	200,000		372					15,200,000
2 bed Flat	253,000		362					24,288,000
1	200,000	0,002	552					368,082,500
Affordable Housing values (£) -	Aff. Rent £		Social Rent £	% of MV	First Homes £*	% of MV	Inter. £	% of MV
1 bed House	100,706		100,706	37.5%	187,985	70%	187,985	70%
2 bed House	117,000		117,000	37.5%	218,400	70%	218,400	70%
3 bed House	150,000		150,000	37.5%	250,000	70%	280,000	70%
4 bed House	195,000		195,000	37.5%	250,000	70%	364,000	70%
5 bed House	221,250		221,250	37.5%	250,000	70%	413,000	70%
1 bed Flat	75,000		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			

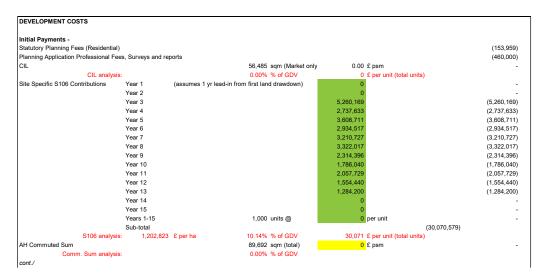
251001 SWC_Whole Plan Viability Appraisals_v22_Strat Sites - Mitton

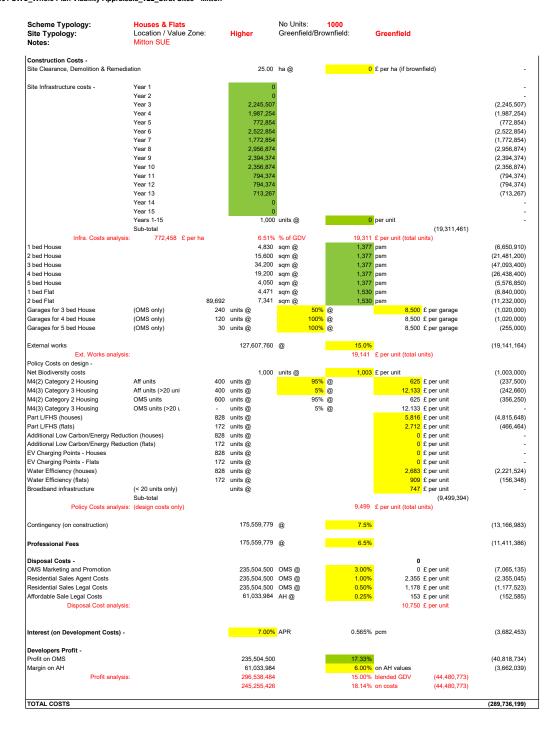
No Units: 1000 Greenfield/Brownfield: Scheme Typology: Site Typology: Notes: Houses & Flats
Location / Value Zone: Higher
Mitton SUE Greenfield

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	30.0	@	268,550	8,056,500
bed House	120.0	@	312,000	37,440,000
bed House	240.0	@	400,000	96,000,000
bed House	120.0	@	520,000	62,400,000
bed House	30.0	@	590,000	17,700,000
bed Flat	24.0	@	200,000	4,800,000
bed Flat	36.0	@	253,000	9,108,000
ffordable Rent GDV -	600.0			235,504,500
bed House	0.0	@	100,706	_
bed House	0.0	@	117,000	_
bed House	0.0	@	150,000	
bed House	0.0	@	195,000	
bed House	0.0	@	221,250	
bed Flat	0.0	@	75,000	
bed Flat	0.0	@	94,875	
Deu Flat	0.0	<u> </u>	94,073	
ocial Rent GDV -				
bed House	27.6	@	100,706	2,779,493
bed House	60.7	@	117,000	7,104,240
bed House	82.8	@	150,000	12,420,000
bed House	27.6	@	195,000	5,382,000
bed House	0.0	@	221,250	-
bed Flat	35.9	@	75,000	2,691,000
bed Flat	41.4	@	94,875	3,927,825
	276.0			34,304,558
irst Homes GDV -				
bed House	10.0	@	187,985	1,879,850
bed House	22.0	@	218,400	4,804,800
bed House	30.0	@	250,000	7,500,000
bed House	10.0	@	250,000	2,500,000
bed House	0.0	@	250,000	-
bed Flat	13.0	@	140,000	1,820,000
bed Flat	15.0	@	177,100	2,656,500
	100.0			21,161,150
ntermediate GDV - bed House	2.4		407.005	454.404
bed House		@	187,985 218,400	451,164
bed House	5.3 7.2	@		1,153,152
bed House bed House	7.2	@	280,000	2,016,000
bed House bed House	2.4	@	364,000	873,600
bed Flat	0.0 3.1	@	413,000	400.000
bed Flat	3.1	@	140,000	436,800
bed Flat	24.0	@ 400.0	177,100	637,560 5,568,276
	24.0			3,300,270
ub-total GDV Residential	1,000			296,538,484
AH on-site cost analysis:) less £GDV (inc. AH) 71,544,017
	798 :	E psm (total GIA sqm)	71,	544 £ per unit (total units)
Public Sector Intervention	1,000	units @	0 per unit	
otal GDV				296,538,484

251001 SWC_Whole Plan Viability Appraisals_v22_Strat Sites - Mitton

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





251001 SWC_Whole Plan Viability Appraisals_v22_Strat Sites - Mitton

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

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

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

The following sensitivity tables show the b	alance of the appra	isal (RLV-BLV £ p	er acre) for chang	es in appraisal in	put assumptions a	above.		
Where the surplus is positive (green) the p	olicy is viable. Who	ere the surplus is	negative (red) the	policy is not viable	e.			
ABLE 1			Affordable Housin	na = % on site 40°	%			
Balance (RLV - BLV £ per acre (n))	(154,582)	10%	15%	20%	25%	30%	35%	40%
	0.00	457,041	357,259	257,113	156,432	54,816	(48,411)	(154,582)
	10.00	444,744	345,601	246,075	145,992	44,927	(57,809)	(163,701
CIL £ psm	20.00	432,448	333.926	235.022	135.528	35.013	(67,233)	(172,898
0.00	30.00	420,132	322,245	223,960	125,052	25,078	(76,687)	(182,168
	40.00	407,813	310,554	212,885	114,562	15,120	(86,171)	(191,496
	50.00	395,486	298,850	201,798	104,048	5,138	(95,686)	(200,874
	60.00	383,143	287,141	190,691	93,517	(4,867)	(105,235)	(210,317
	70.00	370,799	275,412	179,575	82,968	(14,895)	(114,818)	(219,819
	80.00	358,434	263,681	168,439	72,401	(24,948)	(124,443)	(229,388
	90.00	346,066	251,928	157,285	61,807	(35,028)	(134,127)	(239,031
	100.00	333,684	240,173	146,119	51,191	(45,138)	(143,874)	(248,750
	110.00	321,291	228,394	134,930	40,553	(55,277)	(153,692)	(260,066
	120.00	308,889	216,605	123,721	29,890	(65,446)	(163,585)	(271,468
	130.00	296,470	204,799	112,495	19,202	(75,647)	(173,560)	(282,963
	140.00	284,044	192,974	101,251	8,489	(85,885)	(183,613)	(294,553
	150.00	271,599	181,135	89,979	(2,250)	(96,158)	(193,726)	(306,244
	160.00	259,146	169,276	78,685	(13,019)	(106,469)	(203,902)	(318,045
	170.00	246,674	157,395	67,369	(23,816)	(116,819)	(214,142)	(329,952
	180.00	234,185	145,498	56,028	(34,643)	(127,231)	(224,458)	(341,955
	190.00	221,684	133,581	44,660	(45,502)	(137,709)	(234,848)	(354,051
	200.00	209,156	121,636	33,265	(56,393)	(148,259)	(245,319)	(366,243
	210.00	196,614	109,671	21,844	(67,320)	(158,888)	(256,985)	(378,549
	220.00	184,055	97,683	10,390	(78,283)	(169,601)	(269,280)	(390,963
	230.00	171,469	85,671	(1,092)	(89,288)	(180,407)	(281,674)	(403,494
	240.00	158,863	73,632	(12,604)	(100,334)	(191,280)	(294,171)	(416,144
	250.00	146,237	61,563	(24,149)	(111,422)	(202,218)	(306,779)	(428,914

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

Balance (RLV - BLV)	(154,582)	10%	15%	ng - % on site 409 20%	25%	30%	35%	409
Dalatice (INEV - BLV)	0%	887,232	788,539	689,767	590,899	491,905	392,752	293,39
	5%							293,39
	10%	865,862	767,139 745,736	668,336	569,426	470,374	371,155	
	15%	844,491		646,888	547,929	448,823	349,539	250,00
	20%	823,091	724,304	625,424	526,414	427,257	327,898	228,26
014- 015- 0400	25%	801,691	702,873	603,942	504,884	405,657	306,219	206,47
Site Specifc S106	30%	780,273	681,413	582,445	483,328	384,041	284,512	184,65
		758,842	659,950	560,924	461,762	362,399	262,772	162,78
(where 105% is a 5% increase,	35%	737,402	638,458	539,393	440,160	340,722	240,997	140,86
and 95% is a 5% decrease etc.)	40%	715,938	616,962	517,834	418,542	319,018	219,181	118,88
	45%	694,471	595,434	496,266	396,901	297,283	197,321	96,84
	50%	672,974	573,903	474,662	375,224	275,515	175,412	74,71
	55%	651,474	552,339	453,044	353,524	253,706	153,451	52,49
	60%	629,944	530,768	431,403	331,794	231,853	131,433	30,15
	65%	608,410	509,165	409,727	310,029	209,957	109,342	7,69
	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	(37,66
	80%	543,667	444,230	344,540	244,494	143,947	42,493	(60,58
	85%	522,047	422,535	322,741	222,563	121,808	19,984	(83,69)
	90%	500,406	400,813	300,907	200,582	99,574	(2,661)	(107,01
	95%	478,733	379,051	279,032	178,546	77,248	(25,454)	(130,59
	100%	457,041	357,259	257,113	156,432	54,816	(48,411)	(154,58
	105%	435,319	335,433	235,147	134,245	32,263	(71,543)	(179,15
	110%	413,562	313,570	213,128	111,967	9,575	(94,888)	(204,24
	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)	(257,14
1	125%	348,106	247,710	146,658	44,529	(59,397)	(166,974)	(288,054
ABLE 3	P	rofit (on OMS) 17	%					
Balance (RLV - BLV)	(154,582)	15%	16%	17%	18%	19%	20%	21
								055.05
1	0%	655,854	655,854	655,854	655,854	655,854	655,854	655,88
	0% 2%						655,854 616,154	
		616,154	616,154	616,154	616,154	616,154	616,154	616,15
	2% 4%	616,154 576,429	616,154 576,429	616,154 576,429	616,154 576,429	616,154 576,429	616,154 576,429	616,15 576,42
	2% 4% 6%	616,154 576,429 536,664	616,154 576,429 536,664	616,154 576,429 536,664	616,154 576,429 536,664	616,154 576,429 536,664	616,154 576,429 536,664	616,15 576,42 536,66
	2% 4% 6% 8%	616,154 576,429 536,664 496,870	616,154 576,429 536,664 496,870	616,154 576,429 536,664 496,870	616,154 576,429 536,664 496,870	616,154 576,429 536,664 496,870	616,154 576,429 536,664 496,870	616,15 576,42 536,66 496,87
AH % on site	2% 4% 6% 8% 10%	616,154 576,429 536,664 496,870 457,041	616,154 576,429 536,664 496,870 457,041	616,154 576,429 536,664 496,870 457,041	616,154 576,429 536,664 496,870 457,041	616,154 576,429 536,664 496,870 457,041	616,154 576,429 536,664 496,870 457,041	616,15 576,42 536,66 496,87 457,04
	2% 4% 6% 8% 10% 12%	616,154 576,429 536,664 496,870 457,041 417,169	616,154 576,429 536,664 496,870 457,041 417,169	616,154 576,429 536,664 496,870 457,041 417,169	616,154 576,429 536,664 496,870 457,041 417,169	616,154 576,429 536,664 496,870 457,041 417,169	616,154 576,429 536,664 496,870 457,041 417,169	616,15 576,42 536,66 496,87 457,04
AH % on site	2% 4% 6% 8% 10% 12%	616,154 576,429 536,664 496,870 457,041 417,169 377,247	616,154 576,429 536,664 496,870 457,041 417,169 377,247	616,154 576,429 536,664 496,870 457,041 417,169 377,247	616,154 576,429 536,664 496,870 457,041 417,169 377,247	616,154 576,429 536,664 496,870 457,041 417,169 377,247	616,154 576,429 536,664 496,870 457,041 417,169 377,247	616,15 576,42 536,66 496,87 457,04 417,16 377,24
AH % on site	2% 4% 6% 8% 10% 12% 14%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270	616,15 576,42 536,66 496,87 457,04 417,16 377,24
AH % on site	2% 4% 6% 8% 10% 12% 14% 16%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227	616,15 576,42 536,66 496,87 457,04 417,16 377,24 337,27 297,22
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 18% 20%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113	616,15 576,42 536,66 496,87 457,04 417,16 377,24 337,27 297,22 257,11
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 18% 20% 22%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921	616,15 576,42 536,66 496,87 457,04 417,16 377,22 337,27 297,22 257,11 216,92
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 20% 22% 24%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627	616,15 576,42 536,66 496,87 457,04 417,16 377,22 237,27 297,22 257,11 216,92 176,62
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 18% 20% 22% 24% 26%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200	616,15 576,42 536,66 496,87 457,02 417,16 377,22 337,22 297,22 257,11 216,92 176,62
AH % on site	2% 4% 6% 8% 10% 12% 16% 16% 20% 22% 24% 26% 28%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608	616,15 576,42 536,66 496,87 457,04 417,16 377,24 337,27 297,22 257,11 216,92 176,62 136,20
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 18% 20% 22% 24% 26% 28% 30%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816	616,15 576,45 536,66 496,87 457,04 417,16 377,24 337,27 297,22 257,11 216,92 176,62 136,20 95,66
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 22% 22% 24% 26% 28% 30% 32%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768	616,15 576,42 536,66 496,87 457,04 417,16 377,24 337,27 297,22 257,11 216,92 176,62 136,20 95,60 54,81
AH % on site	2% 4% 6% 8% 10% 12% 16% 16% 20% 22% 24% 26% 28% 30% 32% 34%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,788 (27,595)	616,15 576,42 536,66 496,87 457,04 417,16 377,24 337,27 297,22 257,11 216,92 176,62 136,20 95,60 54,81 13,77 (27,59)
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 22% 22% 22% 28% 30% 32% 34% 36%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334)	616,154 576,429 556,664 496,870 457,041 417,169 377,247 337,270 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (68,334)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334)	616,15 576,42 536,66 446,87 457,04 417,16 377,24 337,27 297,22 57,11 216,92 176,62 136,20 95,66 54,81 13,76 (27,59) (69,33)
AH % on site	2% 44% 6% 8% 10% 12% 14% 16% 22% 22% 24% 26% 28% 30% 32% 34% 36% 38%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 4,816 13,768 (27,595) (99,334) (111,564)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (99,334) (111,564)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (99,334) (111,564)	616,15 576,42 536,66 496,87 497,04 417,14 377,24 337,22 297,22 297,22 297,21 216,92 176,66 176,66 176,66 176,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67 177,67
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 22% 24% 26% 28% 30% 32% 34% 36% 38% 40%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582)	616.154 576.429 536.664 496.870 457.041 417.169 377.247 297.227 257.113 216.921 176.627 136.200 95.608 54.816 (27.595) (89.334) (111.564) (115.64)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 297,227 257,113 216,921 176,627 136,200 95,608 54,816 (27,595) (69,334) (111,564) (115,662)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (115,582)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 297,227 257,113 216,921 176,627 136,200 95,608 54,816 (27,595) (89,334) (111,564) (114,564)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (115,564)	616,15 576,42 576,64 586,66 496,87 457,04 417,16 417,16 417,16 297,22 297,22 297,17 216,92 176,62 136,22 95,60 54,81 13,777 (27,59 (69,33) (111,56) (154,58)
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 22% 22% 22% 28% 28% 30% 32% 34% 36% 38% 40%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,154 576,429 556,664 496,870 457,041 417,169 377,247 337,270 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,15 576,42 536,66 496,87 497,04 417,14 377,24 337,27 297,22 257,11 216,32 176,66 136,22 95,60 13,76 (27,59 (69,33 (111,56 (154,58) (154,58) (154,58) (154,58)
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 22% 24% 26% 28% 30% 32% 34% 36% 38% 40%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582)	616.154 576.429 536.664 496.870 457.041 417.169 377.247 297.227 257.113 216.921 176.627 136.200 95.608 54.816 (27.595) (89.334) (111.564) (115.64)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 297,227 257,113 216,921 176,627 136,200 95,608 54,816 (27,595) (69,334) (111,564) (115,662)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (115,582)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 297,227 257,113 216,921 176,627 136,200 95,608 54,816 (27,595) (89,334) (111,564) (114,564)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (115,564)	616,15 576,42 576,66 496,87 457,04 457,16 377,24 337,27 297,22 257,11 216,92 176,66 136,20 95,60 (27,59) (69,33 (111,56) (154,58) (154,58)
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 22% 22% 22% 28% 28% 30% 32% 34% 36% 38% 40%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,154 576,429 556,664 496,870 457,041 417,169 377,247 337,270 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040)	616,15 576,42 536,66 496,87 457,04 417,16 337,22 257,11 216,92 176,62 136,20 95,60 13,76 (27,59) (69,33,111,56 (154,58) (111,56
AH % on site	2% 4% 6% 8% 10% 12% 14% 16% 20% 22% 24% 26% 28% 30% 32% 34% 36% 38% 40%	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 (27,595) (93,334) (111,564) (154,582) (199,044) (245,005)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (69,334) (111,564) (154,582) (199,040) (245,005)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (99,334) (111,564) (154,582) (199,040) (245,005)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,595) (99,334) (111,564) (154,582) (199,040) (245,005)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 64,816 13,768 (27,595) (89,334) (111,564) (154,582) (199,040) (245,005)	616,154 576,429 536,664 496,870 457,041 417,169 377,247 337,270 297,227 257,113 216,921 176,627 136,200 95,608 54,816 13,768 (27,995) (69,334) (111,564) (154,582) (199,040) (245,005)	665,85 616,15 576,42 536,66 496,87 457,04 417,16 377,24 337,27 297,22 257,11 216,92 176,62 136,20 95,60 13,76 (27,59) (69,33 (111,56 (154,58) (199,04) (245,00) (299,744 (357,75)

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

ABLE 4	_	BLV (per acre)	250,000					
Balance (RLV - BLV)	(154,582)	150,000	200,000	250,000	300,000	350,000	400,000	450,00
	0%	655,854	655,854	655,854	655,854	655,854	655,854	655,85
	2%	616,154	616,154	616,154	616,154	616,154	616,154	616,15
	4%	576,429	576,429	576,429	576,429	576,429	576,429	576,42
	6%	536,664	536,664	536,664	536,664	536,664	536,664	536,66
	8%	496,870	496,870	496,870	496,870	496,870	496,870	496,87
AH % on site	10%	457,041	457,041	457,041	457,041	457,041	457,041	457,04
40%	12%	417,169	417,169	417,169	417,169	417,169	417,169	417,10
	14%	377,247	377,247	377,247	377,247	377,247	377,247	377,2
	16%	337,270	337,270	337,270	337,270	337,270	337,270	337,2
	18%	297,227	297,227	297,227	297,227	297,227	297,227	297,2
	20%	257,113	257,113	257,113	257,113	257,113	257,113	257,1
	22%	216,921	216,921	216,921	216,921	216,921	216,921	216,9
	24%	176,627	176,627	176,627	176,627	176,627	176,627	176,6
	26%	136,200	136,200	136,200	136,200	136,200	136,200	136,2
	28%	95,608	95,608	95,608	95,608	95,608	95,608	95,6
	30%	54,816	54,816	54,816	54,816	54,816	54,816	54,8
	32%	13,768	13,768	13,768	13,768	13,768	13,768	13,7
	34%	(27,595)	(27,595)	(27,595)	(27,595)	(27,595)	(27,595)	(27,59
	36%	(69,334)	(69,334)	(69,334)	(69,334)	(69,334)	(69,334)	(69,33
	38%	(111,564)	(111,564)	(111,564)	(111,564)	(111,564)	(111,564)	(111,56
	40%	(154,582)	(154,582)	(154,582)	(154,582)	(154,582)	(154,582)	(154,58
	42%	(199,040)	(199,040)	(199,040)	(199,040)	(199,040)	(199,040)	(199,04
	44%	(245,005)	(245,005)	(245,005)	(245,005)	(245,005)	(245,005)	(245,00
	46%	(299,748)	(299,748)	(299,748)	(299,748)	(299,748)	(299,748)	(299,74
RIF 5	48% 50%	(357,759) (418,792)	(357,759) (418,792)	(357,759) (418,792)	(357,759) (418,792)	(357,759) (418,792)	(357,759) (418,792)	
BLE 5 Balance (RLV - BLV)								(418,79
	50% (154,582) 0%	(418,792) Density (dph) 25 655,854	(418,792) 40 30 655,854	(418,792) 35 655,854	(418,792) 40 655,854	(418,792)	(418,792) 50 655,854	(418,79 655,8
	50% (154,582) 0% 2%	(418,792) Density (dph) 25 655,854 616,281	40 30 655,854 616,281	(418,792) 35 655,854 616,281	(418,792) 40 655,854 616,281	(418,792) 45 655,854 616,281	50 655,854 616,281	(418,79 655,8 616,2
	50% (154,582) 0% 2% 4%	(418,792) Density (dph) 25 655,854 616,281 576,684	40 30 655,854 616,281 576,684	35 655,854 616,281 576,684	40 655,854 616,281 576,684	45 655,854 616,281 576,684	50 655,854 616,281 576,684	655,8 616,2 576,6
	50% (154,582) 0% 2% 4% 6%	(418,792) Density (dph) 25 655,854 616,281 576,684 537,048	40 30 655,854 616,281 576,684 537,048	35 655,854 616,281 576,684 537,048	40 655,854 616,281 576,684 537,048	45 655,854 616,281 576,684 537,048	50 655,854 616,281 576,684 537,048	655,8 616,2 576,6 537,0
Balance (RLV - BLV)	50% (154,582) 0% 2% 4% 6% 8%	(418,792) Density (dph) 25 655,854 616,281 576,684 537,048 497,385	40 30 655,854 616,281 576,684 537,048 497,385	35 655,854 616,281 576,684 537,048 497,385	40 655,854 616,281 576,684 537,048 497,385	45 655,854 616,281 576,684 537,048 497,385	50 655,854 616,281 576,684 537,048 497,385	655,8 616,2 576,6 537,0 497,3
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10%	(418,792) Density (dph) 25 655,854 616,281 576,684 537,048 497,385 457,688	40 30 655,854 616,281 576,684 537,048 497,385 457,688	35 655,854 616,281 576,684 537,048 497,385 457,688	40 655,854 616,281 576,684 537,048 497,385 457,688	45 655,854 616,281 576,684 537,048 497,385 457,688	50 655,854 616,281 576,684 537,048 497,385 457,688	655,8 616,2 576,6 537,0 497,3 457,6
Balance (RLV - BLV)	50% (154,582) 0% 2% 4% 6% 8% 10% 12%	(418,792) Density (dph) 25 655,854 616,281 576,684 537,048 497,385 457,688 417,948	40 30 655,854 616,281 576,684 537,048 497,385 457,688 417,948	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948	655,8 616,2 576,6 537,0 497,3 457,6
Balance (RLV - BLV) AH % on site	(154,582) 0% 2% 4% 6% 8% 10% 12% 14%	(418,792) Density (dph) 25 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158	40 30 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158	655,8 616,2 576,6 537,0 497,3 457,6 417,9
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16%	Density (dph) 25 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317	40 30 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317	40 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317	45 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317	655,8 616,2 576,6 537,0 497,3 457,6 417,9 378,1
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 18%	(418.792) Density (dph) 25 655.854 616.281 576.884 637.048 497.385 457.888 417.948 378.158 338.317 298.418	40 30 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418	50 655,854 616,281 576,684 537,048 497,385 417,948 378,158 338,317 298,418	655,8 616,2 576,6 537,0 497,3 457,6 417,9 378,1 338,3
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 18% 20%	(418,792) Density (dph) 25 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444	40 30 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 38,317 298,418 258,444	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444	655,8 616,2 576,6 537,0 497,3 457,6 417,9 378,1 338,3 298,4 258,4
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 18% 20% 22%	(418.792) Density (dph) 25 655,854 616,281 576,684 537,048 547,688 417,948 378,158 338,317 298,418 258,444 218,393	40 30 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 296,418 258,444 218,393	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 296,418 258,444 218,393	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 296,418 258,444 218,393	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 296,418 258,444 218,393	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393	(418,75) 655,8 616,2 576,6 537,0 497,3 457,6 417,9 378,1 338,3 298,4 258,4 218,3
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 18% 20% 22% 24%	(418.792) Density (dph) 25 655.854 616.281 576.684 537.048 497.385 457.688 417.948 378.158 338.317 298.418 258.444 218.393 178.252	40 30 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252	(418,792) 35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252	(418,75 655,8 616,2 576,6 537,0 497,3 457,6 417,9 378,1,1 338,3 298,4 218,3,3 178,2
Balance (RLV - BLV) AH % on site	50% (154,582) 2% 4% 6% 8% 10% 12% 14% 16% 18% 20% 22% 24%	(418.792) Density (dph) 25 655.854 616.281 576.884 537.048 497.385 457.688 417.948 378.158 338.317 298.418 258.444 218.393 178.252 137.980	40 30 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980	(418,75) 655,8 616,2 576,6 537,0 497,3 477,6 417,9 378,1 338,3 298,4 218,3 178,2,2 137,9
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 18% 20% 22% 24% 26%	(418.792) Density (dph) 25 655.854 616.281 576.684 537.048 497.385 457.688 417.948 338.317 298.418 258.444 218.393 178.252 137.980 97.547	40 30 655,854 616,281 576,684 537,048 537,048 497,385 457,688 417,948 378,158 338,317 296,418 258,444 218,393 178,252 137,980 97,547	35 655,854 616,281 576,684 537,048 537,048 477,948 477,948 378,158 338,317 296,418 258,444 218,393 178,252 137,980 97,547	40 655,854 616,281 576,684 537,048 537,048 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547	45 655,854 616,281 576,684 537,048 537,048 457,688 417,948 378,158 338,317 296,418 258,444 218,393 178,252 137,980 97,547	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948 338,317 298,418 258,444 218,393 178,252 137,980 97,547	(418,75 655,8 616,2 576,6,5 537,0 497,3 457,6 417,9 378,1 338,3 298,4 218,3 178,2 137,9 97,5
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 14% 16% 22% 22% 24% 26% 28% 30%	(418,792) Density (dph) 25 655,854 616,281 576,884 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924	40 30 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924	35 35 55,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924	50 655,854 616,281 576,684 497,385 457,688 417,948 378,158 383,317 298,444 218,393 178,252 137,980 97,547 56,924	(418,75 655,8 616,2 576,6 537,0 447,6 417,9 378,1 298,4 218,3,3 178,2 137,9 97,55 56,9
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 22% 24% 26% 28% 30% 32%	(418.792) Density (dph) 25 655.854 616.281 576.864 537.048 497.385 457.688 417.948 378.158 338.317 298.418 258.444 218.393 178.252 137.980 97.547 56.924 16.055	40 30 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 6,924 16,055	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055	45 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055	(418,75 655,8 616,2 576,6 537,0 497,3 457,6 417,9 378,1,1 338,3 298,4 218,3 178,2 137,9 97,5 56,9
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 18% 20% 22% 24% 26% 28% 30% 32% 34%	(418.792) Density (dph) 25 655.854 616.281 576.684 437.385 457.688 417.948 338.317 298.418 258.444 218.393 178.252 137.980 97.547 56.924 16.055 (25.119)	40 30 655,854 616,281 576,684 537,048 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119)	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 296,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119)	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119)	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 296,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119)	50 655,854 616,281 576,684 537,048 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,990 97,547 56,924 16,055 (25,119)	655,8 616,2 576,6 537,0 497,3,3 457,6 417,9 378,1,1 298,4 218,3 178,2 137,9 97,5 56,9 (25,1)
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 22% 22% 224% 26% 28% 30% 32% 34% 36%	(418,792) Density (dph) 25 655,854 616,281 576,884 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657)	40 30 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657)	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657)	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657)	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657)	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657)	(418,75 655,8 616,2 576,6 537,0 497,3 78,1 338,3 298,4 218,3 178,2 137,9 16,0 (25,11) (66,65
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 22% 24% 26% 28% 30% 32% 34% 36% 38%	(418.792) Density (dph) 25 655.854 616.281 576.684 537.048 497.385 457.688 417.948 378.158 338.317 298.418 258.444 218.393 178.252 137.980 97.547 56.924 16.055 (25.119) (66.657) (108.668)	40 30 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,657 (108,668)	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,924 16,055 (25,119) (66,657) (108,668)	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,924 16,055 (25,119) (66,657) (108,668)	45 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,924 16,055 (25,119) (66,657) (108,668)	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,668)	(418,75 655,8 616,2 576,6 537,0 497,3 457,6 417,9 378,1, 338,3 298,4 218,3 178,2 137,9 97,5 66,0 (25,11 (66,65
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 44% 16% 18% 20% 22% 24% 26% 28% 30% 32% 34% 36% 38% 40%	(418.792) Density (dph) 25 655.854 616.281 576.684 537.048 537.048 417.948 338.317 298.418 258.444 218.393 178.252 137.980 97.547 56.924 16.055 (25.119) (66.657) (108.688) (151.398)	40 30 655,854 616,281 576,684 537,048 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,668) (151,398)	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 296,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (86,657) (108,668) (151,398)	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (86,657) (108,668) (151,398)	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 296,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,668) (151,398)	50 655,854 616,281 576,684 537,048 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,668) (151,398)	655.8 616.2 576.6 537.0 497.3 457.6 417.9 378.1, 13 298.4 258.4 218.3 178.2 137.9 97.5 56.9 (25.11 (66.6 (105.6)
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 22% 22% 224% 26% 28% 30% 32% 34% 36% 38% 40% 42%	(418,792) Density (dph) 25 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,668) (151,398) (195,520)	40 30 655,854 616,281 576,688 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,668) (151,398) (151,398) (151,398) (151,398) (151,398) (151,398) (151,398) (151,398) (151,398) (151,398) (151,398) (151,398)	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,668) (151,398) (151,398)	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,688) (151,398) (151,398)	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,668) (151,398) (195,520)	50 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,414 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,668) (151,398) (195,520)	(418,75 655,8 616,2 576,6 537,0 497,3 457,6 417,9 378,1 338,3 298,4 218,3 178,2 56,9,9 16,0 (25,11 (66,6 (108,6 (108,6 (151,3)
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 22% 24% 26% 28% 30% 32% 34% 36% 38% 40% 42% 44%	(418.792) Density (dph) 25 655.854 616.281 576.884 537.048 497.385 457.688 417.948 378.158 338.317 298.418 258.444 218.393 178.252 137.980 97.547 56.924 16.055 (25.119) (66.657) (108.668) (151.398) (195.520) (241.136)	40 30 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,657 (108,668) (151,398)	35 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,657 (108,668) (151,398) (195,520) (241,136)	40 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,657 (108,668) (151,398) (195,520) (241,136)	45 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,924 16,055 (25,119) (66,657) (108,668) (151,398) (195,520) (241,136)	50 655,854 616,281 576,684 537,048 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,6557 (108,668) (151,398) (195,520) (241,136)	(357,75 (418,75 (418,75 (418,75 (416,25 (576,6 (537,0) (497,3 (477,9) (378,1 (379,9) (477,9) (
Balance (RLV - BLV) AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 18% 20% 22% 24% 26% 32% 34% 36% 38% 40% 42% 44% 46%	(418.792) Density (dph) 25 655.854 616.281 576.684 537.048 537.048 417.948 338.317 298.418 258.444 218.393 178.252 137.980 97.547 56.924 16.055 (25.119) (66.657) (108.688) (151.398) (195.520) (241.138)	40 30 655,854 616,281 576,684 537,048 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (86,657) (108,689) (151,398) (195,520) (241,136)	35 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (86,657) (108,688) (151,398) (195,520) (241,138)	40 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (86,657) (108,688) (151,398) (195,520) (241,138)	45 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,668) (151,398) (195,520) (241,136)	50 655,854 616,281 576,684 537,048 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 56,924 16,055 (25,119) (66,657) (108,668) (151,398) (195,520) (241,136) (294,821)	655,8 616,2 576,6 537,0 497,3 457,6 417,9 378,1,1 288,4 288,4 218,3 178,2 137,9 97,5 56,9 (25,11 (66,6 (108,66 (108,66,61 (108,66,108) (108,66,61 (108,66,108) (108,66,61 (108,66) (108,66,61 (108,66) (108,66,61 (108,66) (108,66,61 (108,66) (108
AH % on site	50% (154,582) 0% 2% 4% 6% 8% 10% 12% 14% 16% 22% 24% 26% 28% 30% 32% 34% 36% 38% 40% 42% 44%	(418.792) Density (dph) 25 655.854 616.281 576.884 537.048 497.385 457.688 417.948 378.158 338.317 298.418 258.444 218.393 178.252 137.980 97.547 56.924 16.055 (25.119) (66.657) (108.668) (151.398) (195.520) (241.136)	40 30 655,854 616,281 576,684 537,048 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,657 (108,668) (151,398)	35 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,657 (108,668) (151,398) (195,520) (241,136)	40 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,657 (108,668) (151,398) (195,520) (241,136)	45 655,854 616,281 576,684 497,385 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,924 16,055 (25,119) (66,657) (108,668) (151,398) (195,520) (241,136)	50 655,854 616,281 576,684 537,048 457,688 417,948 378,158 338,317 298,418 258,444 218,393 178,252 137,980 97,547 66,6557 (108,668) (151,398) (195,520) (241,136)	655.8 616.2 576.6 537.0 497.3 457.6 417.9 378.1, 388.3 288.4 218.3 178.2 137.9 9 16.0 (25.11 (66.65 (108.66 (108.66 (151.35 (151.55 (241.13

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

FABLE 6	(454 500)	Build cost 1		where 105% is a 59				
Balance (RLV - BLV)	(154,582)	90%	95%	100%	105%	110%	115%	120%
	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	616,15
	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
AH % on site	10%	457,041	457,041	457,041	457,041	457,041	457,041	457,04
40%	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	216,92
	24%	176,627	176,627	176,627	176,627	176,627	176,627	176,62
	26%	136,200	136,200	136,200	136,200	136,200	136,200	136,20
	28%	95,608	95,608	95,608	95,608	95,608	95,608	95,60
	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	13.76
	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%				(245,005)			(299,748
	46%	(299,748)	(299,748) (357,759)	(299,748) (357,759)	(299,748)	(299,748)	(299,748)	(357,759
	50%	(357,759)				(357,759)	(357,759)	
1	50%	(418,792)	(418,792)	(418,792)	(418,792)	(418,792)	(418,792)	(418,792
ABLE 7		Market Values 1	00% (v	where 105% is a 5%	% increase and Q5	% is a 5% decrea	se etc)	
Balance (RLV - BLV)	(154,582)	90%	95%	100%	105%	110%	115%	1209
Balance (NEV - BEV)	0%	215.162	436.601	655.854	873,854	1,091,036	1,307,692	1,523,966
	2%	183,641	401,059	616,154	829,935	1,042,887	1,255,280	1,467.29
	4%	152.045	365.478	576.429	786,009	994,724	1,202,868	1,407,29
	4% 6%		305,478	, .	786,009	944,724		1,410,61
	8%	120,348	,	536,664	,		1,150,431	.,,.
		88,545	294,170	496,870	698,069	898,340	1,097,982	1,297,20
AH % on site	10%	56,611	258,430	457,041	654,065	850,111	1,045,523	1,240,489
40%	12%	24,524	222,625	417,169	610,022	801,867	993,035	1,183,747
	14%	(7,734)	186,741	377,247	565,951	753,595	940,539	1,127,004
	16%	(40,193)	150,744	337,270	521,845	705,290	888,008	1,070,226
	18%	(72,893)	114,629	297,227	477,693	656,959	835,461	1,013,44
	20%	(105,890)	78,369	257,113	433,489	608,591	782,885	956,624
	22%	(139,319)	41,933	216,921	389,232	560,176	730,271	899,79
	24%	(173,473)	5,278	176,627	344,912	511,718	677,627	842,92
	26%	(208,445)	(31,627)	136,200	300,513	463,208	624,944	786,02
	28%	(244,262)	(68,830)	95,608	256,031	414,639	572,212	729,10
	30%	(286, 174)	(106,420)	54,816	211,453	366,000	519,426	672,123
	32%	(330,260)	(144,578)	13,768	166,751	317,280	466,582	615,09
						268,457	413,666	558,019
1	34%		(183,768)	(27.595)	121.878			
		(375,923)	(183,768) (224,061)	(27,595) (69,334)	121,878 76,795			500.879
	36%	(375,923) (423,414)	(224,061)	(69,334)	76,795	219,526	360,663	
	36% 38%	(375,923) (423,414) (473,073)	(224,061) (268,288)	(69,334) (111,564)	76,795 31,434	219,526 170,457	360,663 307,569	443,66
	36% 38% 40%	(375,923) (423,414) (473,073) (524,428)	(224,061) (268,288) (318,214)	(69,334) (111,564) (154,582)	76,795 31,434 (14,286)	219,526 170,457 121,194	360,663 307,569 254,353	443,666 386,363
	36% 38% 40% 42%	(375,923) (423,414) (473,073) (524,428) (576,430)	(224,061) (268,288) (318,214) (370,253)	(69,334) (111,564) (154,582) (199,040)	76,795 31,434 (14,286) (60,446)	219,526 170,457 121,194 71,678	360,663 307,569 254,353 200,998	443,66 386,36 328,95
	36% 38% 40% 42% 44%	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275)	(224,061) (268,288) (318,214) (370,253) (424,722)	(69,334) (111,564) (154,582) (199,040) (245,005)	76,795 31,434 (14,286) (60,446) (107,186)	219,526 170,457 121,194 71,678 21,823	360,663 307,569 254,353 200,998 147,466	443,66 386,36 328,95 271,42
	36% 38% 40% 42% 44% 46%	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075)	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106)	(69,334) (111,564) (154,582) (199,040) (245,005) (299,748)	76,795 31,434 (14,286) (60,446) (107,186) (154,841)	219,526 170,457 121,194 71,678 21,823 (28,494)	360,663 307,569 254,353 200,998 147,466 93,681	443,666 386,363 328,956 271,423 213,73
	36% 38% 40% 42% 44% 46% 48%	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (738,081)	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017)	(69,334) (111,564) (154,582) (199,040) (245,005) (299,748) (357,759)	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300)	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392)	360,663 307,569 254,353 200,998 147,466 93,681 39,543	443,66 386,36 328,95 271,42 213,73 155,85
	36% 38% 40% 42% 44% 46%	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075)	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106)	(69,334) (111,564) (154,582) (199,040) (245,005) (299,748)	76,795 31,434 (14,286) (60,446) (107,186) (154,841)	219,526 170,457 121,194 71,678 21,823 (28,494)	360,663 307,569 254,353 200,998 147,466 93,681	443,66 386,36 328,95 271,42 213,73 155,85
ADLES	36% 38% 40% 42% 44% 46% 48%	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (738,081)	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (600,908)	(69,334) (111,564) (154,582) (199,040) (245,005) (299,748) (357,759) (418,792)	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835)	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392)	360,663 307,569 254,353 200,998 147,466 93,681 39,543	443,66 386,36 328,95 271,42 213,73 155,85
	36% 38% 40% 42% 44% 46% 48% 50%	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (738,081) (794,426)	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (600,908)	(69,334) (111,564) (154,582) (199,040) (245,005) (299,748) (357,759) (418,792) sing - % on site 40	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835)	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094)	360,663 307,569 254,353 200,998 147,466 93,681 39,543 (15,086)	443,666 386,363 328,956 271,423 213,734 155,856 97,703
ABLE 8 Balance (RLV - BLV £ per acre (n))	36% 38% 40% 42% 44% 46% 48%	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (738,081) (794,426)	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (600,908) Affordable Hous	(69,334) (111,564) (154,582) (199,040) (245,005) (299,748) (357,759) (418,792) sing - % on site 4C	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835)	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094)	360,663 307,569 254,353 200,998 147,466 93,681 39,543 (15,086)	443,66 386,36 328,95 271,42 213,73 155,85 97,70
	36% 38% 40% 42% 44% 46% 48% 50%	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (738,081) (794,426)	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (600,908) Affordable Hour 15% 357,259	(69,334) (111,564) (115,582) (199,040) (245,005) (299,748) (357,759) (418,792) sing - % on site 40 20%	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835)	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094) 30% 54,816	360,663 307,569 254,353 200,998 147,466 93,681 39,543 (15,086)	443,66 386,36 328,95 271,42 213,73 155,85 97,70
Balance (RLV - BLV £ per acre (n))	36% 38% 40% 42% 44% 46% 48% 50% (154,582)	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (738,081) (794,426)	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (600,908) Affordable Hout 15% 337,259 400,509	(69,334) (111,564) (154,582) (199,040) (245,005) (299,748) (357,759) (418,792) sing - % on site 40 20% 257,113 300,591	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835)	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094) 30% 54,816 99,231	360,663 307,569 254,353 200,998 147,466 93,681 39,543 (15,086) 35% (48,411) (3,004)	443,66 386,36 328,95 271,42 213,73 155,85 97,70 409 (154,582 (107,323
	36% 38% 40% 42% 44% 46% 46% 50% (154,582)	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (738,081) (794,426) 10% 457,041 500,113 543,091	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (600,908) Affordable Hour 15% 357,259 400,509 443,635	(69,334) (111,564) (111,564) (154,582) (199,040) (245,005) (299,748) (357,759) (418,792) sing - % on site 40 20% 257,113 300,591 343,927	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835) 25% 156,432 200,253 243,855	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094) 30% 54,816 99,231 143,275	360,663 307,569 254,353 200,998 147,466 93,681 39,543 (15,086) 35% (48,411) (3,004) 41,800	443,66 386,36 328,95 271,42 213,73 155,85 97,70 40% (154,582 (107,323 (61,251
Balance (RLV - BLV £ per acre (n))	36% 38% 40% 42% 44% 46% 48% 50% (154,582) - 3,000 6,000 9,000	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (738,081) (794,426) 10% 457,041 500,113 543,091 585,994	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (600,908) Affordable Hour 15% 357,259 400,509 443,635 486,667	(69,334) (111,564) (154,582) (199,040) (245,005) (299,748) (357,759) (418,792) 20% 257,113 300,591 343,927 387,123	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835))% 25% 156,432 200,253 243,855 287,288	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094) 30% 54,816 99,231 143,275 187,031	360,663 307,569 254,353 200,998 147,466 93,681 39,543 (15,086) 35% (48,411) (3,004) 41,800 86,134	443,66 386,36 328,95 271,42 213,73 155,85 97,70 409 (154,582 (61,251 (15,938
Balance (RLV - BLV £ per acre (n))	36% 38% 40% 42% 44% 46% 48% 50% (154,582) 	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (688,075) (738,081) (794,426) 10% 457,041 500,113 543,091 628,829	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (660,908) Affordable Hour 15% 357,259 400,509 443,635 486,667 529,615	(69,334) (111,564) (111,564) (154,582) (199,040) (245,005) (299,748) (357,759) (418,792) sing - % on site 40 20% 257,113 300,591 343,927 387,123 430,218	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835) 9% 25% 156,432 200,253 243,855 287,288 330,567	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094) 30% 54,816 99,231 143,275 187,031 230,579	360,663 307,569 254,353 200,998 147,466 93,681 39,543 (15,086) 35% (48,411) (3,004) 41,800 86,134 130,103	443,66 386,36 328,95 271,42 213,73 155,85 97,70 40% (154,582 (107,323 (107,533 (15,538 28,76
Balance (RLV - BLV £ per acre (n))	36% 38% 40% 42% 44% 46% 48% 50% (154,582) - 3,000 6,000 9,000	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (738,081) (794,426) 10% 457,041 500,113 543,091 585,994	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (600,908) Affordable Hour 15% 357,259 400,509 443,635 486,667	(69,334) (111,564) (154,582) (199,040) (245,005) (299,748) (357,759) (418,792) 20% 257,113 300,591 343,927 387,123	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835))% 25% 156,432 200,253 243,855 287,288	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094) 30% 54,816 99,231 143,275 187,031	360,663 307,569 254,353 200,998 147,466 93,681 39,543 (15,086) 35% (48,411) (3,004) 41,800 86,134	443,66 386,36 328,95 271,42 213,73 155,85 97,70 40% (154,582 (107,323 (107,533 (15,538 28,76
Balance (RLV - BLV £ per acre (n))	36% 38% 40% 42% 44% 46% 48% 50% (154,582) 	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (688,075) (738,081) (794,426) 10% 457,041 500,113 543,091 628,829	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (660,908) Affordable Hour 15% 357,259 400,509 443,635 486,667 529,615	(69,334) (111,564) (111,564) (154,582) (199,040) (245,005) (299,748) (357,759) (418,792) sing - % on site 40 20% 257,113 300,591 343,927 387,123 430,218	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835) 9% 25% 156,432 200,253 243,855 287,288 330,567	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094) 30% 54,816 99,231 143,275 187,031 230,579	360,663 307,569 254,353 200,998 147,466 93,681 39,543 (15,086) 35% (48,411) (3,004) 41,800 86,134 130,103	443,66i 386,36: 328,95i 271,42: 213,73- 155,85i 97,70: 409 (154,582 (107,323 (61,251 (15,938 28,76i 73,01:
Balance (RLV - BLV £ per acre (n))	36% 38% 40% 42% 44% 46% 50% (154,582) - 3,000 6,000 9,000 12,000 15,000	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (738,081) (794,426) 10% 457,041 500,113 543,091 585,994 628,829 671,606	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (600,908) Affordable Hout 15% 357,259 400,509 443,635 486,667 529,615 572,488	(69,334) (111,564) (111,564) (154,582) (199,040) (245,005) (299,748) (357,759) (418,792) sing - % on site 40 20% 257,113 300,591 343,927 387,123 440,218 473,221	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835) % 25% 156,432 200,253 243,855 287,288 330,567 373,735	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094) 30% 54,816 99,231 143,275 187,031 230,579 273,959	360,663 307,569 254,353 200,998 147,466 93,681 39,543 (15,086) 35% (48,411) (3,004) 41,800 86,134 130,103 173,791	443,66 386,36 328,95 271,42 213,73 155,85 97,70 409 (154,582 (107,323 (61,251 (15,938 28,76 73,011 116,90
Balance (RLV - BLV £ per acre (n))	36% 38% 40% 42% 44% 46% 48% 50% (154,582) - 3,000 6,000 9,000 12,000 15,000 18,000	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (736,081) (794,426) 10% 457,041 500,113 543,091 585,994 628,829 671,606 714,325	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (600,908) Affordable Hou 15% 357,259 400,509 443,635 486,667 529,615 577,488 615,293	(69,334) (111,564) (114,582) (199,040) (245,005) (299,748) (357,759) (418,792) 20% 257,113 300,591 343,927 387,123 430,218 473,221 516,133	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835))% 25% 156,432 200,253 243,855 287,288 330,567 373,735 416,785	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094) 30% 54,816 99,231 143,275 187,031 230,579 273,959 317,204	360,663 307,569 254,353 200,988 147,466 93,681 39,543 (15,086) 35% (48,411) (3,004) 41,800 86,134 130,103 173,791 217,287	443,666 386,367 228,956 271,422 213,73 155,856 97,702 40% (154,582 (107,323 (61,251 (15,938 28,766 73,011 116,000 160,542
	36% 38% 40% 42% 44% 46% 48% 50% (154,582) - 3,000 6,000 9,000 12,000 15,000 18,000 21,000	(375,923) (423,414) (473,073) (524,428) (576,430) (629,275) (683,075) (738,081) (794,426) 10% 457,041 500,113 543,091 585,994 628,829 671,606 714,325 756,989	(224,061) (268,288) (318,214) (370,253) (424,722) (482,106) (541,017) (6600,908) Affordable Hour 15% 357,259 400,509 443,635 486,667 529,615 572,488 615,293 658,039	(69,334) (111,564) (111,564) (1154,582) (199,040) (245,005) (299,748) (357,759) (418,792) sing - % on site 40 20% 257,113 300,591 343,927 387,123 430,218 473,221 516,133 558,974	76,795 31,434 (14,286) (60,446) (107,186) (154,841) (204,300) (256,835) 0% 25% 156,432 200,253 243,855 287,288 330,567 373,735 416,785 459,745	219,526 170,457 121,194 71,678 21,823 (28,494) (79,392) (131,094) 30% 54,816 99,231 143,275 187,031 230,579 273,959 317,204 360,319	360,663 307,569 254,353 200,998 147,466 93,681 39,543 (15,086) 35% (48,411) (3,004) 41,800 86,134 130,103 173,791 217,287 260,625	500.87% 443.666 328.956 271.422 213.737 155.856 97.702 40% (154.582 (107.323 (61.251 (15.938) 28.766 73.011 116.902 110.542 247.264

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

S106/Infra Cost Cashflow -

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



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	A 0		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 14 Year 15
Н		Saura			Total 2022 + 20% inflation (or revised	Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038 2039
2		Source			costs provided)	[amend as required]	2023	2020	2021	2020	2029	2030	2031	2032	2000	2004	2000	2030	2037	2030 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 <u>S106 Contributions *</u>																			
7	Transport:																			
		Existing Carrant Brook Road Bridge Improvements -£150,000 Traffic calming Bredon Road - £150,000																		
	Active Travel -Connectivity throughout site for cyclist	Digby Drive /Arundel Road transition - £150,000 Trip end facilities/cycle parking in Tewkesbury - £15,000 Existing route enhancements - £200,000		£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	
	and pedestrians. Phase 2 to provide safe cycle and pedestrian route to Tewkesbury town centre.	Derwent Drive/Mitton Way - £200,000 Northway Lane -£100,000		22,230,000	1.200,000	2200,000			1204,040	1204,040	1204,040	1204,040	2204,343	1204,040	1204,043	1204,040	1204,545	1204,343	2204,343	
		Existing Motorway Bridge Improvements -£150,000 Connection to The Park (shared use facility) and crossing – £300,000																		
8	Mobility Hubs			£250,000						£62,500	£62,500	£62,500	£62,500							
	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		£700,000	£540,000	£540,000				£116,667	£116,667	£116,667	£116,667	£116,667	£116,667					
10	Bus stop improvements on Arundel Road/Digby Drive	(10/00771/001)		£70,000	£0)						£17,500	£17,500	£17,500	£17,500					
11	before re-routing of sevrices Contribution towards more localised bus service	NEW																		
12	improvements for Tewkesbury	NEW		£700,000	£0					£116,667	£116,667	£116,667	£116,667	£116,667	£116,667					
13	Community transport	NEW C		£35,000	03					£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	£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											
	Hardwick Bank Road/Bredon Road Junction	NEW		£300,000	£0)			£50,000	£50,000	£50,000	£50,000	£50,000	£50,000						
16																				
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						
	Nelson Street/A38 - capacity enhancements	NEW		£200,000	£0				£33,333	£33,333	£33,333	£33,333	£33,333	£33,333						
19	Oldbury Road/Bredon Road signalisation	NEW		£550,000	£0	1			£91,667	£91,667	£91,667	£91,667	£91,667	£91,667						
20				2000,000					22.,22.		22.,021									
21	Highway improvement works in Bredon village. Require junction improvement prior to occupation	e Worcestershire County Council		£460,000	£420,000	£350,000			£460,000											
	TBC highway mitigation to local highway network for Phase 2. (Assumed same cost per dwelling as Phase	Glos County / Worc County		£750,000	£480,148	£400,123									£150,000	£150,000	£150,000	£150,000	£150,000	
22	Travel Plan bond and monitoring for proposed community as requested in Phase 1 planning	Clausestarchire County Council		co	£79,500	070 500														
23	application	Gloucestershire County Council		ž.	179,300	£79,500														
24	Travel Plan for Phase 2	Gloucestershire County Council		£0	£79,500	£79,500														
24	Travel plan bond and monitoring for existing communit Contribution as requested in planning application for	ty Gloucestershire County Council		£0	£119,677	£119,677														
25	Phase 1																			
26	Travel Plan for Phase 2	Gloucestershire County Council		£0	£119,677	£119,677														
	Highway mitigation M5 Junction 9 (Assumed £8,000 pe dwelling for Phase 2) TBC	er 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		
27 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	
	One primary school and nursery To start in phase 1, land being provided at nominal fee. £3,316,325.	Wessestambine County Correct		00.005	20.00-	0=00=0			04 240 0	04 040 0	C4 040 C	C4 040 C**	C4 040 C**	C4 040 C**						
	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)			£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						
30	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	£88,264	
31				2010,500	£570,900	. 2011,304			_50,204	200,204	200,204	200,204	200,204	200,204	_00,204	200,207	_00,204	_00,204	_50,207	
32	Green Infrastructure: Commuted sum for ongoing maintenance of POS																			
	(£1570.90 / dwelling less 40% as only charge on mark- dwellings therefore £942.54 per dwelling) Assumed			£1,131,048	£1,131,048	£942,540					£226,210		£226,210		£226,210		£226,210		£226,210	
33	required every 200 dwellings as phases of GI are developed and require maintenance. Green infractructure contribution including AIRs (£273)																			
34	Green Infrastructure contribution including AIRs (£372 per dwelling on greenfield typologies)			£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	
	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	
35																				

Part	А	В	I	D	E	F	G H	1 1	J	K	L	М	N	0	P	Q	R	S	T U
State Stat	1		U	Jpdated 29.09.2025	2024 Updated Total Costs by SWC	2022 Total Costs	Year 1 Year	r 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
Control Cont	П	Source			Total 2022 + 20% inflation (or revised	Year	2025 20	126 2027	2028	2020	2030	2031	2032	2033	2034	2035	2036	2037	2038 2039
Marie	2	Source			costs provided)	[amend as required]	2020 20	2021	2020	2023	2000	2001	2002	2000	2004	2000	2000	2007	2000 2000
March Marc	3																		
March Marc	36																		
March Marc	37	Tewkesbury requiring a contribution		£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	
Column	38			£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	
Part	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	
Column C	33	Sports pitches based on Sport England calculator.																	
Column C		in phase 1 and 1 adult pitch Phase 2. Other 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	
Second Continue of the Conti	40	facilities e.g. at Bredon, Beckford and Overbury																	
Minister	41	costs for 20 years according to PPS 2021																	
Manus of the stand of the sta	42			£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	
Part	43	Drimony care ungreded contribution for Dhoce 1 and	rehire Joint Core Strategy	£374 184	£274 184	£311 820		£14 967	£74 837	£7/ 837	£7/ 837	£74 837	£14 967						
March Marc	44	the forward funded Devereux Centre	oonk oore onategy					£14,90/	£14,031	£14,031	£14,031	£14,031		074.007	074 007	074 007	074.007	050,000	
Part	45			£374,184	£374,184	£311,820							£59,869	£/4,837	£/4,837	£/4,837	£/4,837	£59,869	
Part		hospital and mental healthcare hub. Calculation based	are 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	
Process Proc	46	on HUDU model £378 per dwelling". Subject to HWHC1		2.50,000	2433,000	25,5,550		20,0.2	, 000	,000	,000	,000	,500	,000	,000	1.1,500	,500	,00	
Common principal parameter of	Ĭ	Royal Hospital expansion and provision of services																	
Company of the comp	47	(£751 per dwelling) ² Subject to WAHT requiring a	HT)	£0		£751,000													
Composition of Control (Control (Cont	48	Community facilities:		£0															
Process Proc		space at £124,260 (based on Arts Council standards)	rchiro Joint Coro Stratogy	2465 496	304 3343	£207 00A				2465 496									
Companies Comp	49	County Council and demand for 176 sq m of community	isine some one oralogy	2400,400	2400,400	2507,304				2400,400									
Companie	7	Phase 2 - Provision of Community Hall. Assuming a		£694 800	£694 800	£579 000								£231 600	£231 600	£231 600			
Part	50 51	Small community hall cost approximately £579,000		£00 1,000	2001,000	2070,000								2201,000	2201,000	2201,000			
Second Conting Conti	52	Police premises expansion Phase 2 only WMP		£90,960	£90,960	£75,800								£45,480		£45,480			
Section Sect	53	New waste facility contribution for future development in Warranteening County Council (Muchavan Dict)	rict Council	£0	£0	£135,000													
Compared to the process of the proce	<i></i>			£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	
2 c Infrastructura Coster* Transport	55	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	
Transport: Transport: Transport: Provision of concidend oil prises 2 prior to cocception of collections of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prises 2 prior to cocception (a prior to cocception of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of concidend oil prices 2 prior to cocception oil prior to concidend oil prices 2 prior to cocception oil prior to concidend oil prices 2 prior to cocception oil prior to concidend oil prices 2 prior to cocception oil prior to concidend oil prices 2 prior to cocception oil prior to coccepti	56								,,	,	,		,		, , , , , , , , , , , , , , , , , , , ,				
Transport: Transport: Transport: Provision of concidend oil prises 2 prior to cocception of collections of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prises 2 prior to cocception (a prior to cocception of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prises 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of collecting and concidend oil prices 2 prior to cocception of concidend oil prices 2 prior to cocception oil prior to concidend oil prices 2 prior to cocception oil prior to concidend oil prices 2 prior to cocception oil prior to concidend oil prices 2 prior to cocception oil prior to concidend oil prices 2 prior to cocception oil prior to coccepti	57																		
Position of fromted final place 1 prior to comparison of the place 1 prior to compar	58 C	Infrastructure Costs**																	
Active travel bridge across Carrant Brook 1 to be disluved after fairphases Flood Militagetion: Flood Militagetion: Flood water durings (4 attinuation promise) Flood Militagetion: Flood M	59																		
Columbia during date from Phase 1,00,000	60		Refused)	£1,700,000	£1,300,000	£1,300,000		£1,700,000											
Figure 1 surface value familiary (for attenuation purched) E 1250/000 manalerplan for phase 2 suggests 3 ponds for the efforts a further (FSS7,300) and septian for phase 2 suggests 3 ponds for from the forther a further (FSS7,300) and suggests 3 ponds for from the forther a further (FSS7,300) and suggests 3 ponds for from the forther a further (FSS7,300) and suggests 3 ponds for from the forther a further (FSS7,300) and suggests 3 ponds for from the forther a further (FSS7,300) and suggests 3 ponds for from the forther (FSS7,300) and suggests 3 ponds for f	61			£5,000,000	£12,000,000	£10,000,000					£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000				
E 1/20/000 material for phase 2 application (19/007/10/UT)	62																		
Utilities Electricity: Commercion - 2774,000 - Phase 1 Barratt in Phase 1 application (18/0077 I/OUT) \$5028,800 \$274,000 \$2464,400 \$464,400		£1,250,000 masterplan for phase 2 suggests 3 ponds 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				
Electricity connection - E774,000 — Phase 1 Barratt in Phase 1 application (18/00771/OUT) ES28,800 E774,000 E484,400 E484,400 E328,800 E774,000 E484,400 E484,400 E484,400 E484,400 E800,000 E600,000	63 64																		
there is insufficient capacity in the adjacent 11kV estern Power Distribution (circuits. Cost estimated at 1500 - 1200 per plot (tilbs dates) (circuits. Cost estimated at 1500 - 1200 per plot (circuits. Cost estimated at 1500 - 1200 per plot (circuits. Cost estimated at 1500 - 1200 per plot (circuits. Cost estimated at 1500 - 1200 per plot (circuits. Cost estimated at 1500 - 1200 per plot (circuits. Cost estimated at 1500 - 1200 per plot (circuits. Cost estimated at 1500 - 1200 per plot (circuits. Cost es	65			£928,800	£928,800	£774,000		£464,400	£464,400										
there is insufficient capacity in the adjacent 11kV estern Power Distribution	03	Assumed £1,000,000 for phase 2 connection in case																	
Column C		there is insufficient capacity in the adjacent 11kV circuits. Cost estimated at £1500 - £2000 per plot (this		£1,200,000	£1,200,000	£1,000,000							£600,000	£600,000					
New water mains - Open Cut - assumes STW do work. This will be phased throughout the development. Severn Trent Water 68 69 69 69 69 69 69 69 69 69	66 67																		
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 Additional GI to preserve setting/character and long and SWC / Ethos / Arup F21 520 F21	Ĭ	New water mains - Open Cut - assumes STW do work.		£811.074	£811 07 <i>0</i>	£675.895		£81.107	£81.107	£81.107	£81.107	£81.107	£81.107	£81.107	£81.107	£81.107	£81.107		
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 Additional GI to preserve setting/character and long and SWC / Ethos / Arup F21 520 F21	68	The fill be placed alleaghed the detection.		2311,074	2011,074	25,5,550		201,107			231,101		,,			,,,,,,	,,,,,,		
space, parks and rec, allotments and orchards, natural green space (Carrant Valley Park) and tree buffers. (see Sept. 746 £691,746 £91,746 £691,746	69																		
70 IDP for detail) Additional GI to preserve setting/character and long and SWC / Ethos / Anin 521 520 521 52		space, parks and rec, allotments and orchards, natural SWC / Ethos / Arun		£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	
Additional GI to preserve setting/character and long and SWC / Ethos / Arup £129,122 £107,602 £11,520 £21,520	70	green space (Garrant valley Fark) and free bullets. (See																	
71		Additional GI to preserve setting/character and long and SWC / Ethos / Arup		£129,122	£129,122	£107,602							£21,520	£21,520	£21,520	£21,520	£21,520	£21,520	
	71	unor rango mono																	
Sub-Total Infrastructure Costs £19,311,461 £21,809,551 £2,245,507 £1,987,254 £2,522,854 £1,772,854 £2,956,874 £2,394,374 £794,374 £794,374 £794,374 £713,267 -	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	
Per unit £25,911 £21,810 £112,275 £19,873 £7,729 £25,229 £17,729 £29,569 £23,944 £23,569 £7,944 £8,916	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	Н	ı	J	K	L	М	N	0	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	rear 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. Spin	e Roads, Electricity Substation reinforcements el	c.																
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																		