

Appendix A Viability Testing Results: 2013

| Phase 1 ITEM Summary Net Site Area | 14.57 | l | | | | | | OOQ peterbrett |
|------------------------------------|---------------------------|----------------|------------------|----------------------------|---------------------------|--------------------------------|-----------------------|----------------------------|
| Yjeld | 474 | Private 450 | Affordable 24 | | Residual valu £512,698 | per ha | | peterbrett |
| 1.0 | Development Value | | | | | | | |
| 1.1 | Private Units Houses | | | No. of units 450 450 | Size sq.m 98 | Total sq.m 44,129 44,129 | £psm £2,152 | Total Value £94,966,469 |
| 1.2 | Intermediate Houses | | | No. of units 5 | Size sq.m 84 | Total sq.m 396 396 | £psm £1,399 | Total Value £554,378.55 |
| 1.3 | Affordable rent Houses | | | No. of units 19 | Size sq.m 84 | Total sq.m 1,585 1,585 | £psm £1,184 | Total Value £1,876,358 |
| 1.4 | District/local centre | | | Size sq.m 1,208 | Total sq.m 1,208 | £psm £129 | Yield 8% | Total Value £1,947,900 |
| | | | | 474 | | 46,111 | | £99,345,106 |

| 2.0 | Development Cost | | | | |
|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------|----------------|------------------------------------|---------------------------|
| | | | | | |
| 2.1 | Site Acquisition | | | | |
| 2.1.1 | Residual land value | | | | £7,470,005 |
| | | | Plus Purchaser | Costs (SDLT, Legals & Agents fees) | 5.75% |
| | Site Value | | | | £7,925,735 |
| 2.3 | Build Costs | | | | 27,923,733 |
| | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
| 2.3.1 | Private Affordable | 450 | 98 | £848 | £37,407,610 £1,679,781 |
| 2.3.2 | | 24 | 84 | £848 | |
| 2.3.3 | District/local centre | 1 | 1,329 | £712 | £945,906 |
| | | 475 | 1,510 | | £40,033,297 |
| 2.4 | Externals | | | | |
| 2.4.1 2.4.2 | Enabling Works | | | | £163,710 |
| 2.4.2 | Section 278 Highway works Jct Henley Rd & phase 3 development | | | | |
| | Jct Henley Rd & phase 1 development Jct Westerfield Rd & new phase 1 development | | | | £350,000 £700,000 |
| | Junction Westerfield Road and new Development Junction Tuddenham Road and new Developmen | | | | 2: 00,000 |
| 2.4.3 | On-site highway works | | | | |
| | Spine Roads Ph1 (West of Westerfield Road) off Spine Roads Ph1 (West of Westerfield Road) (rer | naining link to Henley R | oad) | | £515,554 £828,787 |
| | Spine Roads Ph2 (East of Westerfield Road) (Par Spine Roads Ph2 (East of Westerfield Road) (Par | t 2) | | | |
| | Spine Road Ph2 (Works to existing access off Tue Spine Roads Ph 3 (North of Railway Line) | ddenham Road) | | | |
| 244 | Acoustic fence to boundary of railway line On-site pedestrian/cycle routes | | | | £85,714 £51,429 |
| 2.4.4 2.4.5 | Strategic surface water drainage | | | | |
| | SW Drainage and attenuation - Phase 1 SW Drainage and attenuation - Phase 2A | | | | £424,466 |
| | SW Drainage and attenuation - Phase 2B SW Drainage and attenuation - Phase 2C | | | | |
| | SW Drainage and attenuation - Phase 3 Swales / attenuation - Phase 1 | | | | £226,711 |
| | Swales / attenuation - Phase 2 Swales / attenuation - Phase 3 | | | | |
| | Attenuation area to Phase 2 Works to existing watercourses | | | | |
| 0.4.0 | Drainage connection under railway | | | | |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drainage Phase 1 | | | | £215,157 |
| | On-Site Foul Water Drainage Phase 2A On-Site Foul Water Drainage Phase 2B | | | | |
| | On-Site Foul Water Drainage Phase 2C On-Site Foul Water Drainage Phase 3 | | | | |
| 2.4.7 | Utilities Utilities - Phase 1A | | | | £426,496 |
| | Utilities - Phase 1B | | | | £495,006 |
| | Utilities - Phase 2A Utilities - Phase 2B | | | | |
| | Utilities - Phase 2C Utilities - Phase 3 | | | | |
| | Off site diversions works On site diversions works | | | | £42,857 £0 |
| | Reinforcement works Connection | | | | £1,000,000 £14,286 |
| | Upgrade works Fire hydrants | | | | £814,098 £7,143 |
| 2.4.8 2.4.9 | Ecology Mitigation | | | | £65,000 |
| 2.4.9 | Utilities in connection with \$278 Junction of Henley Road and Phase 3 of develops | | | | |
| | Junction of Henley Road and Phase 1 of develop Junction Westerfield Road and new Development | Phase 1 | | | £35,000 £70,000 |
| | Junction Westerfield Road and new Development Junction Westerfield Road and new Development | | | | |
| 2.4.10 2.4.13 | Site preliminaries Miscellaneous - contamination | | | | £0 £35,714 |
| | | | | | £6,567,127 |
| 2.5 | Professional Fees | | | | 20,000, 1, 2, |
| 2.5.1 | Professional fees on base build costs | | 8% |] | £3,202,664 |
| 2.5.2 | Professional fees on abnormal costs | | 12% | 1 | £788,055 |
| | | | _ | - | |
| 2.6 | Additions | | | | £3,990,719 |
| 2.6 | Additions | | | | |
| ∠.b.1 2.6.2 | Finance/Legals Public relations | | | | £46,429 £21,429 |
| 2.6.3 2.6.4 | Strategic planning and masterplan Site investigation | | | | £104,932 £119,764 |
| 2.6.5 2.6.6 | Engineering design Landscape design | | | | £278,367 £87,828 |
| 2.6.7 | Ecology Site supervision / general design | | | | £2,486 £2,486 |
| 2.6.1 2.6.2 2.6.3 2.6.4 2.6.5 2.6.6 2.6.7 2.6.8 2.6.9 2.6.10 2.6.11 | Project management | | | | £0 |
| 2.6.10 2.6.11 | Cost management Local authority fees | | | | £0 £603,707 |
| | | | | | £1,264,941 |
| 2.7 | Marketing/Sales | | | | . , |
| 2.7.1 | marketing costs as percentage of private sales | | 3.5% |] | £3,323,826 |
| 2.7.2 | residential legal fees | | £500 | per unit | £237,000 |
| | | | | | |
| 2.8 | Contingency | | | | £3,560,826 |
| 2.8 | Contingency | | | | |

| 2.8.1 | Contingency on build costs 5.0% | £2,001,665 |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 2.8.2 | Contingency on abnormal costs 7.5% | £492,535 |
| | | £2,494,199 |
| 2.9 | Policy Costs | ==, 10 1,100 |
| 2.0.1 | 24 Sha Caustry Park with violar contra | |
| 2.9.1 | 24.5ha Country Park with visitor centre | |
| 2.9.2 | Country Park maintenance sum (10 years) | |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost | |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | |
| 2.9.8 | Indoor Sports (swimming pool) | |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | £2,261,429 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities | £2,008,333 |
| 2.9.11 | Library | |
| 2.9.12 | 1000 sq m community centre | |
| 2.9.13 | Temporary community centre | £50,000 |
| 2.9.14 | 500sqm Community Centre (potential shared use with CP visitor centre) | |
| 2.9.15 | Community Development Officers | £125,000 |
| 2.9.16 | Rail Crossing Construction | £2,902,500 |
| 2.9.17 | Fonnereau surface improvements & ped/cycle bridge | £600,000 |
| 2.9.18 | Off site cycle and ped improvements | £103,571 |
| 2.9.19 | Ped & cycle signage | 040,000 |
| 2.9.20 2.9.21 | Westerfield Station UTMC | £10,000 £250,000 |
| 2.9.22 | UTMC | £250,000 |
| 2.9.23 | Offsite S278 | £1,000,000 |
| 2.9.24 | Speed limit changes | £10,000 |
| 2.9.25 | Ped & Cycle crossings | £160,000 |
| 2.9.26 2.9.27 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | £140,000 £1,091,667 |
| 2.9.28 | Bus service for 5 years (£3.125m) including c. 5 shelters (£7.5k) | £1,091,667 |
| 2.9.29 | Off-site bus priority measures (physical) | £125,000 |
| 2.9.30 | Travel Plan | £163,179 |
| 2.9.31 | Electric Charging Points | £14,000 |
| 2.9.32 2.9.33 | Waste transfer contribution \$106 Monitoring Costs | £14,286 |
| 2.9.34 | Travel bond | £250.000 |
| | | |
| | | £13,535,069 |
| | | |
| | TOTAL DELTI COMPUT COSTS (1) | 070.040.404 |
| 3.0 | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy) Developers' Profit | £78,916,184 |
| 3.0 | Developers From | |
| | Private 17% on gross development value of private | £16,144,300 |
| | Affordable 17% on gross development value of private | £413,225 |
| | Commercial 15% on gross development value | £292,185 |
| | | |
| | | £16,849,710 |
| | | |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | £95,765,894 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | £3,579,211 |
| | - | |
| 4.00 | Finance Costs APR PCM 6% 0.487% | -£3,579,211 |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | £99,345,106 |
| | een prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal has been prepared in line with the RICS valuation guidan uncil as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Profes | ce. The purpose of the appraisal is to inform |

| Phase 2 | | | | | | |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------|-------------------------|----------------|-----------------------------------|
| ITEM | | | | | | |
| Summary | | | | | | |
| Net Site Area | 14.57 | | | | | peterbrett |
| | Private Affordabl | e | Residual value | • | | peterbrett |
| Yield | 474 465 9 | | £519,536 | per ha | | |
| 1.0 | Development Value | | | | | |
| | | | | | _ | |
| 1.1 | Private Units Houses | No. of units 465 465 | Size sq.m 98 | Total sq.m 45,523 | £psm £2,152 | Total Value £97,965,410 |
| 1.2 | Intermediate | | Size sq.m | 45,523 Total sq.m | £psm | Total Value |
| 1.2 | Houses | 2 | 84 | 159 159 | £1,399 | £221,751.42 |
| 1.3 | Affordable rent | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | <u>8</u> 8 | 84 | 634 634 | £1,184 | £750,543 |
| 1.4 | District/local centre | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| | | | | | | 03 |
| 2.0 | Development Cost | 474 | | 46,316 | | £98,937,705 |
| | , stepillont oost | | | | | |
| 2.1 | Site Acquisition | | | | | |
| 2.1.1 | Residual land value | | | | | £7,569,644 |
| | | | Plus Purchaser | Costs (SDLT, Legals & A | Agents fees) | 5.75% |
| | Site Value | | | | | £8,031,453 |
| 2.3 | Build Costs | | | | | |
| 2.3.1 | Private | No. of units 465 | Size sq.m 98 | Cost per sq.m £848 | | Total Costs £38,588,903 |
| 2.3.2 | Affordable | 9 | 84 | £848 | | £671,913 |
| 2.3.3 | District/local centre | | | | | 03 |
| 2.4 | Externals | 474 | 182 | | | £39,260,815 |
| | | | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway works | | | | | £163,710 |
| | Jct Henley Rd & phase 3 development Jct Henley Rd & phase 1 development | | | | | |
| | Jct Westerfield Rd & new phase 1 development Junction Westerfield Road and new Development I Junction Tuddenham Road and new Development | | | | | £700,000 |
| 2.4.3 | On-site highway works Spine Roads Ph1 (West of Westerfield Road) off W | | | | | £350,000 |
| | Spine Roads Ph1 (West of Westerfield Road) (rem Spine Roads Ph2 (East of Westerfield Road) (Part | aining link to Henley | Road) | | | £667,092 |
| | Spine Roads Ph2 (East of Westerfield Road) (Part Spine Road Ph2 (Works to existing access off Tud | 2) | | | | £606,726 |
| | Spine Roads Ph 3 (North of Railway Line) Acoustic fence to boundary of railway line | | | | | £85,714 |
| 2.4.4 2.4.5 | On-site pedestrian/cycle routes Strategic surface water drainage | | | | | £51,429 |
| | SW Drainage and attenuation - Phase 1 SW Drainage and attenuation - Phase 2A | | | | | £210,110 |
| | SW Drainage and attenuation - Phase 2B SW Drainage and attenuation - Phase 2C | | | | | £210,110 £219,896 |
| | SW Drainage and attenuation - Phase 3 Swales / attenuation - Phase 1 Swales / attenuation - Phase 2 | | | | | £243,942 |
| | Swales / attenuation - Phase 2 Swales / attenuation - Phase 3 Attenuation area to Phase 2 | | | | | £243,342 £150,000 |
| | Works to existing watercourses Drainage connection under railway | | | | | £8,571 £28,571 |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drainage Phase 1 | | | | | ~ |
| | On-Site Foul Water Drainage Phase 2A On-Site Foul Water Drainage Phase 2B | | | | | £157,909 £157,909 |
| | On-Site Foul Water Drainage Phase 2C On-Site Foul Water Drainage Phase 3 | | | | | £165,263 |
| 2.4.7 | Utilities - Phase 1A | | | | | |
| | Utilities - Phase 1B Utilities - Phase 2A Utilities - Phase 2B | | | | | £506,629 |
| | Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 3 | | | | | £432,458 £260,030 £796,999 |
| | Off site diversions works On site diversions works | | | | | £42,857 £0 |
| | Reinforcement works Connection | | | | | £1,000,000 £14,286 |
| | Upgrade works Fire hydrants | | | | | £814,098 £7,143 |
| 2.4.8 2.4.9 | Ecology Mitigation Utilities in connection with S278 | | | | | £65,000 |
| | Junction of Henley Road and Phase 3 of developm Junction of Henley Road and Phase 1 of developm | nent | | | | |
| | Junction Westerfield Road and new Development I | | | | | |
| | Junction Westerfield Road and new Development I | Phase 2 | | | | |
| 2.4.10 | Junction Westerfield Road and new Development I Junction Westerfield Road and new Development I Site preliminaries | Phase 2 Phase 3 | | | | £0 525.714 |
| 2.4.10 2.4.13 | Junction Westerfield Road and new Development I Junction Westerfield Road and new Development I | Phase 2 Phase 3 | | | | £0 £35,714 £8,152,166 |

| 2.5.1 | Professional fees on base build costs 8% | 3 | £3,140,865 |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------|
| 2.5.2 | Professional fees on abnormal costs 125 | 6 | £978,260 |
| | | | |
| 2.6 | Additions | | £4,119,125 |
| | | | 0.40.400 |
| 2.6.1 2.6.2 | Finance/Legals Public relations | | £46,429 £21,429 |
| 2.6.3 | Strategic planning and masterplan | | £104,932 |
| 2.6.4 | Site investigation | | £119,764 |
| 2.6.5 | Engineering design | | £278,367 |
| 2.6.6 2.6.7 | Landscape design Ecology | | £87,828 £2,486 |
| 2.6.8 | Site supervision / general design | | £0 |
| 2.6.9 | Project management | | £0 |
| 2.6.10 2.6.11 | Cost management Local authority fees | | £0 £603,707 |
| 2.0.11 | Ecolar dutility loca | | <u> </u> |
| 2.7 | Marketing/Sales | | £1,264,941 |
| 2.7.1 | marketing costs as percentage of private sales 3.5 | 0/ | £3,428,789 |
| 2.7.1 | marketing costs as percentage of private sales | <u>""</u> | £3,420,709 |
| 2.7.2 | residential legal fees £50 | 0 per unit | £237,000 |
| | | | |
| | | | £3,665,789 |
| 2.8 | Contingency | | |
| 12.8.1 | Contingency on build costs | 9/. | £1 062 041 |
| 2.8.1 | Contingency on build costs 5.0 | <u>′0</u> | £1,963,041 |
| 2.8.2 | Contingency on abnormal costs 7.5 | % | £611,412 |
| | | | |
| | | | £2,574,453 |
| 2.9 | Policy Costs | | |
| 2.9.1 | 24 Sha Country Park with visitor sontra | | £757,559 |
| | 24.5ha Country Park with visitor centre | | £/5/,559 |
| 2.9.2 | Country Park maintenance sum (10 years) | (45b-)3-lt | 0000 704 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision | | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision | on mantenance cost | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | | |
| 2.9.8 | Indoor Sports (swimming pool) | | 02.204.420 |
| 2.9.9 2.9.10 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites 1200 place secondary school (proportionate contribution of school build cost) with addit | ional C1m no ment providing additional aparts facilities | £2,261,429 £2,008,333 |
| 2.9.11 | Library | ional £1111 payment providing additional sports facilities | £2,006,333 £372,960 |
| 2.9.12 | 1000 sq m community centre | | £520,000 |
| 2.9.13 | Temporary community centre | | 2320,000 |
| 2.9.14 | 500sgm Community Centre (potential shared use with CP visitor centre) | | £260,000 |
| 2.9.15 | Community Development Officers | | £125,000 |
| 2.9.16 | Rail Crossing Construction | | £2,902,500 |
| 2.9.17 | Fonnereau surface improvements & ped/cycle bridge | | £600,000 |
| 2.9.18 | Off site cycle and ped improvements | | £103,571 |
| 2.9.19 | Ped & cycle signage | | |
| 2.9.20 2.9.21 | Westerfield Station UTMC | | |
| 2.9.22 | Offsite S278 | | |
| 2.9.23 | Speed limit changes | | |
| 2.9.24 | Ped & Cycle crossings | | |
| 2.9.25 2.9.26 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | | £1,091,667 |
| 2.9.27 | Off-site bus priority measures (physical) | | £1,051,000 |
| 2.9.28 | Travel Plan | | £163,179 |
| 2.9.29 | Electric Charging Points | | £14,000 |
| 2.9.30 2.9.31 | Waste transfer contribution | | C14 206 |
| 2.9.31 | S106 Monitoring Costs | | £14,286 |
| | | | £12,535,859 |
| | | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/ | cales contingency policy) | £79,142,793 |
| 3.0 | Developers' Profit | sales, contingency, policy) | E13,142,133 |
| 0.0 | | | |
| | Private 179 | | £16,654,120 |
| | Affordable 179 Commercial 159 | | £165,290 £0 |
| | 10. | | |
| | | | £16,819,410 |
| | | | |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | £95,962,203 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | | £2,975,501 |
| 4.00 | Finance Costs API | R PCM | |
| 7.00 | Finance Costs API | | -£2,975,501 |
| | | 3.13.70 | |
| | | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | | £98,937,705 |
| | | | |
| lpswich Borough | as been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The apprais . Council as to the impact of planning policy has on viability at a strategic borough level. This ar lied upon as such. | | |

| Phase 3 | | | | | | |
|------------------|------------------------------------------------------------------------------------------------------------|----------------------|----------------|-------------------------|--------------|---------------------------|
| ITEM | | | | | | |
| Summary | | | | | | |
| Net Site Area | 14.57 | | | | | peterbrett |
| | Priyate Affordable | | Residual value | | | oetechcett |
| Yjeld | 474 341 133 | | £511,382 | | | peter or ett |
| 4.0 | Do alone and Wall a | | | | | |
| 1.0 | Development Value | | | | | |
| 1.1 | Private Units | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | 341 341 | 98 | 33,445 33,445 | £2,152 | £71,974,587 |
| 1.2 | Intermediate | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | 27 27 | _ 84 | 2,219 2,219 | £1,399 | £3,104,519.87 |
| 1.3 | Affordable rent | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | 106 | 84 | 8,878 8,878 | £1,184 | £10,507,606 |
| 1.4 | District/local centre | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| | | 3,632 | 3,632 | £129 | 8% | £5,856,600 |
| | | 474 | | 44,543 | | £91,443,312 |
| 2.0 | Development Cost | | | | | |
| 2.1 | Site Acquisition | | | | | |
| 2.1.1 | Residual land value | | | | | £7,450,832 |
| | | | Plus Purchaser | Costs (SDLT, Legals & . | Agents fees) | 5.75% |
| | | | | | • | |
| 2.3 | Site Value Build Costs | | | | | £7,905,392 |
| 2.3 | Build Costs | No. of units | Size sq.m | Cost per sq.m | | Total Costs |
| 2.3.1 2.3.2 | Private Affordable | 341 133 | 98 84 | £848 £848 | | £28,351,031 £9,406,775 |
| 2.3.3 | District/local centre | 1 | 3,995 | £712 | | £2,843,983 |
| 2.0.0 | Distributional centre | 475 | 4,177 | ETIZ | | £40,601,789 |
| 2.4 | Externals | 410 | 4,177 | | | 140,001,769 |
| | | | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway works | | | | | £163,710 |
| | Jct Henley Rd & phase 3 development Jct Henley Rd & phase 1 development | | | | | £700,000 |
| | Jct Westerfield Rd & new phase 1 development Junction Westerfield Road and new Development Pha | | | | | |
| 2.4.3 | Junction Tuddenham Road and new Development Ph On-site highway works | | | | | |
| | Spine Roads Ph1 (West of Westerfield Road) off Wes Spine Roads Ph1 (West of Westerfield Road) (remain | ing link to Henley F | Road) | | | |
| | Spine Roads Ph2 (East of Westerfield Road) (Part 1) Spine Roads Ph2 (East of Westerfield Road) (Part 2) | | | | | |
| | Spine Road Ph2 (Works to existing access off Tudder Spine Roads Ph 3 (North of Railway Line) | nham Road) | | | | £1,052,383 |
| 2.4.4 | Acoustic fence to boundary of railway line On-site pedestrian/cycle routes | | | | | £85,714 £51,429 |
| 2.4.5 | Strategic surface water drainage SW Drainage and attenuation - Phase 1 | | | | | |
| | SW Drainage and attenuation - Phase 2A SW Drainage and attenuation - Phase 2B | | | | | |
| | SW Drainage and attenuation - Phase 2C SW Drainage and attenuation - Phase 3 | | | | | £329,433 |
| | Swales / attenuation - Phase 1 Swales / attenuation - Phase 2 | | | | | |
| | Swales / attenuation - Phase 3 Attenuation area to Phase 2 | | | | | £244,345 |
| | Works to existing watercourses Drainage connection under railway | | | | | |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drainage Phase 1 | | | | | |
| | On-Site Foul Water Drainage Phase 2A On-Site Foul Water Drainage Phase 2B | | | | | |
| | On-Site Foul Water Drainage Phase 2C On-Site Foul Water Drainage Phase 3 | | | | | £168,147 |
| 2.4.7 | Utilities Utilities - Phase 1A | | | | | |
| | Utilities - Phase 1B Utilities - Phase 2A | | | | | |
| | Utilities - Phase 2B Utilities - Phase 2C | | | | | |
| | Utilities - Phase 3 Off site diversions works | | | | | £796,999 £42,857 |
| | On site diversions works Reinforcement works | | | | | £0 £1,000,000 |
| | Connection Upgrade works | | | | | £14,286 £814,098 |
| 2.4.8 | Fire hydrants Ecology Mitigation | | | | | £7,143 £65,000 |
| 2.4.9 | Utilities in connection with S278 Junction of Henley Road and Phase 3 of developmen | t | | | | £70,000 |
| | Junction of Henley Road and Phase 1 of developmen Junction Westerfield Road and new Development Pha | t ase 1 | | | | |
| | Junction Westerfield Road and new Development Pha Junction Westerfield Road and new Development Pha | ase 2 | | | | £35,000 |
| 2.4.10 2.4.13 | Site preliminaries Miscellaneous - contamination | | | | | £0 £35,714 |
| | | | | | | £5,676,257 |
| 2.5 | Professional Fees | | | | | |

| 2.5.1 | Professional fees on base build costs | 8% | £3,248,143 |
|------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------|
| 2.5.2 | Professional fees on abnormal costs | 12% | £681,151 |
| | | | £3,929,294 |
| 2.6 | Additions | | |
| 2.6.1 | Finance/Legals | | £46,429 |
| 2.6.2 | Public relations | | £21,429 |
| 2.6.3 | Strategic planning and masterplan | | £104,932 |
| 2.6.4 | Site investigation | | £119,764 |
| 2.6.5 2.6.6 | Engineering design Landscape design | | £278,367 £87,828 |
| 2.6.7 | Ecology | | £2,486 |
| 2.6.8 | Site supervision / general design | | £0 |
| 2.6.9 | Project management | | £0 |
| 2.6.10 2.6.11 | Cost management Local authority fees | | £0 £603.707 |
| 2.0.11 | Local authority lees | | |
| 2.7 | Marketing/Sales | | £1,264,941 |
| | | | 00.510.111 |
| 2.7.1 | marketing costs as percentage of private sales | 3.5% | £2,519,111 |
| 2.7.2 | residential legal fees | £500 per unit | £237,000 |
| | - Cold of Mail Togal Todo | portuni | 2201,000 |
| | | | £2,756,111 |
| 2.8 | Contingency | | £2,750,111 |
| | Salangency | | |
| 2.8.1 | Contingency on build costs | 5.0% | £2,030,089 |
| | | 7.50 | 0.405.740 |
| 2.8.2 | Contingency on abnormal costs | 7.5% | £425,719 |
| | | | |
| | | | £2,455,809 |
| 2.9 | Policy Costs | | |
| 2.9.1 | 24.5ha Country Park with visitor centre | | £757,559 |
| 2.9.2 | Country Park maintenance sum (10 years) | | 2101,000 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth pr | ovision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth pr | | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | JVISION Maintenance cost | |
| | | | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | | £116,033 |
| 2.9.8 | Indoor Sports (swimming pool) | | £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | | £2,261,429 |
| 2.9.10 2.9.11 | 1200 place secondary school (proportionate contribution of school build cost) with | additional £1111 payment providing additional sports facilities | £2,008,333 |
| 2.9.11 | Library | | £372,960 £520,000 |
| 2.9.12 | 1000 sq m community centre Temporary community centre | | £320,000 |
| 2.9.14 | 500sqm Community Centre (potential shared use with CP visitor centre) | | £260,000 |
| 2.9.15 | Community Development Officers | | 2200,000 |
| 2.9.16 | Rail Crossing Construction | | |
| 2.9.17 | Fonnereau surface improvements & ped/cycle bridge | | |
| 2.9.18 | Off site cycle and ped improvements | | £103,571 |
| 2.9.19 | Ped & cycle signage | | £25,000 |
| 2.9.20 | Westerfield Station | | £100,000 |
| 2.9.21 2.9.22 | UTMC | | £250,000 |
| 2.9.23 | Offsite S278 Speed limit changes | | |
| 2.9.24 | Ped & Cycle crossings | | |
| 2.9.25 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) | | £140,000 |
| 2.9.26 | Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | | |
| 2.9.27 2.9.28 | Off-site bus priority measures (physical) Travel Plan | | £163,179 |
| 2.9.29 | Electric Charging Points | | £103,113 |
| 2.9.30 | Waste transfer contribution | | £30,498 |
| 2.9.31 | S106 Monitoring Costs | | £14,286 |
| | | | £8,542,338 |
| | | | 20,342,550 |
| | | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marke | ting/sales, contingency, policy) | £72,677,371 |
| 3.0 | Developers' Profit | | |
| | Private | 17% on gross development value of private | £12,235,680 |
| | Affordable | 17% on gross development value of private 17% on gross development value of private | £12,235,680 £2,314,061 |
| | Commercial | 15% on gross development value | £878,490.00 |
| | | | , , , , , , , , , , , , , , , , , , , |
| | | | £15,428,231 |
| | | | |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | £88,105,602 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | | £3,337,711 |
| 4.00 | Fire a Costs | ADD | <u> </u> |
| 4.00 | Finance Costs | APR PCM 6% 0.487% | -£3,337,711 |
| | | 0.407 /6 | 20,007,711 |
| | | | |
| | TOTAL DROJECT COCTS (INC. HD) IS NATED COT | | 004.442.240 |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | | £91,443,312 |
| This appraisal h | has been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The ap | praisal has been prepared in line with the RICS valuation guidan | nce. The purpose of the appraisal is to inform |
| lpswich Boroug | th Council as to the impact of planning policy has on viability at a strategic borough level. The lied upon as such. | | |

| Phase 4 | | | | | | |
|------------------|------------------------------------------------------------------------------------------------------------|---------------------|-----------------|-------------------------|----------------|------------------------------|
| | | | | | | |
| ITEM Summary | | | | | | |
| Net Site Area | 14.57 | | | | | peterbrett |
| | | | | | | o o books of b |
| | Private Affordable | | Residual value | | | - berei oi err |
| Yield | 474 280 194 | | £519,301 | perna | | |
| 1.0 | Development Value | | | | | |
| 4.4 | Britan Haita | No of wells | Ci | Tatal a sus | 0 | Total Malina |
| 1.1 | Private Units Houses | No. of units 280 | Size sq.m 98 | Total sq.m 27,407 | £psm £2,152 | Total Value £58,979,175 |
| | | 280 | | 27,407 | | |
| 1.2 | Intermediate Houses | No. of units 39 | Size sq.m 84 | Total sq.m 3,250 | £psm £1,399 | Total Value £4,545,904.10 |
| | | 39 | _ | 3,250 | | |
| 1.3 | Affordable rent Houses | No. of units 155 | Size sq.m 84 | Total sq.m 12,999 | £psm £1,184 | Total Value £15,386,137 |
| | 1100363 | 155 | | 12,999 | £1,104 | £13,360,137 |
| 1.4 | District/local centre | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| | | | | | | |
| | | 474 | | 43,656 | | £78,911,216 |
| 2.0 | Development Cost | | | | | |
| 2.1 | Site Acquisition | | | | | |
| 2.1.1 | Residual land value | | | | | £7,566,210 |
| | | | Diva D 1 | Costs (CDIT I | agento for -1 | <u> </u> |
| | | | rius rurchasei | Costs (SDLT, Legals & A | vyents rees) | 5.75% |
| | Site Value | | | | | £8,027,809 |
| 2.3 | Build Costs | | | | | |
| 2.3.1 | Private | No. of units 280 | Size sq.m 98 | Cost per sq.m | | Total Costs £23,232,095 |
| 2.3.2 | Affordable | 280 194 | 98 84 | £848 £848 | | £23,232,095 £13,774,206 |
| 2.3.3 | District/local centre | | | | | £0 |
| | | 474 | 182 | | | £37,006,301 |
| 2.4 | Externals | | | | | |
| 0.44 | Fuelder Wede | | | | | 0400 740 |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway works | | | | | £163,710 |
| | Jct Henley Rd & phase 3 development Jct Henley Rd & phase 1 development | | | | | |
| | Jct Westerfield Rd & new phase 1 development Junction Westerfield Road and new Development Ph | | | | | |
| 2.4.3 | Junction Tuddenham Road and new Development Pr On-site highway works | nase 2 | | | | |
| | Spine Roads Ph1 (West of Westerfield Road) off Wes Spine Roads Ph1 (West of Westerfield Road) (remain | | Roadi | | | |
| | Spine Roads Ph2 (East of Westerfield Road) (Part 1) Spine Roads Ph2 (East of Westerfield Road) (Part 2) | - top | , | | | |
| | Spine Road Ph2 (Works to existing access off Tudde | | | | | |
| | Spine Roads Ph 3 (North of Railway Line) Acoustic fence to boundary of railway line | | | | | £85,714 |
| 2.4.4 2.4.5 | On-site pedestrian/cycle routes Strategic surface water drainage | | | | | £51,429 |
| | SW Drainage and attenuation - Phase 1 SW Drainage and attenuation - Phase 2A | | | | | |
| | SW Drainage and attenuation - Phase 2B SW Drainage and attenuation - Phase 2C | | | | | |
| | SW Drainage and attenuation - Phase 3 Swales / attenuation - Phase 1 | | | | | |
| | Swales / attenuation - Phase 2 Swales / attenuation - Phase 3 | | | | | |
| | Attenuation area to Phase 2 | | | | | |
| | Works to existing watercourses Drainage connection under railway | | | | | |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drainage Phase 1 | | | | | |
| | On-Site Foul Water Drainage Phase 2A On-Site Foul Water Drainage Phase 2B | | | | | |
| | On-Site Foul Water Drainage Phase 2C On-Site Foul Water Drainage Phase 3 | | | | | |
| 2.4.7 | Utilities | | | | | |
| | Utilities - Phase 1A Utilities - Phase 1B | | | | | |
| | Utilities - Phase 2A Utilities - Phase 2B | | | | | |
| | Utilities - Phase 2C Utilities - Phase 3 | | | | | |
| | Off site diversions works On site diversions works | | | | | £42,857 £0 |
| | Reinforcement works Connection | | | | | £1,000,000 £14,286 |
| | Upgrade works | | | | | £814,098 |
| 2.4.8 | Fire hydrants Ecology Mitigation | | | | | £7,143 £65,000 |
| 2.4.9 | Utilities in connection with S278 Junction of Henley Road and Phase 3 of development | nt | | | | |
| | Junction of Henley Road and Phase 1 of developmen Junction Westerfield Road and new Development Ph | ase 1 | | | | |
| | Junction Westerfield Road and new Development Ph Junction Westerfield Road and new Development Ph | ase 2 | | | | |
| 2.4.10 2.4.13 | Site preliminaries Miscellaneous - contamination | | | | | £0 £35,714 |
| = | | | | | | £2,279,950 |
| 2.5 | Professional Fees | | | | | |
| | | | | | | |

| 2.5.1 | Professional fees on base build costs | 8% | £2,960,504 |
|------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 2.5.2 | Professional fees on abnormal costs | 12% | £273,594 |
| | | | £3,234,098 |
| 2.6 | Additions | | 23,234,030 |
| 2.6.1 | Finance/Legals | | £46,429 |
| 2.6.2 | Public relations | | £21,429 |
| 2.6.3 2.6.4 | Strategic planning and masterplan Site investigation | | £104,932 £119,764 |
| 2.6.5 | Engineering design | | £278,367 |
| 2.6.6 | Landscape design | | £87,828 |
| 2.6.7 2.6.8 | Ecology Site supervision / general design | | £2,486 £0 |
| 2.6.9 | Project management | | 03 |
| 2.6.10 | Cost management | | £0 |
| 2.6.11 | Local authority fees | | £603,707 |
| 2.7 | Marketing/Sales | | £1,264,941 |
| 2.7.1 | marketing costs as percentage of private sales | 3.5% | £2,064,271 |
| | marketing costs as percentage or private sales | | |
| 2.7.2 | residential legal fees | £500 per unit | £237,000 |
| | | | |
| | | | £2,301,271 |
| 2.8 | Contingency | | |
| 2.8.1 | Contingency on build costs | 5.0% | £1,850,315 |
| | | | £170.996 |
| 2.8.2 | Contingency on abnormal costs | 7.5% | £170,996 |
| | | | £2,021,311 |
| 2.9 | Policy Costs | | |
| 2.9.1 | 24.5ha Country Park with visitor centre | | |
| 2.9.1 | Country Park maintenance sum (10 years) | | £436,189 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens | s play areas and youth provision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens | | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) ca | | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintena | | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | | £116,033 |
| 2.9.8 | Indoor Sports (swimming pool) | | £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurs | eries on 2ha sites | £2,261,429 |
| 2.9.10 | 1200 place secondary school (proportionate contribution | of school build cost) with additional £1m payment providing additional sports facilities | s £2,008,333 |
| 2.9.11 | Library | | |
| 2.9.12 | 1000 sq m community centre | | |
| 2.9.13 | Temporary community centre | | |
| 2.9.14 2.9.15 | 500sqm Community Centre (potential shared use with Cl Community Development Officers | · visitor centre) | |
| 2.9.16 | Rail Crossing Construction | | |
| 2.9.17 | Fonnereau surface improvements & ped/cycle bridge | | |
| 2.9.18 | Off site cycle and ped improvements | | £103,571 |
| 2.9.19 | Ped & cycle signage | | £25,000 |
| 2.9.20 2.9.21 | Westerfield Station UTMC | | |
| 2.9.22 | Offsite S278 | | £1,000,000 |
| 2.9.23 | Speed limit changes | | |
| 2.9.24 2.9.25 | Ped & Cycle crossings Road safety improvements in Westerfield village (£80k) 8 | The Crofte (C200k) | |
| 2.9.26 | Bus service for 5 years (£3.125m) including c. 5 shelters | | |
| 2.9.27 | Off-site bus priority measures (physical) | | |
| 2.9.28 | Travel Plan | | £163,179 |
| 2.9.29 2.9.30 | Electric Charging Points Waste transfer contribution | | £30,498 |
| 2.9.31 | S106 Monitoring Costs | | £14,286 |
| 2.9.32 | Travel bond | | |
| | | | £7,578,008 |
| | | _ | _ |
| | TOTAL DEVELOPMENT COSTS (Land, build, external | s, professionals, marketing/sales, contingency, policy) | £63,252,090 |
| 3.0 | Developers' Profit | | |
| | Private | 17% on gross development value of private | £10,026,460 |
| | Affordable | 17% on gross development value of private | £3,388,447 |
| | Commercial | 15% on gross development value | 03 |
| | | | £13,414,907 |
| | | | · |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | £76,666,997 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTER | EST] | £2,244,219 |
| 4.00 | Finance Costs | APR PCM | |
| | | 6% 0.487% | -£2,244,219 |
| | | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | | £78,911,216 |
| | | | |
| lpswich Boroug | | Borough Council. The appraisal has been prepared in line with the RICS valuation guitrategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – P | |

| Phase 5 | | | | | | |
|----------------|--------------------------------------------------------------------------------------------------------------|--------------|----------------------------|-------------------------|----------------|----------------------------|
| ITEM | | | | | | |
| Summary | | | | | | |
| Net Site Area | 14.57 | | | | | peterbrett |
| | Priyate Affordable | | Beete et et | | | cottochcott |
| Yjeld | 474 270 204 | | Residual value £519,572 | | | peter or ett |
| | 210 201 | | 20.0,0.2 | por | | |
| 1.0 | Development Value | | | | | |
| 1.1 | Private Units | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | 270 270 | 98 | 26,478 26,478 | £2,152 | £56,979,881 |
| 1.2 | Intermediate | No. of units | Size sa m | Total sq.m | £psm | Total Value |
| 1.2 | Houses | 41 | 84 | 3,408 3,408 | £1,399 | £4,767,655.52 |
| 4.9 | Affordable rent | | Siza oa m | | Cnom | Total Value |
| 1.3 | Affordable rent Houses | No. of units | 84 | Total sq.m 13,634 | £psm £1,184 | Total Value £16,136,680 |
| | | 163 | | 13,634 | | |
| 1.4 | District/local centre | Size sq.m | Total sq.m | £psm | Yield | Total Value £0 |
| | | 474 | | 43,520 | | £77,884,217 |
| 2.0 | Development Cost | 7.7 | | 40,020 | | 277,004,217 |
| | | | | | | |
| 2.1 | Site Acquisition | | | | | |
| 2.1.1 | Residual land value | | | | | £7,570,171 |
| | | | Plus Purchaser | Costs (SDLT, Legals & / | Agents fees) | 5.75% |
| | Site Value | | | | | £8,032,011 |
| 2.3 | Build Costs | | | | | 20,002,011 |
| | | No. of units | Size sq.m | Cost per sq.m | | Total Costs |
| 2.3.1 2.3.2 | Private Affordable | 270 204 | 98 84 | £848 £848 | | £22,444,566 £14,446,119 |
| 2.3.3 | District/local centre | | | | | £0 |
| | | 474 | 182 | | | £36,890,685 |
| 2.4 | Externals | 717 | 102 | | | 200,030,000 |
| | | | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway works | | | | | £163,710 |
| | Jct Henley Rd & phase 3 development Jct Henley Rd & phase 1 development | | | | | |
| | Jct Westerfield Rd & new phase 1 development Junction Westerfield Road and new Development Pha | ise 2 | | | | |
| 2.4.3 | Junction Tuddenham Road and new Development Ph. On-site highway works | ase 2 | | | | |
| | Spine Roads Ph1 (West of Westerfield Road) off Wes Spine Roads Ph1 (West of Westerfield Road) (remain. | | Roadl | | | |
| | Spine Roads Ph2 (East of Westerfield Road) (Part 1) - Spine Roads Ph2 (East of Westerfield Road) (Part 2) | - top | , | | | |
| | Spine Road Ph2 (Works to existing access off Tudden Spine Roads Ph 3 (North of Railway Line) | nham Road) | | | | |
| 244 | Acoustic fence to boundary of railway line | | | | | £85,714 |
| 2.4.4 2.4.5 | On-site pedestrian/cycle routes Strategic surface water drainage | | | | | £51,429 |
| | SW Drainage and attenuation - Phase 1 SW Drainage and attenuation - Phase 2A | | | | | |
| | SW Drainage and attenuation - Phase 2B SW Drainage and attenuation - Phase 2C | | | | | |
| | SW Drainage and attenuation - Phase 3 Swales / attenuation - Phase 1 | | | | | |
| | Swales / attenuation - Phase 2 Swales / attenuation - Phase 3 | | | | | |
| | Attenuation area to Phase 2 Works to existing watercourses | | | | | |
| 2.4.6 | Drainage connection under railway Foul Water Drainage | | | | | |
| | On-Site Foul Water Drainage Phase 1 On-Site Foul Water Drainage Phase 2A | | | | | |
| | On-Site Foul Water Drainage Phase 2B On-Site Foul Water Drainage Phase 2C | | | | | |
| 0.4.7 | On-Site Foul Water Drainage Phase 3 | | | | | |
| 2.4.7 | Utilities Utilities - Phase 1A | | | | | |
| | Utilities - Phase 1B Utilities - Phase 2A | | | | | |
| | Utilities - Phase 2B Utilities - Phase 2C | | | | | |
| | Utilities - Phase 3 Off site diversions works | | | | | £42,857 |
| | On site diversions works Reinforcement works | | | | | £0 £1,000,000 |
| | Connection Upgrade works | | | | | £14,286 £814,098 |
| 2.4.8 | Fire hydrants Ecology Mitigation | | | | | £7,143 £65,000 |
| 2.4.9 | Utilities in connection with S278 Junction of Henley Road and Phase 3 of development | , | | | | 200,000 |
| | Junction of Henley Road and Phase 1 of development | 1 | | | | |
| | Junction Westerfield Road and new Development Pha Junction Westerfield Road and new Development Pha | ise 2 | | | | |
| 2.4.10 | Junction Westerfield Road and new Development Pha Site preliminaries | ise 3 | | | | 03 |
| 2.4.13 | Miscellaneous - contamination | | | | | £35,714 |
| 2.5 | Professjonal Fees | | | | | £2,279,950 |
| L.J | FTOTESSIONAL FEES | | | | | |

| 2.5.1 | Professional fees on base build costs | 8% | £2,951,255 |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------|
| 2.5.2 | Professional fees on abnormal costs | 12% | £273,594 |
| | | | |
| | A 1707 | | £3,224,849 |
| 2.6 | Additions | | |
| 2.6.1 | Finance/Legals | | £46,429 |
| 2.6.2 | Public relations | | £21,429 |
| 2.6.3 | Strategic planning and masterplan | | £104,932 |
| 2.6.4 2.6.5 | Site investigation Engineering design | | £119,764 £278,367 |
| 2.6.6 | Landscape design | | £276,307 |
| 2.6.7 | Ecology | | £2,486 |
| 2.6.8 | Site supervision / general design | | 03 |
| 2.6.9 | Project management | | £0 |
| 2.6.10 | Cost management | | 03 |
| 2.6.11 | Local authority fees | | £603,707 |
| | | | £1,264,941 |
| 2.7 | Marketing/Sales | | |
| 2.7.1 | marketing costs as percentage of private sales | 3.5% | £1,994,296 |
| 2.7.2 | residential legal fees | £500 per unit | £237,000 |
| | | 200 | 2-0-1000 |
| | | | £2,231,296 |
| 2.8 | Contingency | | 7 7 - |
| 2.8.1 | Contingency on build costs | 5.0% | £1,844,534 |
| 2.0.1 | Contingency on build costs | 5.0% | £1,644,534 |
| 2.8.2 | Contingency on abnormal costs | 7.5% | £170,996 |
| | | | |
| | | | £2,015,531 |
| 2.9 | Policy Costs | | |
| 2.9.1 | 24.5ha Country Park with visitor centre | | |
| 2.9.2 | Country Park maintenance sum (10 years) | | £436,189 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and yo | uth provision (15ha) capital cost | £828,724 |
| | | | |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and yo | utn provision maintenance cost | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | | £116,033 |
| 2.9.8 | Indoor Sports (swimming pool) | | £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | | £2,261,429 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost |) with additional £1m payment providing additional sports facilities | £2,008,333 |
| 2.9.11 | Library | , , , , , , , , , , , , , , , , , , | |
| 2.9.12 | 1000 sq m community centre | | |
| 2.9.13 | Temporary community centre | | |
| 2.9.14 | 500sqm Community Centre (potential shared use with CP visitor centre) | | |
| 2.9.15 | | | |
| | Community Development Officers | | |
| 2.9.16 | Rail Crossing Construction | | |
| 2.9.17 2.9.18 | Fonnereau surface improvements & ped/cycle bridge Off site cycle and ped improvements | | £103,571 |
| 2.9.19 | Ped & cycle signage | | £103,371 £25,000 |
| 2.9.20 | Westerfield Station | | 225,000 |
| 2.9.21 | UTMC | | £250,000 |
| 2.9.22 | Offsite S278 | | |
| 2.9.23 | Speed limit changes | | |
| 2.9.24 | Ped & Cycle crossings | | |
| 2.9.25 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k |) | |
| 2.9.26 | Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | | |
| 2.9.27 2.9.28 | Off-site bus priority measures (physical) Travel Plan | | £163,179 |
| 2.9.29 | Electric Charging Points | | 2,100,170 |
| 2.9.30 | Waste transfer contribution | | £30,498 |
| 2.9.31 | S106 Monitoring Costs | | £14,286 |
| 2.9.32 | Travel bond | | |
| | | | £6,828,008 |
| | | | |
| | | | |
| 3.0 | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, n Developers' Profit | narketing/sales, contingency, policy) | £62,305,430 |
| | | | |
| | Private Affordable | 17% on gross development value of private 17% on gross development value of private | £9,686,580 £3,553,737 |
| | Commercial | 15% on gross development value | £3,553,737 £0 |
| | | | |
| | | | £13,240,317 |
| | TOTAL BROUEST COSTS (FVOLUE III - II | | |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | £75,545,747 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | | £2,338,470 |
| 4.00 | Finance Costs | APR PCM 0.487% | -£2,338,470 |
| | | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | | £77,884,217 |
| | en prepared by Peter Brett Associates on behalf of Ipswich Borough Council. T cil as to the impact of planning policy has on viability at a strategic borough lea | | |

| Phase 6 | | | | | | |
|------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------|------------------------------|-----------------------|---------------------------------------|
| TEM | | | | | | |
| Summary | | | | | | peterbrett |
| Net Site Area | 14.57 | | | | | |
| | Private Affordable | | Residual value | | | peterbrett |
| Yield | 474 265 209 | | £516,090 | per ha | | - - - - - - - - - - |
| 1.0 | Development Value | | | | | |
| | | | | | | |
| 1.1 | Private Units Houses | No. of units 265 | Size sq.m 98 | Total sq.m 26,013 | £psm £2,152 | Total Value £55,980,234 |
| 1.2 | Intermediate | 265 | | 26,013 | | |
| 1.2 | Intermediate Houses | No. of units 42 42 | Size sq.m 84 | Total sq.m 3,488 3,488 | £psm £1,399 | Total Value £4,878,531.23 |
| 1.3 | Affordable rent | No. of units | Sizo og m | ა,488 Total sq.m | £psm | Total Value |
| 1.5 | Houses | 167 167 | 84 | 13,951 13,951 | £1,184 | £16,511,952 |
| 1.4 | District/local centre | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| | | • | • | r | | £0 |
| | | 474 | | 43,451 | | £77,370,717 |
| 2.0 | Development Cost | | | | | |
| 2.1 | Site Acquisition | | | | | |
| 2.1.1 | Residual land value | | | | | £7,519,434 |
| | | | Plus Purchaser | Costs (SDLT, Legals & Ag | ents fees) | 5.75% |
| | Site Value | | | | | £7,978,179 |
| 2.3 | Build Costs | | | | | ≈1;010;110 |
| 224 | District | No. of units | Size sq.m | Cost per sq.m | | Total Costs |
| 2.3.1 2.3.2 | Private Affordable | 265 209 | 98 84 | £848 £848 | | £22,050,802 £14,782,075 |
| 2.3.3 | District/local centre | | | | | 03 |
| | | 474 | 182 | | | £36,832,877 |
| 2.4 | Externals | | | | | |
| 2.4.1 | Enabling Works | | | | | £163,710 |
| 2.4.2 | Section 278 Highway works Jet Henley Rd & phase 3 development Jet Henley Rd & phase 1 development | | | | | |
| | Ja Henley Rd & pnase 1 development Jat Westerfield Rd & new phase 1 development Junction Westerfield Road and new Development P. | hase 2 | | | | |
| 2.4.3 | Junction Tuddenham Road and new Development F On-site highway works | | | | | |
| | Spine Roads Ph1 (West of Westerfield Road) off We Spine Roads Ph1 (West of Westerfield Road) (rema | | oad) | | | |
| | Spine Roads Ph2 (East of Westerfield Road) (Part 1 Spine Roads Ph2 (East of Westerfield Road) (Part 2 | 1) - top 2) | • | | | |
| | Spine Road Ph2 (Works to existing access off Tudd Spine Roads Ph 3 (North of Railway Line) | | | | | |
| 2.4.4 | Acoustic fence to boundary of railway line On-site pedestrian/cycle routes | | | | | £85,714 £51,429 |
| 2.4.5 | Strategic surface water drainage SW Drainage and attenuation - Phase 1 | | | | | |
| | SW Drainage and attenuation - Phase 2A SW Drainage and attenuation - Phase 2B | | | | | |
| | SW Drainage and attenuation - Phase 2C SW Drainage and attenuation - Phase 3 Swales / attenuation - Phase 1 | | | | | |
| | Swales / attenuation - Phase 1 Swales / attenuation - Phase 2 Swales / attenuation - Phase 3 | | | | | |
| | Attenuation area to Phase 2 Works to existing watercourses | | | | | |
| 2.4.6 | Drainage connection under railway Foul Water Drainage | | | | | |
| | On-Site Foul Water Drainage Phase 1 On-Site Foul Water Drainage Phase 2A | | | | | |
| | On-Site Foul Water Drainage Phase 2B On-Site Foul Water Drainage Phase 2C | | | | | |
| 2.4.7 | On-Site Foul Water Drainage Phase 3 Utilities | | | | | |
| | Utilities - Phase 1A Utilities - Phase 1B | | | | | |
| | Utilities - Phase 2A Utilities - Phase 2B | | | | | |
| | Utilities - Phase 2C Utilities - Phase 3 | | | | | |
| | Off site diversions works On site diversions works Reinforcement works | | | | | £42,857 £0 £1,000,000 |
| | Reinforcement works Connection Upgrade works | | | | | £1,000,000 £14,286 £814,098 |
| 2.4.8 | Upgrade works Fire hydrants Ecology Mitigation | | | | | £7,143 £65,000 |
| 2.4.8 | Utilities in connection with \$278 Junction of Henley Road and Phase 3 of developme | nt | | | | 1.00,000 |
| | Junction of Henley Road and Phase 1 of developme Junction Westerfield Road and new Development P. | ent | | | | |
| | Junction Westerfield Road and new Development P. Junction Westerfield Road and new Development P. | hase 2 | | | | |
| 2.4.10 2.4.13 | Site preliminaries Miscellaneous - contamination | | | | | £0 £35,714 |
| | | | | | | £2,279,950 |
| 2.5 | Professional Fees | | | | | |
| 2.5.1 | Professional fees on base build costs | | 8% | | | £2,946,630 |
| | | | | | | |

| Public realisms | 2.5.2 | Professional fees on abnormal costs | 12% | £273,594 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------|--------------------------------------------------|----------------------|
| Prison Acquain | | | | £3,220,224 |
| Poble cradition Poble crad | 2.6 | Additions | | |
| Poble cradition Poble crad | 2.6.1 | Finance/Legals | | £46,429 |
| Size investigation Size Si | | | | £21,429 |
| Engineering design Control of the supervision of passed design Control of the supervision of passed design Control of the supervision of passed design Control of the supervision of | | | | £104,932 £119,764 |
| Leidescape designs Leidescape designs E. Leidescape designs Project management E. S. Leidescape designs Project management E. S. Leidescape designs E. Leidescape des des designs E. Leidescape des des des des des des des des des de | | | | £278,367 |
| Set auguritating granted design Text 1 | 2.6.6 | | | £87,828 |
| Project consequences Continues and a second project pr | 2.6.7 | | | £2,486 |
| Cost management Absolution of the cost management Cost and without five the cost of the | | | | 03 03 |
| 2.7 Marketing 3566 marketing code as partertage of grode sales 2.7.1 marketing code as partertage of grode sales 2.7.2 moderate logal feee 2.8 Configurery 2.9 Painty Codes 2.1 Configurery 2.9 Painty Codes 2.1 Configurery on a brownel code 2.2 Configurery on a brownel code 2.2 Configurery on a brownel code 2.3 Configurery on a brownel code 2.4 Configurery on a brownel code 2.5 Configurery on a brownel code 2.6 Configurery on a brownel code 2.7 Configurery on a brownel code 2.7 Configurery on a brownel code 2.8 Configurery on a brownel code 2.9 Painty Codes 2.1 Configurery on a brownel code 2.2 Configurery on a brownel code 2.2 Configurery on a brownel code 2.2 Configurery 2.2 Configurery on a brownel code 2.3 Farmer open spee (red spee fighwey), speek a gardene, play sense and put in previous na renewance cod 2.2 Configurery 2.2 Configurery 2.2 Configurery 2.3 Farmer open spee (red speek player), speek a gardene, play sense and put in previous na renewance cod 2.2 Configurery 2.2 Configurery 2.3 Farmer open spee (red speek player), speek a gardene, play sense and put in previous na renewance cod 2.2 Configurery 2.3 Farmer open spee (red speek player), speek a gardene, play sense and put in previous na renewance cod 2.2 Configurery 2.3 Farmer open spee (red speek player), speek a gardene, play sense and put in previous na renewance cod 2.2 Configurery 2.3 Farmer open speek (red speek player), speek a gardene, play sense and put in previous na renewance cod 2.3 Configurery 2.4 Configurery 2.5 Configurery 2. | | | | £0 |
| Part Mark Saturg Bales | 2.6.11 | | | £603,707 |
| 27.1 marketing casts as percentage of pricels extent 27.2 recoded legal fees 28.2 Configuresy 28.1 Configuresy 28.1 Configuresy on build costs 28.2 Configuresy on absumal costs 28.3 Policy Costs 28.2 Configuresy on absumal costs 28.2 Configuresy on absum | | | | £1,264,941 |
| Total Process Total Proces | | | | |
| 2. Continguency on bird code 2. Continguency on bird code of birds of birds of parts of gorden; piny areas and youth provided (15th) code locat 2. Continguency on birds of birds of parts of gorden; piny areas and youth provided (15th) code locat 2. Continguency on birds of parts of parts of gorden; piny areas and youth provided (15th) code locat 2. Continguency on birds of parts of parts of gorden; piny areas and youth provided (15th) code locat 2. Continguency on birds of parts of parts of gorden; piny areas and youth provided (15th) code locat 2. Continguency on birds of parts of gorden; piny areas and youth providen (15th) code locat 2. Continguency of parts of parts of gorden; piny areas and youth providen (15th) code locat 2. Continguency of parts of parts of gorden birds of gorden parts of gorde | 2.7.1 | marketing costs as percentage of private sales | 3.5% | £1,959,308 |
| 28.1 Certingency on bid cods | 2.7.2 | residential legal fees | £500 per unit | £237,000 |
| 28.1 Certingency on bid cods | | | | £2 196 308 |
| 2.75 Policy Coats Policy Poli | 2.8 | Contingency | | 22,130,500 |
| 2.50 | 2.8.1 | Contingency on build costs | 5.0% | £1,841,644 |
| 2.9 Policy Costs 2.1 2.5 Six Custry Park with value cerebro 2.2 Custry Park method value cerebro 2.2 Custry Park methods are sum (10 years) 2.3 Formed open space (not sport on plants & parks & parks m, play areas and youth provision (15ta) ceptal ceed 2.2 Custry Park methods are sum (10 years) 2.3 Formed open space (not sport on plants & parks & parks m, play areas and youth provision man disease cost 2.2 Custry Park methods and membry gene space (22 their cystal ceed 2.5 Natural, emin-return and membry gene space instreament cost 3.6 Natural, emin-return and membry gene space instreament cost 3.7 Aloiments (3ha) capata cost & 10 (20 m anniversation cost 3.8 Indicates (3ha) capata cost & 10 (20 m anniversation cost 3.8 Indicates (3ha) capata cost & 10 (20 m anniversation cost 3.8 Indicates (20 plants with anniversation cost indicates and anniversation cost indicates and anniversation cost indicates and anniversation cost indicates and anniversation cost indicates anniversation cost indi | | | | |
| 2.5 | 2.8.2 | Contingency on abnormal costs | 7.0% | £170,996 |
| 29.1 24.5 ha Country Park with vision cereive | | | | £2,012,640 |
| 2.2.2 Courty Park maintenance user (10 years) E188,188 E283,724 Emmal open space (incl sports gliches), parks & gardens, play areas and youth provision (in fishal capital cost E283,724 Emmal open space (incl sports gliches), parks & gardens, play areas and youth provision maintenance cost E283,724 Emmal open space (incl sports gliches), parks & gardens, play areas and youth provision maintenance cost E283,724 E285,719 E285, | 2.9 | Policy Costs | | |
| 2.2.2 Courty Park maintenance user (10 years) E188,188 E283,724 Emmal open space (incl sports gliches), parks & gardens, play areas and youth provision (in fishal capital cost E283,724 Emmal open space (incl sports gliches), parks & gardens, play areas and youth provision maintenance cost E283,724 Emmal open space (incl sports gliches), parks & gardens, play areas and youth provision maintenance cost E283,724 E285,719 E285, | 2.9.1 | 24.5ha Country Park with visitor centre | | |
| 23.3 Formal open space (incl sports pichnes), parks & gardness, play armans and youth provision in arlienance cost \$222.719 | | | | £436,189 |
| 1.55 | | | y areas and youth provision (15ha) capital cost | |
| 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185.714 185. | 2.9.4 | | | |
| 23.7 Allotments (3ha) capial cost & 230k maintenance E116,033 22.8 Infoor Sports (summing pool) 22.23,114 23.9 38ha primary schools (prognothosale contribution) with nursens on 2ha alles 22.2018,293 23.10 12.00 cost coordinate contribution of school build cost) with additional £1m payment providing additional sports facilities 22.2018,233 23.11 Library 22.12 10.00 s.g. m. community centre (polential shared use with CP visitor centre) 22.13 23.13 Temporary community centre (polential shared use with CP visitor centre) 22.15 Community Development Officers 22.15 Community Development Development Officers 22.15 Community Development Development Officers 22.15 Community Development Dev | | | | |
| 2.8. Moltments (Sha) capilat cost & 20k maintenance | | | | |
| 2.9.9 Shop Sports (symming pool) 1200 Jacob | | | | |
| 2.9.9 3No primary schools (proportionale contribution) with numeries on 2th siles | | | | |
| 1200 place secondary school (proportionals contribution of school build cost) with additional ETm payment providing additional sports facilities £2,008,333 | | | on 2ha sites | |
| 29.11 Library | | | | |
| 29.12 1000 sg m community centre 29.14 500sgm Community Centre (colential shared use with CP visitor centre) 29.15 500sgm Community Development Officer 29.16 Rail Crossing Constitution 29.16 Rail Crossing Constitution 29.17 Fonneareau strakes improvements & pedicycle bridge 29.18 Off sile cycle and ped improvements 29.19 Ped & Spoits gingage 29.20 Westerfield Station 29.20 Westerfield Station 29.22 Offsite S278 29.22 Offsite S278 29.23 Speed limit changes 29.24 UTMC 29.25 Offsite S278 29.25 Ped & Cycle crossings 29.26 Bus served or 5 years (£31 25m) including c. 5 shelters (£75k) 29.27 Offsite bus priority measures (physical) 29.29 Electric Charging Points 29.29 Electric Charging Points 29.20 Waste transfer contribution 29.23 Trave Plant 29.23 Trave Plant 29.24 Utable Development Costs (Land, build, externals, professionals, marketing/sales, contingency, policy) 29.25 Trave Point 29.26 Private 29.27 Off-site Dury Profit 29.28 Trave Point 29.29 Electric Charging Points 29.29 Electric Charging Points 29.20 Trave Point 29.20 Trave Point 29.21 Trave Point 29.22 Trave Point 29.23 Trave Point 29.24 Trave Point 29.25 Trave Point 29.26 Trave Point 29.27 Off-site Development Costs (Land, build, externals, professionals, marketing/sales, contingency, policy) 29.27 Electric Charging Points 29.28 Trave Point 29.29 Trave Point 29.20 Trave Point 20.20 Tr | 2.9.11 | | , , , , , , , , , , , , , , , , , , , , | |
| 23.14 \$00agm Community Centre (polential shared use with CP visitor centre) | | | | |
| 23.15 Community Development Officers | 2.9.13 | Temporary community centre | | |
| 23.16 Rail Cossing Construction | 2.9.14 | 500sqm Community Centre (potential shared use with CP vis | itor centre) | |
| 29.17 Fonnerau surface improvements & pedicycle bridge | | Community Development Officers | | |
| 29.18 | | Rail Crossing Construction | | |
| 29.19 | | | | |
| 29.20 Westerfield Staton | | | | |
| 29.21 | | | | 123,000 |
| 29.23 Speed limit changes | 2.9.21 | | | |
| 29.24 | 2.9.22 | | | |
| 29.9.5 Road safely improvements in Westerfield village (ESOK) & The Crofts (£200k) | | | | |
| 29.96 Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | | | e Crofts (£200k) | |
| 29.27 | | | | <u> </u> |
| Electric Charging Points | 2.9.27 | Off-site bus priority measures (physical) | | |
| 29.30 Waste transfer contribution £30.498 £14,286 | | | | £163,179 |
| \$14,286 | | | | £30.408 |
| 2.9.32 Travel bond Commercial Total Developers' Profit Private Affordable Commercial Total PROJECT COSTS [EXCLUDING INTEREST] E75,057,404 | | | | |
| TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy) 261,904,382 Developers' Profit Private Affordable Affordable Commercial 17% on gross development value of private 423,636,382 Commercial 15% on gross development value of private 423,636,382 Commercial 15% on gross development value 213,153,022 TOTAL PROJECT COSTS [EXCLUDING INTEREST] 275,057,404 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 22,313,313 4.00 Finance Costs APR PCM 6% 0.487% -£2,313,313 | | | | |
| TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy) 261,904,382 Developers' Profit Private Affordable Affordable Commercial 17% on gross development value of private 423,636,382 Commercial 15% on gross development value of private 423,636,382 Commercial 15% on gross development value 213,153,022 TOTAL PROJECT COSTS [EXCLUDING INTEREST] 275,057,404 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 22,313,313 4.00 Finance Costs APR PCM 6% 0.487% -£2,313,313 | | | | £6.578,008 |
| 3.0 Developers' Profit Private | | | | 101400 |
| 3.0 Developers' Profit Private | | TOTAL DEVELOPMENT COSTS // and build cot | votassionals marketing/sales contingency policy) | £61 Q04 202 |
| Private | 3.0 | | жотоватоната, тагкетту затез, солитуенсу, ропсу) | 201,304,302 |
| ### Affordable Commercial ### 17% on gross development value of private | | · | 17% on gross development value of private | £9 516 640 |
| 15% on gross development value £0 | | | | |
| TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | | | £0 |
| TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | | | |
| TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £2,313,313 4.00 Finance Costs APR | | | | £13,153,022 |
| 4.00 Finance Costs APR PCM 6% 0.487% -£2.313,313 TOTAL PROJECT COSTS [INCLUDING INTEREST] £77,370,717 | | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | £75,057,404 |
| 6% 0.487% -£2,313,313 TOTAL PROJECT COSTS [INCLUDING INTEREST] £77,370,717 | | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES | тј | £2,313,313 |
| 6% 0.487% -£2,313,313 TOTAL PROJECT COSTS [INCLUDING INTEREST] £77,370,717 | 4.00 | Einange Costs | APP | |
| | 4.00 | i mallice Custs | | -£2,313,313 |
| | | | | |
| | | I OTAL PROJECT COSTS [INCLUDING INTEREST] | | £77,370,717 |
| This appraisal has been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is borough Council as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards March 2012) valuation ar relied upon as such. | Borough Council | as to the impact of planning policy has on viability at a strategic bord | | |

| Phase 7 | | | | | | |
|------------------|--------------------------------------------------------------------------------------------------------------|---------------------|-----------------|-------------------------|--------------|----------------------------|
| ITEM | | | | | | |
| Summary | | | | | | |
| Net Site Area | 14.57 | | | | | peterbrett |
| | Private Affordable | | Residual value | | | octochcott |
| Yield | 474 199 275 | | £524,172 | | | peter or ett |
| | | | | | | |
| 1.0 | Development Value | | | | | |
| 1.1 | Private Units | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | 199 199 | _ 98 | 19,510 19,510 | £2,152 | £41,985,176 |
| 1.2 | Intermediate | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | 55 55 | _ 84 | 4,597 4,597 | £1,399 | £6,430,791.16 |
| 1.3 | Affordable rent | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | 220 | 84 | 18,389 18,389 | £1,184 | £21,765,755 |
| 1.4 | Return of travel bond payment | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| | | | | | | £250,000 |
| | | 474 | | 42,497 | | £70,431,722 |
| 2.0 | Development Cost | | | | | |
| 2.1 | Site Acquisition | | | | | |
| 2.1.1 | Residual land value | | | | | £7,637,189 |
| | | | Plus Purchaser | Costs (SDLT, Legals & A | (gents fees) | 5.75% |
| | | | | (55 E., Eogais & / | J | 3.1078 |
| | Site Value | | | | | £8,103,118 |
| 2.3 | Build Costs | | | | | _ |
| 2.3.1 | Private | No. of units 199 | Size sq.m 98 | Cost per sq.m £848 | | Total Costs £16,538,101 |
| 2.3.2 | Affordable | 275 | 84 | £848 | | £19,485,463 |
| 2.3.3 | District/local centre | | | | | 03 |
| 2.4 | Externals | 474 | 182 | | | £36,023,564 |
| 2.4 | Externals | | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway works | | | | | £163,710 |
| | Jct Henley Rd & phase 3 development Jct Henley Rd & phase 1 development | | | | | |
| | Jct Westerfield Rd & new phase 1 development Junction Westerfield Road and new Development Pha | se 2 | | | | |
| 2.4.3 | Junction Tuddenham Road and new Development Pha On-site highway works | | | | | |
| | Spine Roads Ph1 (West of Westerfield Road) off West Spine Roads Ph1 (West of Westerfield Road) (remaini | | ?oadl | | | |
| | Spine Roads Ph2 (East of Westerfield Road) (Part 1) - Spine Roads Ph2 (East of Westerfield Road) (Part 2) | | .000) | | | |
| | Spine Road Ph2 (Works to existing access off Tudden Spine Road Ph3 (North of Railway Line) | ham Road) | | | | |
| 0.4.4 | Acoustic fence to boundary of railway line | | | | | £85,714 |
| 2.4.4 2.4.5 | On-site pedestrian/cycle routes Strategic surface water drainage | | | | | £51,429 |
| | SW Drainage and attenuation - Phase 1 SW Drainage and attenuation - Phase 2A | | | | | |
| | SW Drainage and attenuation - Phase 2B SW Drainage and attenuation - Phase 2C | | | | | |
| | SW Drainage and attenuation - Phase 3 Swales / attenuation - Phase 1 | | | | | |
| | Swales / attenuation - Phase 2 Swales / attenuation - Phase 3 | | | | | |
| | Attenuation area to Phase 2 Works to existing watercourses | | | | | |
| 2.4.6 | Drainage connection under railway Foul Water Drainage | | | | | |
| | On-Site Foul Water Drainage Phase 1 On-Site Foul Water Drainage Phase 2A | | | | | |
| | On-Site Foul Water Drainage Phase 2B On-Site Foul Water Drainage Phase 2C | | | | | |
| 2.4.7 | On-Site Foul Water Drainage Phase 3 Utilities | | | | | |
| | Utilities - Phase 1A Utilities - Phase 1B | | | | | |
| | Utilities - Phase 2A Utilities - Phase 2B | | | | | |
| | Utilities - Phase 2C Utilities - Phase 3 | | | | | |
| | Off site diversions works On site diversions works | | | | | £42,857 £0 |
| | Reinforcement works Connection | | | | | £1,000,000 £14,286 |
| | Upgrade works Fire hydrants | | | | | £814,098 |
| 2.4.8 2.4.9 | Ecology Mitigation | | | | | £7,143 £65,000 |
| 2.4.3 | Utilities in connection with S278 Junction of Henley Road and Phase 3 of development | | | | | |
| | Junction of Henley Road and Phase 1 of development Junction Westerfield Road and new Development Pha | se 1 | | | | |
| 0.4.40 | Junction Westerfield Road and new Development Pha Junction Westerfield Road and new Development Pha | | | | | |
| 2.4.10 2.4.13 | Site preliminaries Miscellaneous - contamination | | | | | £0 £35,714 |
| | | | | | | £2,279,950 |
| 2.5 | Professional Fees | | | | | |

| 2.5.1 | Professional fees on base build costs 8% | £2,881,885 |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| 2.5.2 | Professional fees on abnormal costs 12% | £273,594 |
| | | 22.455.472 |
| 2.6 | Additions | £3,155,479 |
| 261 | Finance/Legals | £46,429 |
| 2.6.1 2.6.2 2.6.3 2.6.4 2.6.5 2.6.6 2.6.7 2.6.8 2.6.9 | Public relations | £21,429 |
| 2.6.3 | Strategic planning and masterplan | £104,932 |
| 2.6.4 | Site investigation | £119,764 |
| 2.6.5 2.6.6 | Engineering design Landscape design | £278,367 £87,828 |
| 2.6.7 | Ecology | £2,486 |
| 2.6.8 | Site supervision / general design | 03 |
| 2.6.9 | Project management | £0 £0 |
| 2.6.10 2.6.11 | Cost management Local authority fees | £603,707 |
| | | £1,264,941 |
| 2.7 | Marketing/Sales | |
| 2.7.1 | marketing costs as percentage of private sales 3.5% | £1,469,481 |
| 2.7.2 | residential legal fees £500 | per unit £237,000 |
| | | £1,706,481 |
| 2.8 | Contingency | 21,700,70 |
| 2.8.1 | Contingency on build costs 5.0% | £1,801,178 |
| 2.8.2 | Contingency on abnormal costs 7.5% | £170,996 |
| | Contingency on abnormal socio | 2110,000 |
| | | £1,972,174 |
| 2.9 | Policy Costs | |
| 2.9.1 | 24.5ha Country Park with visitor centre | |
| 2.9.2 | Country Park maintenance sum (10 years) | £436,189 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15 | |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision ma | |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | £116,033 |
| 2.9.8 | Indoor Sports (swimming pool) | £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | 2200,114 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost) with additional | C1m nowment providing additional enough facilities |
| 2.9.10 | Library | £1111 payment providing additional sports facilities |
| 2.9.13 2.9.14 | 1000 sq m community centre | |
| 2.9.15 | Temporary community centre | |
| 2916 | 500sqm Community Centre (potential shared use with CP visitor centre) | |
| 2.9.16 2.9.17 | Community Development Officers | |
| 2918 | Rail Crossing Construction | |
| 2919 | Fonnereau surface improvements & ped/cycle bridge | |
| 2.9.20 | Off site cycle and ped improvements | £103,571 |
| 2.9.21 | Ped & cycle signage | £25,000 |
| 2.9.18 2.9.19 2.9.20 2.9.21 2.9.22 2.9.23 2.9.24 2.9.25 2.9.26 2.9.26 2.9.27 2.9.28 | Westerfield Station | |
| 2.9.23 | UTMC | |
| 2.9.24 | Offsite S278 Speed limit changes | |
| 2.9.26 | Ped & Cycle crossings | |
| 2.9.27 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) | |
| 2.9.28 | Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | |
| 2.9.29 2.9.30 2.9.31 2.9.32 | Off-site bus priority measures (physical) Travel Plan | 0400 470 |
| 2.9.30 | Electric Charging Points | £163,179 |
| 2.9.32 | Waste transfer contribution | £30.498 |
| 2.9.33 | S106 Monitoring Costs | £14,286 |
| | | £2,308,246 |
| | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales | s, contingency, policy) £56,348,025 |
| 3.0 | Developers' Profit | |
| | Private 17% | on gross development value of private £7,137,480 |
| | Affordable 17% | on gross development value of private £4,793,413 |
| | Commercial 15% | on gross development value £0 |
| | | £11,930,893 |
| | | |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | £68,278,918 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | £2,152,804 |
| 4.00 | Finance Costs APR | PCM |
| | 6% | 0.487% -£2,152,804 |
| | | |
| | TOTAL DROJECT COCTO (INCLUDING INTERPORT | 270.104.700 |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | £70,431,722 |
| lpswich Boroug | has been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal hag houncil as to the impact of planning policy has on viability at a strategic borough level. This apprais relied upon as such. | |



Appendix B Viability Testing Results: Scenario 1 – Present Day Costs & Values (May 2015)

| Phase 1 ITEM Summary | | | | | | | | obo |
|----------------------------|--------------------------------|----------------|-----------------|----------------------------|---------------------------|--------------------------------|-----------------------|-------------------------------|
| Net Site Area | 14.57 474 | Private 469 | Affordable 5 | | Residual valu £522,069 | e perha | | peterbrett |
| 1.0 | Development Value | | | | | | | |
| 1.1 | Private Units Houses | | | No. of units 469 469 | Size sq.m 98 | Total sq.m 45,987 45,987 | £psm £2,415 | Total Value £111,059,764 |
| 1.2 | Intermediate Houses | | | No. of units | Size sq.m 84 | Total sq.m | £psm £1,570 | Total Value £124,426.04 |
| 1.3 | Affordable rent Houses | | | No. of units | Size sq.m 84 | Total sq.m 317 317 | £psm £1,328 | Total Value £421,134 |
| 1.4 | District/local centre | | | Size sq.m 1,208 | Total sq.m 1,208 | £psm £129 | Yield 8% | Total Value £1,947,900 |
| | | | | 474 | | 46,384 | | £113,553,225 |

| 2.0 | Development Cost | | | | |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------|----------------|------------------------------------|-----------------------|
| | | | | | |
| 2.1 | Site Acquisition | | | | |
| 2.1.1 | Residual land value | | | | £7,606,549.05 |
| | | | Plus Purchaser | Costs (SDLT, Legals & Agents fees) | 5.75% |
| | Site Value | | | | £8,070,609 |
| 2.3 | Build Costs | | | | 20,070,009 |
| | | No. of units | Size sq.m | Cost per sq.m | Total Costs |
| 2.3.1 | Private | 469 | 98 | £1,014 | £46,612,910 |
| 2.3.2 | Affordable | 5 | 84 | £1,014 | £401,714 |
| 2.3.3 | District/local centre | 1 | 1,329 | £712 | £945,906 |
| | | 475 | 1,510 | | £47,960,530 |
| 2.4 | Externals | | | | |
| 2.4.1 | Enabling Works | | | | £186,777 |
| 2.4.2 | Section 278 Highway works Jet Henley Rd & phase 3 development | | | | |
| | Jct Henley Rd & phase 1 development Jct Westerfield Rd & new phase 1 development | | | | £399,315 £798,630 |
| | Junction Westerfield Road and new Development Pha Junction Tuddenham Road and new Development Pha | | | | |
| 2.4.3 | On-site highway works Spine Roads Ph1 (West of Westerfield Road) off Wes | | | | £588.196 |
| | Spine Roads Ph1 (West of Westerfield Road) (remain Spine Roads Ph2 (East of Westerfield Road) (Part 1) - | ing link to Henley R | oad) | | £945,563 |
| | Spine Roads Ph2 (East of Westerfield Road) (Part 2) | | | | |
| | Spine Road Ph2 (Works to existing access off Tudden Spine Roads Ph 3 (North of Railway Line) | nham Road) | | | |
| 2.4.4 | Acoustic fence to boundary of railway line On-site pedestrian/cycle routes | | | | £97,791 £58,675 |
| 2.4.5 | Strategic surface water drainage SW Drainage and attenuation - Phase 1 | | | | £484.273 |
| | SW Drainage and attenuation - Phase 2A SW Drainage and attenuation - Phase 2B | | | | 2707,270 |
| | SW Drainage and attenuation - Phase 2C | | | | |
| | SW Drainage and attenuation - Phase 3 Swales / attenuation - Phase 1 | | | | £258,655 |
| | Swales / attenuation - Phase 2 Swales / attenuation - Phase 3 | | | | |
| | Attenuation area to Phase 2 Works to existing watercourses | | | | |
| 0.4.0 | Drainage connection under railway | | | | |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drainage Phase 1 | | | | £245,473 |
| | On-Site Foul Water Drainage Phase 2A On-Site Foul Water Drainage Phase 2B | | | | |
| | On-Site Foul Water Drainage Phase 2C On-Site Foul Water Drainage Phase 3 | | | | |
| 2.4.7 | Utilities Utilities - Phase 1A | | | | £486,589 |
| | Utilities - Phase 1B Utilities - Phase 2A | | | | £564,752 |
| | Utilities - Phase 2B | | | | |
| | Utilities - Phase 2C Utilities - Phase 3 | | | | |
| | Off site diversions works On site diversions works | | | | £48,896 £0 |
| | Reinforcement works Connection | | | | £1,140,900 £16,299 |
| | Upgrade works | | | | £928,804 |
| 2.4.8 2.4.9 | Fire hydrants Ecology Mitigation | | | | £8,149 £74,159 |
| 2.4.9 | Utilities in connection with \$278 Junction of Henley Road and Phase 3 of development | | | | |
| | Junction of Henley Road and Phase 1 of development Junction Westerfield Road and new Development Pha | | | | £39,932 £79,863 |
| | Junction Westerfield Road and new Development Pha Junction Westerfield Road and new Development Pha | | | | |
| 2.4.10 2.4.13 | Site preliminaries Miscellaneous - contamination | | | | £0 £40,746 |
| | | | | | £7,492,436 |
| 2.5 | Professional Fees | | | | ~-, |
| 2.5.1 | Professional fees on base build costs | | 8% | | £3,836,842 |
| 2.5.2 | Professional fees on abnormal costs | | 12% | | £899,092 |
| | | | | | |
| 2.0 | Addition | | | | £4,735,935 |
| 2.6 | Additions | | | | |
| 2.6.1 2.6.2 | Finance/Legals Public relations | | | | £52,970 £24,448 |
| 2.6.1 2.6.2 2.6.3 2.6.4 2.6.5 2.6.6 2.6.7 2.6.8 2.6.9 2.6.10 2.6.11 | Strategic planning and masterplan Site investigation | | | | £119,716 £136,638 |
| 2.6.5 2.6.6 | Engineering design Landscape design | | | | £317,589 £100,203 |
| 2.6.7 | Ecology | | | | £2,837 |
| 2.6.9 | Site supervision / general design Project management | | | | 03 03 |
| 2.6.10 2.6.11 | Cost management Local authority fees | | | | £0 £688,769 |
| | | | | | £1,443,171 |
| 2.7 | Marketing/Sales | | | | ,, |
| 2.7.1 | marketing costs as percentage of private sales | | 3.5% | | £3,887,092 |
| 2.7.2 | residential legal fees | | £500 | per unit | £237,000 |
| | | | | | |
| | | | | | £4,124,092 |
| 2.8 | Contingency | | | | |

Ipswich Garden Suburb Phase 1: Present Day Costs Values

| 2.8.1 | Contingency on build costs 5.0% | £2,398,027 |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| | | |
| 2.8.2 | Contingency on abnormal costs 7.5% | £561,933 |
| | | |
| | | £2,959,959 |
| 2.9 | Policy Costs | |
| 2.9.1 | 24.5ha Country Park with visitor centre | |
| 2.9.1 | Country Park maintenance sum (10 years) | |
| | | £828,724 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost | 1828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost | |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | |
| 2.9.8 | Indoor Sports (swimming pool) | |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | £2,261,429 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities | £2,008,333 |
| 2.9.11 | Library | |
| 2.9.12 | 1000 sq m community centre | |
| 2.9.13 | Temporary community centre | £50,000 |
| 2.9.14 | 500sqm Community Centre (potential shared use with CP visitor centre) | |
| 2.9.15 | Community Development Officers | £125,000 |
| 2.9.16 | Rail Crossing Construction | £2,902,500 |
| 2.9.17 | Fonnereau surface improvements & ped/cycle bridge | £600,000 |
| 2.9.18 | Off site cycle and ped improvements | £103,571 |
| 2.9.19 | Ped & cycle signage | |
| 2.9.20 2.9.21 | Westerfield Station UT MC | £10,000 |
| 2.9.22 | UTMC | £250,000 £250,000 |
| 2.9.23 | Offsile \$278 | £1,000,000 |
| 2.9.24 | Speed limit changes | £10,000 |
| 2.9.25 | Ped & Cycle crossings | £160,000 |
| 2.9.26 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) | £140,000 |
| 2.9.27 2.9.28 | Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | £1,091,667 £1,091,667 |
| 2.9.28 | Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) Off-site bus priority measures (physical) | £1,091,667 £125,000 |
| 2.9.30 | Travel Plan | £163,179 |
| 2.9.31 | Electric Charging Points | £14,000 |
| 2.9.32 | Waste transfer contribution | |
| 2.9.33 | S106 Monitoring Costs | £14,286 |
| 2.9.34 | Travel bond | £250,000 |
| | | £13,535,069 |
| | | |
| | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy) | £90,321,801 |
| 3.0 | Developers' Profit | |
| | Private 17% on gross development value of private | £18,880,160 |
| | Affordable 17% on gross development value of private | £92,745 |
| | Commercial 15% on gross development value | £292,185 |
| | | · |
| | | £19,265,090 |
| | | 2.0,200,000 |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | £109,586,891 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | £3,966,334 |
| | TOTAL INCOME * TOTAL GOOT [EXCEDING INTEREST] | 23,900,334 |
| 4.00 | Finance Costs APR PCM 6% 0.487% | -£3,966,334 |
| | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | £113,553,225 |
| | TOTAL PROJECT COSTO [INCLUDING IN TEREST] | 2110,000,220 |
| lpswich Borough | as been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal has been prepared in line with the RICS valuation guidanc Council as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Profess lied upon as such. | |

| D. 0 | | | | | | | | |
|------------------|---------------------------------------------------------|----------------|----------------|---------------------|-----------------|-------------------------|--------------|----------------------------|
| Phase 2 | | | | | | | | |
| ITEM Summary | | | | | | | | |
| Net Site Area | 14.57 | | | | | | | peterbret |
| | | | | | | | | o o to close t |
| Wi-14 | 474 | Private | Affordable | | Residual value | | | -berel oler |
| Yield | 474 | 474 | 0 | | £478,997 | регпа | | |
| 1.0 | Development Value | | | | | | | |
| 1.1 | Private Units | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | | | 474 474 | 98 | 46,452 46,452 | £2,415 | £112,181,580 |
| 1.2 | Intermediate | | | No. of units | Size sa m | Total sq.m | £psm | Total Value |
| | Houses | | | 0 0 | 84 | 0 0 | £1,570 | £0.00 |
| 1.3 | Affordable rent | | | No. of units | Size sa m | Total sq.m | £psm | Total Value |
| | Houses | | | 0 0 | 84 | 0 0 | £1,328 | £0 |
| 1.4 | District/local centre | | | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| 1.4 | District/local centre | | | oize sq.iii | i otai sq.iii | rpsiii | Heiu | £0 |
| | | | | 474 | | 46,452 | | £112,181,580 |
| 2.0 | Development Cost | | | | | · | | |
| 2.1 | Site Acquisition | | | | | | | |
| 2.1.1 | Site Acquisition Residual land value | | | | | | | £6,978,992 |
| | . Coldaniala Value | | | | Dive Dive-5 | Costs (SDLT, Legals & | Agente (cos) | 5.75% |
| | | | | | Flus Fulcitasei | Costs (SDE1, Legals & | Agents rees) | 3.73 % |
| | Site Value | | | | | | | £7,404,766 |
| 2.3 | Build Costs | | | | | | | |
| 2.3.1 | Private | | | No. of units 474 | Size sq.m 98 | Cost per sq.m £1,014 | | Total Costs £47,083,747 |
| 2.3.2 | Affordable | | | 0 | 84 | £1,014 | | £0 |
| 2.3.3 | District/local centre | | | | | | | £0 |
| 2.4 | Externals | | | 474 | 182 | | | £47,083,747 |
| 2.4 | Externals | | | | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway work | s | | | | | | £186,777 |
| | Jct Henley Rd & phase 3 Jct Henley Rd & phase 1 | | | | | | | |
| | Jct Westerfield Rd & new Junction Westerfield Roa | | | se 2 | | | | £798,630 |
| 2.4.3 | Junction Tuddenham Ro On-site highway works | ad and new D | evelopment Pha | ise 2 | | | | £399,315 |
| | Spine Roads Ph1 (West Spine Roads Ph1 (West | of Westerfield | Road) (remaini | ng link to Henley F | Road) | | | |
| | Spine Roads Ph2 (East of Spine Roads Ph2 (East of | of Westerfield | Road) (Part 2) | | | | | £761,085 £692,214 |
| | Spine Road Ph2 (Works Spine Roads Ph 3 (North | of Railway L | ine) | ham Road) | | | | |
| 2.4.4 | Acoustic fence to bounda On-site pedestrian/cycle re | outes | line | | | | | £97,791 £58,675 |
| 2.4.5 | Strategic surface water dra SW Drainage and attenu | ation - Phase | | | | | | |
| | SW Drainage and attenu SW Drainage and attenu | ation - Phase | 2B | | | | | £239,714 £239,714 |
| | SW Drainage and attenu SW Drainage and attenu | ation - Phase | | | | | | £250,879 |
| | Swales / attenuation - Ph Swales / attenuation - Ph | ase 2 | | | | | | £278,313 |
| | Swales / attenuation - Ph Attenuation area to Phas | e 2 | | | | | | £171,135 |
| | Works to existing waterc Drainage connection und | | | | | | | £9,779 £32,597 |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drain | | _ | | | | | |
| | On-Site Foul Water Drair On-Site Foul Water Drair | nage Phase 2 | В | | | | | £180,158 £180,158 |
| 0.4.7 | On-Site Foul Water Drain | | | | | | | £188,549 |
| 2.4.7 | Utilities - Phase 1A | | | | | | | |
| | Utilities - Phase 1B Utilities - Phase 2A | | | | | | | £578,013 |
| | Utilities - Phase 2B Utilities - Phase 2C | | | | | | | £493,391 £296,668 |
| | Utilities - Phase 3 Off site diversions works | | | | | | | £909,296 £48,896 |
| | On site diversions works Reinforcement works | | | | | | | £0 £1,140,900 |
| | Connection Upgrade works | | | | | | | £16,299 £928,804 |
| 2.4.8 | Fire hydrants Ecology Mitigation | 6270 | | | | | | £8,149 £74,159 |
| 2.4.9 | Utilities in connection with Junction of Henley Road | and Phase 3 | | | | | | |
| | Junction of Henley Road Junction Westerfield Roa | nd and new D | evelopment Pha | | | | | |
| 2.4.10 | Junction Westerfield Roa Junction Westerfield Roa | | | | | | | |
| 2.4.10 2.4.13 | Site preliminaries Miscellaneous - contamina | ition | | | | | | £0 £40,746 |
| | | | | | | | | £9,300,806 |
| 2.5 | Professional Fees | | | | | | | |

| 2.5.1 | Professional fees on base build costs | 8% | £3,766,700 |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------|
| 2.5.2 | Professional fees on abnormal costs | 12% | £1,116,097 |
| | | | |
| | | | £4,882,797 |
| 2.6 | Additions | | |
| 2.6.1 2.6.2 2.6.3 2.6.4 2.6.5 2.6.6 2.6.7 2.6.8 2.6.9 | Finance/Legals | | £52,970 £24,448 |
| 2.6.3 | Public relations Strategic planning and masterplan | | £24,448 £119,716 |
| 2.6.4 | Site investigation | | £136,638 |
| 2.6.5 | Engineering design Landscape design | | £317,589 £100,203 |
| 2.6.7 | Ecology | | £2,837 |
| 2.6.8 | Site supervision / general design | | 03 03 |
| 2.6.10 | Project management Cost management | | £0 |
| 2.6.10 2.6.11 | Local authority fees | | £688,769 |
| | | | £1,443,171 |
| 2.7 | Marketing/Sales | | |
| 2.7.1 | marketing costs as percentage of private sales | 3.5% | £3,926,355 |
| 2.7.2 | residential legal fees | per unit | £237,000 |
| | | | |
| | | | £4,163,355 |
| 2.8 | Contingency | | |
| 2.8.1 | Contingency on build costs | 5.0% | £2,354,187 |
| 2.8.2 | Contingency on abnormal costs | 7.5% | £697,560 |
| | | | |
| | | | £3,051,748 |
| 2.9 | Policy Costs | | |
| 2.0.1 | 24 Flya Country Body with violary control | | £757,559 |
| 2.9.1 2.9.2 | 24.5ha Country Park with visitor centre Country Park maintenance sum (10 years) | | £757,559 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth prov | vision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth prov | | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | | |
| 2.9.8 | Indoor Sports (swimming pool) | | |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | | £2,261,429 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost) with a | Iditional £1m payment providing additional sports facilities | £2,008,333 |
| 2.9.11 2.9.12 | Library | | £372,960 |
| 2.9.12 2.9.13 | 1000 sq m community centre Temporary community centre | | £520,000 |
| 2.9.13 | 500sqm Community Centre (potential shared use with CP visitor centre) | | £260,000 |
| 2.9.14 2.9.15 | Community Development Officers | | £125,000 |
| 2.9.16 | Rail Crossing Construction | | £2,902,500 |
| 2.9.16 2.9.17 2.9.18 2.9.19 2.9.20 2.9.21 2.9.22 2.9.23 2.9.24 2.9.25 2.9.26 2.9.27 2.9.28 2.9.28 2.9.29 | Fonnereau surface improvements & ped/cycle bridge | | £600,000 |
| 2.9.18 | Off site cycle and ped improvements | | £103,571 |
| 2.9.19 | Ped & cycle signage Westerfield Station | | |
| 2.9.21 | UTMC | | |
| 2.9.22 | Offsite S278 | | |
| 2.9.23 | Speed limit changes Ped & Cycle crossings | | |
| 2.9.25 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) | | |
| 2.9.26 | Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | | £1,091,667 |
| 2.9.27 | Off-site bus priority measures (physical) Travel Plan | | £125,000 £163,179 |
| 2.9.29 | Electric Charging Points | | £14,000 |
| 2.9.30 | Waste transfer contribution | | |
| 2.9.31 | S106 Monitoring Costs | | £14,286 |
| | | | £12,535,859 |
| | | - | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketi | ng/sales, contingency, policy) | £89,866,250 |
| 3.0 | Developers' Profit | 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 | , , |
| | Private | 17% on gross development value of private | £19,070,869 |
| | Affordable | on gross development value of private | £0 |
| | Commercial | on gross development value | £0 |
| | | | £19,070,869 |
| | | | £19,070,009 |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | £108,937,118 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | | £3,244,462 |
| 4.00 | · · · · · · · · · · · · · · · · · · · | ADD | |
| 4.00 | | APR PCM 0.487% | -£3,244,462 |
| | <u> </u> | 0.40770 | 20,211,102 |
| | | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | | £112,181,580 |
| | | | |
| | as been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The app Council as to the impact of planning policy has on viability at a strategic borough level. This | | |

should not be relied upon as such.

| Phase 3 | | | | | | | | |
|-----------------|----------------------------------------------------------|---------------|----------------|---------------------|-------------------|-------------------------|--------------|-----------------------------------|
| | | | | | | | | |
| ITEM Summary | | | | | | | | |
| Net Site Area | 14.57 | | | | | | | |
| | | | | | | | | |
| | 171 | Private | Affordable | | Residual value | | | peterbrett |
| Yield | 474 | 365 | 109 | | £507,029 | per ha | | |
| 1.0 | Development Value | | | | | | | |
| 1.1 | Private Units | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | | | 365 365 | _ 98 | 35,768 35,768 | £2,415 | £86,379,817 |
| 1.2 | Intermediate | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | | | 22 22 | 84 | 1,823 1,823 | £1,570 | £2,861,798.93 |
| 1.3 | Affordable rent | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| ļ · · · | Houses | | | 87 87 | 84 | 7,292 7,292 | £1,328 | £9,686,089 |
| 1.4 | District/local centre | | | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| | | | | 3,632 | 3,632 | £129 | 8% | £5,856,600 |
| | | | | 474 | | 44,884 | | £104,784,304 |
| 2.0 | Development Cost | | | | | | | |
| 2.1 | Site Acquisition | | | | | | | |
| 2.1.1 | Residual land value | | | | | | | £7,387,418 |
| l | and raide | | | | Plus Purchaser | Costs (SDLT, Legals & / | Agents fees) | 5.75% |
| | | | | | i las i arcitasci | Costs (ODE1; Ecgals & 7 | rgenta recaj | 0.70% |
| | Site Value | | | | | | | £7,838,109 |
| 2.3 | Build Costs | | | | | | | |
| 2.3.1 | Private | | | No. of units 365 | Size sq.m 98 | Cost per sq.m £1,014 | | Total Costs £36,254,485 |
| 2.3.2 | Affordable | | | 109 | 84 | £1,014 | | £9,239,431 |
| 2.3.3 | District/local centre | | | 1 | 3,995 | £712 | | £2,843,983 |
| | | | | 475 | 4,177 | | | £48,337,900 |
| 2.4 | Externals | | | | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway work | · e | | | | | | £186,777 |
| 2.4.2 | Jct Henley Rd & phase 3 | developmen | | | | | | £798,630 |
| | Jct Henley Rd & phase 1 Jct Westerfield Rd & nev | v phase 1 de | relopment | 0 | | | | |
| | Junction Westerfield Ro | | | | | | | |
| 2.4.3 | On-site highway works Spine Roads Ph1 (West | | | | | | | |
| | Spine Roads Ph1 (West Spine Roads Ph2 (East | | | | | | | |
| | Spine Roads Ph2 (East Spine Road Ph2 (Works | | | | | | | |
| | Spine Roads Ph 3 (Norti Acoustic fence to bound | | | | | | | £1,200,664 £97,791 |
| 2.4.4 2.4.5 | On-site pedestrian/cycle r Strategic surface water dr | outes | | | | | | £58,675 |
| | SW Drainage and attenu SW Drainage and attenu | ation - Phase | | | | | | |
| | SW Drainage and attenu SW Drainage and attenu | ation - Phase | 2B | | | | | |
| | SW Drainage and attenu Swales / attenuation - Pr | ation - Phase | | | | | | £375,850 |
| | Swales / attenuation - Ph | ase 2 | | | | | | 2070 770 |
| | Swales / attenuation - Pr Attenuation area to Phas | e 2 | | | | | | £278,773 |
| | Works to existing waterd Drainage connection und | | | | | | | |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drai | | | | | | | |
| | On-Site Foul Water Drai On-Site Foul Water Drai | nage Phase 2 | В | | | | | |
| | On-Site Foul Water Drai On-Site Foul Water Drai | nage Phase 2 | C C | | | | | £191,839 |
| 2.4.7 | Utilities Utilities - Phase 1A | - | | | | | | |
| | Utilities - Phase 1B Utilities - Phase 2A | | | | | | | |
| | Utilities - Phase 2B Utilities - Phase 2C | | | | | | | |
| | Utilities - Phase 3 Off site diversions works | | | | | | | £909,296 £48,896 |
| | On site diversions works Reinforcement works | | | | | | | £1,140,900 |
| | Connection Upgrade works | | | | | | | £1,140,900 £16,299 £928,804 |
| 248 | Fire hydrants | | | | | | | £8,149 |
| 2.4.8 2.4.9 | Ecology Mitigation Utilities in connection with | | | | | | | £74,159 |
| | Junction of Henley Road Junction of Henley Road | l and Phase 1 | of development | | | | | £79,863 |
| | Junction Westerfield Roa Junction Westerfield Roa | ad and new D | evelopment Pha | se 2 | | | | |
| 2.4.10 | Junction Westerfield Roa Site preliminaries | | evelopment Pha | se 3 | | | | £39,932 £0 |
| 2.4.13 | Miscellaneous - contamina | ation | | | | | | £40,746 |
| 2.5 | Professional Fees | | | | | | | £6,476,042 |
| 2.3 | Floressional Fees | | | | | | | |

| 2.5.1 | Professional fees on base build costs 8% | £3,867,032 |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 2.5.2 | Professional fees on abnormal costs 12% | £777,125 |
| | | |
| 2.6 | Additions | £4,644,157 |
| | | £52,970 |
| 2.6.1 2.6.2 2.6.3 2.6.4 2.6.5 2.6.6 2.6.7 2.6.8 2.6.9 | Finance/Legals Public relations | £32,970 £24,448 |
| 2.6.3 | Strategic planning and masterplan | £119,716 |
| 2.6.4 | Site investigation Engineering design | £136,638 £317,589 |
| 2.6.6 | Landscape design | £110,203 |
| 2.6.7 | Ecology | £2,837 |
| 2.6.9 | Site supervision / general design Project management | 03 03 |
| 2.6.10 2.6.11 | Cost management | £0 |
| 2.6.11 | Local authority fees | £688,769 |
| 2.7 | Marketing/Sales | £1,443,171 |
| 2.7.1 | marketing costs as percentage of private sales 3.5% | £3.023.294 |
| | | |
| 2.7.2 | residential legal fees £500 per unit | £237,000 |
| | | |
| | | £3,260,294 |
| 2.8 | Contingency | |
| 2.8.1 | Contingency on build costs 5.0% | £2,416,895 |
| 2.8.2 | Contingency on abnormal costs 7.5% | £485,703 |
| | | |
| | | £2,902,598 |
| 2.9 | Policy Costs | |
| 2.0.1 | 24 5 ha Country Park with visitor contra | £757,559 |
| 2.9.1 2.9.2 | 24.5ha Country Park with visitor centre Country Park maintenance sum (10 years) | £/5/,559 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | £116,033 |
| 2.9.8 | Indoor Sports (swimming pool) | £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | £2,261,429 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional s | |
| 2.9.11 2.9.12 | Library 1000 sq m community centre | £372,960 £520,000 |
| 2.9.13 | Temporary community centre | 2,020,000 |
| 2.9.14 2.9.15 | 500sqm Community Centre (potential shared use with CP visitor centre) | £260,000 |
| 2.9.15 | Community Development Officers | |
| 2.9.16 | Rail Crossing Construction | |
| 2.9.17 | Fonnereau surface improvements & ped/cycle bridge Off site cycle and ped improvements | £103,571 |
| 2.9.19 | Ped & cycle signage | £25,000 |
| 2.9.20 | Westerfield Station | £100,000 |
| 2.9.21 | UTMC Offsite \$278 | £250,000 |
| 2.9.23 | Speed limit changes | |
| 2.9.24 | Ped & Cycle crossings | 0.40.000 |
| 2.9.25 2.9.26 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | £140,000 |
| 2.9.27 | Off-site bus priority measures (physical) | |
| 2.9.16 2.9.17 2.9.18 2.9.19 2.9.20 2.9.21 2.9.22 2.9.23 2.9.24 2.9.25 2.9.26 2.9.27 2.9.28 2.9.29 2.9.29 | Travel Plan Electric Charging Points | £163,179 |
| 2.9.30 | Waste transfer contribution | £30,498 |
| 2.9.31 | S106 Monitoring Costs | £14,286 |
| | | £8,542,338 |
| | | |
| | TOTAL DEVELOPMENT OCCUR. (Lead to 11d a Association) | 000 111 000 |
| 3.0 | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy) Developers' Profit | £83,444,609 |
| 0.0 | | |
| | Private 17% on gross development value of pr Affordable 17% on gross development value of pr | |
| | Commercial on gross development value | £878,490.00 |
| | | |
| | | £17,696,200 |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | £101,140,808 |
| | | 20.040.400 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | £3,643,496 |
| 4.00 | Finance Costs APR | PCM |
| l | 6% | 0.487% -£3,643,496 |
| | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | £104,784,304 |
| | TOTALL MOVED TOO TO IMPLOVING INTERESTS | £1U4,704,3U4 |
| | nas been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal has been prepared in line with the RIC h Council as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS' | |

should not be relied upon as such.

| Phase 4 | | | | | | | | |
|------------------|-----------------------------------------------------------|---------------|----------------|---------------------|-----------------|-------------------------|----------------|------------------------------|
| | | | | | | | | |
| ITEM Summary | | | | | | | | |
| Net Site Area | 14.57 | | | | | | | peterbrett |
| | | | | | | | | |
| | | Private | Affordable | | Residual value | | | ■ Deterorett |
| Yjeld | 474 | 299 | 175 | | £502,493 | per ha | | _ |
| 1.0 | Development Value | | | | | | | |
| | | | | | | | | |
| 1.1 | Private Units Houses | | | No. of units 299 | Size sq.m 98 | Total sq.m 29,265 | £psm £2,415 | Total Value £70,674,395 |
| | | | | 299 | _ | 29,265 | | |
| 1.2 | Intermediate Houses | | | No. of units | Size sq.m 84 | Total sq.m 2,933 | £psm £1,570 | Total Value £4,603,763.49 |
| | 1100363 | | | 35 35 | | 2,933 | £1,570 | 24,003,703.49 |
| 1.3 | Affordable rent | | | No. of units | | Total sq.m | £psm | Total Value |
| | Houses | | | 140 | 84 | 11,731 11,731 | £1,328 | £15,581,969 |
| 1.4 | District/local centre | | | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| | | | | | | | | |
| | | | | 474 | | 43,929 | | £90,860,128 |
| 2.0 | Development Cost | | | | | | | |
| 2.1 | Site Acquisition | | | | | | | |
| | • | | | | | | | 07.004.000 |
| 2.1.1 | Residual land value | | | | | | | £7,321,330 |
| | | | | | Plus Purchaser | Costs (SDLT, Legals & / | Agents fees) | 5.75% |
| | Site Value | | | | | | | £7,767,990 |
| 2.3 | Build Costs | | | | | | | |
| | | | | No. of units | Size sq.m | Cost per sq.m | | Total Costs |
| 2.3.1 2.3.2 | Private Affordable | | | 299 175 | 98 84 | £1,014 £1,014 | | £29,662,761 £14,863,433 |
| 2.3.3 | District/local centre | | | | | | | 03 |
| | | | | 474 | 182 | | | £44,526,193 |
| 2.4 | Externals | | | 7/7 | 102 | | | 244,920,193 |
| | | | | | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway work | (S | | | | | | £186,777 |
| | Jct Henley Rd & phase 3 Jct Henley Rd & phase 1 | developmen | | | | | | |
| | Jct Westerfield Rd & new Junction Westerfield Roa | v phase 1 de | relopment | eo 2 | | | | |
| 2.4.3 | Junction Tuddenham Ro | | | | | | | |
| 2.4.3 | On-site highway works Spine Roads Ph1 (West | | | | | | | |
| | Spine Roads Ph1 (West Spine Roads Ph2 (East o | | | | | | | |
| | Spine Roads Ph2 (East of Spine Road Ph2 (Works | | | | | | | |
| | Spine Roads Ph 3 (North Acoustic fence to bound | | | | | | | £97,791 |
| 2.4.4 2.4.5 | On-site pedestrian/cycle re Strategic surface water dr | outes | | | | | | £58,675 |
| 1 | SW Drainage and attenu SW Drainage and attenu | ation - Phase | | | | | | |
| | SW Drainage and attenu | ation - Phase | 2B | | | | | |
| | SW Drainage and attenu SW Drainage and attenu | ation - Phase | | | | | | |
| | Swales / attenuation - Ph Swales / attenuation - Ph | ase 2 | | | | | | |
| | Swales / attenuation - Ph Attenuation area to Phas | | | | | | | |
| | Works to existing watero Drainage connection und | | | | | | | |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drain | • | | | | | | |
| | On-Site Foul Water Drain On-Site Foul Water Drain | nage Phase 2 | 'A | | | | | |
| | On-Site Foul Water Drain | nage Phase 2 | C. | | | | | |
| 2.4.7 | On-Site Foul Water Drain Utilities | naye Miase 3 | | | | | | |
| | Utilities - Phase 1A Utilities - Phase 1B | | | | | | | |
| | Utilities - Phase 2A Utilities - Phase 2B | | | | | | | |
| | Utilities - Phase 2C Utilities - Phase 3 | | | | | | | |
| | Off site diversions works On site diversions works | | | | | | | £48,896 £0 |
| | Reinforcement works | | | | | | | £1,140,900 |
| | Connection Upgrade works | | | | | | | £16,299 £928,804 |
| 2.4.8 | Fire hydrants Ecology Mitigation | | | | | | | £8,149 £74,159 |
| 2.4.9 | Utilities in connection with Junction of Henley Road | l and Phase 3 | | | | | | |
| | Junction of Henley Road Junction Westerfield Roa | l and Phase 1 | of development | | | | | |
| | Junction Westerfield Roa Junction Westerfield Roa | ad and new D | evelopment Pha | se 2 | | | | |
| 2.4.10 2.4.13 | Site preliminaries Miscellaneous - contamina | | o.opmont riid | 0 | | | | £0 £40,746 |
| ∠.→.1∪ | Miscenaneons - Contamina | 41,011 | | | | | | |
| 2.5 | Professional Fees | | | | | | | £2,601,195 |
| | ., | | | | | | | |

| 2.5.1 | Professional fees on base build costs 8% | £3,562,095 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 2.5.2 | Professional fees on abnormal costs 12% | £312,143 |
| | | |
| 2.6 | Additions | £3,874,239 |
| | | £52,970 |
| 2.6.1 2.6.2 2.6.3 2.6.4 2.6.5 2.6.6 2.6.7 2.6.8 2.6.9 | Finance/Legals Public relations | £32,970 £24,448 |
| 2.6.3 | Strategic planning and masterplan | £119,716 |
| 2.6.4 | Site investigation | £136,638 |
| 2.6.5 | Engineering design Landscape design | £317,589 £100,203 |
| 2.6.7 | Ecology Ecology | £2,837 |
| 2.6.8 | Site supervision / general design | £0 |
| 2.6.9 | Project management | £0 |
| 2.6.10 2.6.11 | Cost management Local authority fees | £688,769 |
| | | £1,443,171 |
| 2.7 | Marketing/Sales | |
| 2.7.1 | marketing costs as percentage of private sales 3.5% | £2,473,604 |
| 2.7.2 | residential legal fees £500 per unit | £237,000 |
| | | £2,710,604 |
| 2.8 | Contingency | 22,710,004 |
| 2.8.1 | Contingency on build costs 5.0% | £2,226,310 |
| 2.8.2 | Contingency on abnormal costs 7.5% | £195,090 |
| 2.0.2 | College of a brightness of a b | 2.135,030 |
| | | £2,421,399 |
| 2.9 | Policy Costs | |
| 2.9.1 | 24.5ha Country Park with visitor centre | |
| 2.9.2 | Country Park maintenance sum (10 years) | £436,189 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | £116,033 |
| 2.9.8 | Indoor Sports (swimming pool) | £203,114 |
| 2.9.9 | 3No primary schools (propriorate contribution) with nurseries on 2ha sites | £2,261,429 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities | £2,008,333 |
| 2911 | Library | £2,000,333 |
| 2.9.11 2.9.12 | 1000 sq m community centre | |
| 2.9.13 | Temporary community centre | |
| 2914 | 500sqm Community Centre (potential shared use with CP visitor centre) | |
| 2.9.14 2.9.15 | Community Development Officers | |
| 2.9.16 | Rail Crossing Construction | |
| 2.9.17 | Fonnereau surface improvements & ped/cycle bridge | |
| 2.9.18 | Off site cycle and ped improvements | £103,571 |
| 2.9.19 | Ped & cycle signage | £25,000 |
| 2.9.16 2.9.17 2.9.18 2.9.19 2.9.20 2.9.21 2.9.22 2.9.22 2.9.23 2.9.24 2.9.25 2.9.26 2.9.27 2.9.28 2.9.28 2.9.29 2.9.29 | Westerfield Station UTMC | |
| 2.9.22 | Offsite \$278 | £1,000,000 |
| 2.9.23 | Speed limit changes | |
| 2.9.24 | Ped & Cycle crossings | |
| 2.9.25 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | |
| 2.9.20 | Off-site bus priority measures (physical) | |
| 2.9.28 | Travel Plan | £163,179 |
| 2.9.29 | Electric Charging Points | |
| 2.9.30 | Waste transfer contribution S106 Monitoring Costs | £30,498 £14,286 |
| 2.9.31 2.9.32 | Travel bond | £14,200 |
| | | £7,578,008 |
| | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy) | £72,922,799 |
| 3.0 | Developers' Profit | 112,322,133 |
| | Private 17% on gross development value of private | £12,014,647 |
| | Affordable 17% on gross development value of private | £3,431,574 |
| | Commercialon gross development value | £0 |
| | | £15,446,222 |
| | | |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | £88,369,021 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | £2,491,107 |
| 4.00 | Finance Costs APR PCM | |
| | 6% 0.487% | -£2,491,107 |
| | | |
| | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | £90,860,128 |
| This appraisal | has been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal has been prepared in line with the RICS valuation guidan | ce. The purpose of the appraisal is to inform |
| | gh Council as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Profes | |

| Phase 5 | | | | | | | | |
|-----------------|---------------------------------------------------------|----------------|----------------|---------------------|-----------------|-------------------------|----------------|----------------------------|
| | | | | | | | | |
| ITEM Summary | | | | | | | | |
| Net Site Area | 14.57 | | | | | | | peterbrett |
| Net one Area | 14.07 | | | | | | | |
| | | Private | Affordable | | Residual value | • | | peterbrett |
| Yjeld | 474 | 292 | 182 | | £509,184 | per ha | | |
| 1.0 | Development Value | | | | | | | |
| | | | | | | | | |
| 1.1 | Private Units Houses | | | No. of units 292 | Size sq.m 98 | Total sq.m 28,568 | £psm £2,415 | Total Value £68,991,672 |
| | 1100000 | | | 292 | _ | 28,568 | 22,110 | 200,001,012 |
| 1.2 | Intermediate | | | No. of units | | Total sq.m | £psm | Total Value |
| | Houses | | | 36 36 | 84 | 3,052 3,052 | £1,570 | £4,790,402.55 |
| 1.3 | Affordable rent | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | | | 146 146 | 84 | 12,207 12,207 | £1,328 | £16,213,670 |
| 1.4 | District/local centre | | | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| | | | | | | - | | £0 |
| | | | | 474 | | 43,826 | | £89,995,744 |
| 2.0 | Development Cost | | | | | | | |
| <u>.</u> | | | | | | | | |
| 2.1 | Site Acquisition | | | | | | | |
| 2.1.1 | Residual land value | | | | | | | £7,418,815 |
| | | | | | Plus Purchaser | Costs (SDLT, Legals & / | Agents fees) | 5.75% |
| | Site Value | | | | | | | £7,871,422 |
| 2.3 | Build Costs | | | | | | | |
| | | | | No. of units | Size sq.m | Cost per sq.m | | Total Costs |
| 2.3.1 2.3.2 | Private Affordable | | | 292 182 | 98 84 | £1,014 £1,014 | | £28,956,505 £15,466,004 |
| 2.3.3 | District/local centre | | | | • | 2.10 | | £0 |
| 2.0.0 | Districtional centre | | | | 100 | | | |
| 2.4 | Externals | | | 474 | 182 | | | £44,422,509 |
| 1.7 | Externals | | | | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway work | e | | | | | | £186,777 |
| 2.7.2 | Jct Henley Rd & phase 3 Jct Henley Rd & phase 1 | developmen | | | | | | |
| | Jct Westerfield Rd & new | phase 1 dev | relopment | 0 | | | | |
| | Junction Westerfield Roa Junction Tuddenham Ro | | | | | | | |
| 2.4.3 | On-site highway works Spine Roads Ph1 (West | | | | | | | |
| | Spine Roads Ph1 (West Spine Roads Ph2 (East o | | | | Road) | | | |
| | Spine Roads Ph2 (East of Spine Road Ph2 (Works | of Westerfield | Road) (Part 2) | | | | | |
| | Spine Roads Ph 3 (North Acoustic fence to bound | of Railway L | .ine) | .a | | | | £97,791 |
| 2.4.4 | On-site pedestrian/cycle re | outes | iii e | | | | | £58,675 |
| 2.4.5 | Strategic surface water dra SW Drainage and attenu | ation - Phase | | | | | | |
| | SW Drainage and attenu SW Drainage and attenu | ation - Phase | 2B | | | | | |
| | SW Drainage and attenu SW Drainage and attenu | | | | | | | |
| | Swales / attenuation - Ph Swales / attenuation - Ph | | | | | | | |
| | Swales / attenuation - Ph Attenuation area to Phas | ase 3 | | | | | | |
| | Works to existing waterc Drainage connection und | ourses | | | | | | |
| 2.4.6 | Foul Water Drainage | • | | | | | | |
| | On-Site Foul Water Drair On-Site Foul Water Drair | nage Phase 2 | 'A | | | | | |
| | On-Site Foul Water Drain On-Site Foul Water Drain | nage Phase 2 | C. | | | | | |
| 2.4.7 | On-Site Foul Water Drain Utilities | nage Phase 3 | ! | | | | | |
| | Utilities - Phase 1A Utilities - Phase 1B | | | | | | | |
| | Utilities - Phase 2A Utilities - Phase 2B | | | | | | | |
| | Utilities - Phase 2C | | | | | | | |
| | Utilities - Phase 3 Off site diversions works | | | | | | | £48,896 |
| | On site diversions works Reinforcement works | | | | | | | £0 £1,140,900 |
| | Connection Upgrade works | | | | | | | £16,299 £928,804 |
| 2.4.8 | Fire hydrants Ecology Mitigation | | | | | | | £8,149 £74,159 |
| 2.4.9 | Utilities in connection with Junction of Henley Road | | of development | | | | | 2.11.20 |
| | Junction of Henley Road | and Phase 1 | of development | | | | | |
| | Junction Westerfield Roa Junction Westerfield Roa | nd and new D | evelopment Pha | se 2 | | | | |
| 2.4.10 | Junction Westerfield Roa Site preliminaries | | evelopment Pha | se 3 | | | | 03 |
| 2.4.13 | Miscellaneous - contamina | ition | | | | | | £40,746 |
| 2.5 | Professional Econ | | | | | | | £2,601,195 |
| 2.5 | Professional Fees | | | | | | | |

| 2.5.1 | Professional fees on base build costs 8% | £3,553,801 |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 2.5.2 | Professional fees on abnormal costs 12% | £312,143 |
| | | |
| 2.6 | Additions | £3,865,944 |
| | | |
| 2.6.1 2.6.2 | Finance/Legals Public relations | £52,970 £24,448 |
| 2.6.3 | rubile reactions Strategic planning and masterplan | £119,716 |
| 2.6.4 | Site investigation | £136,638 |
| 2.6.5 | Engineering design | £317,589 |
| 2.6.6 | Landscape design | £100,203 |
| 2.6.7 2.6.8 | Ecology Site supervision / general design | £2,837 £0 |
| 2.6.9 | Project management | £0 |
| 2.6.10 | Cost management | £0 |
| 2.6.11 | Local authority fees | £688,769 |
| | | £1,443,171 |
| 2.7 | Mark eting/Sales | |
| 2.7.1 | marketing costs as percentage of private sales 3.5% | £2,414,709 |
| 2.7.2 | residential legal fees £500 per unit | £237,000 |
| i | | |
| | | £2,651,709 |
| 2.8 | Contingency | |
| 2.8.1 | Contingency on build costs 5.0% | £2,221,125 |
| 2.8.2 | Contingency on abnormal costs 7.5% | £195,090 |
| | | |
| | | £2,416,215 |
| 2.9 | Policy Costs | |
| 2.9.1 | 24.5ha Country Park with visitor centre | |
| 2.9.2 | Country Park maintenance sum (10 years) | £436,189 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | £85,714 |
| | | |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | £116,033 |
| 2.9.8 | Indoor Sports (swimming pool) | £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | £2,261,429 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities | £2,008,333 |
| 2.9.11 | Library | |
| 2.9.12 | 1000 sq m community centre | |
| 2.9.13 | Temporary community centre | |
| 2.9.14 | 500sqm Community Centre (potential shared use with CP visitor centre) | |
| 2.9.15 | Community Development Officers | |
| 2.9.16 | Rail Crossing Construction | |
| 2.9.17 2.9.18 | Fonnereau surface improvements & ped/cycle bridge Off site cycle and ped improvements | £103,571 |
| 2.9.19 | On size your ain per improvements Ped & cycle signage | £25,000 |
| 2.9.20 | Westerfield Station | 220,000 |
| 2.9.21 | UTMC | £250,000 |
| 2.9.22 | Offsite S278 | |
| 2.9.23 | Speed limit changes | |
| 2.9.24 2.9.25 | Ped & Cycle crossings Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) | |
| 2.9.26 | Rous service for 5 years (£3.125m) including c. 5 shelters (£75k) | |
| 2.9.27 | Off-site bus priority measures (physical) | |
| 2.9.28 | Travel Plan | £163,179 |
| 2.9.29 | Electric Charging Points | 000,400 |
| 2.9.30 | Waste transfer contribution | £30,498 |
| 2.9.31 2.9.32 | S106 Monitoring Costs Travel bond | £14,286 |
| | | £6,828,008 |
| | | ,520,550 |
| | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy) | £72,100,173 |
| 3.0 | Developers' Profit | |
| | Private 17% on gross development value of private | £11,728,584 |
| | Affordable 17% on gross development value of private | £3,570,692 |
| | Commercialon gross development value | £0 |
| | | £15,299,277 |
| | | |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | £87,399,449 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | £2,596,295 |
| 4.00 | Figure Costs | |
| 4.00 | Finance Costs APR PCM 6% 0.487% | -£2,596,295 |
| | ○/v | 2-1-0-1-00 |
| | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | £89,995,744 |
| This appraisal | has been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal has been prepared in line with the RICS valuation guidant | ce. The numose of the appraisal is to inform |
| lpswich Boroug | in the special control of the contro | |

| Phase 6 | | | | | | | | | |
|------------------|--------------------------------------------------------|------------------------------|------------------|-----------------------|-----------------|---------------------------|----------------|----------------------------|---------------------|
| ITEM Summary | | | | | | | | | |
| Net Site Area | 14.57 | | | | | | | peter | |
| Net Site Area | 14.57 | | | | | | | | |
| | | Private | Affordable | | Residual value | | | Deter | orett |
| Yield | 474 | 289 | 185 | | £514,483 | per ha | | | |
| 1.0 | Development Value | | | | | | | | |
| | | | | | | | | | |
| 1.1 | Private Units Houses | | | No. of units 289 | Size sq.m 98 | Total sq.m 28,336 | £psm £2,415 | Total Value £68,430,764 | |
| | 110000 | | | 289 | - " | 28,336 | 22,110 | 250, 100,101 | |
| 1.2 | Intermediate | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value | |
| | Houses | | | 37 37 | _ 84 | 3,091 3,091 | £1,570 | £4,852,615.57 | |
| 1.3 | Affordable rent | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value | |
| | Houses | | | 148 | _ 84 | 12,365 12,365 | £1,328 | £16,424,237 | |
| 1.4 | District/local centre | | | Size sq.m | Total sq.m | £psm | Yield | Total Value | |
| | | | | 9 - | | - | | £0 | |
| | | | | 474 | | 43,792 | | £89,707,617 | |
| 2.0 | Development Cost | | | | | · | | | |
| | | | | | | | | | |
| 2.1 | Site Acquisition | | | | | | | | |
| 2.1.1 | Residual land value | | | | | | | £7,496,021 | |
| | | | | | Plus Purchaser | Costs (SDLT, Legals & Age | ents fees) | 5.75% | |
| | Sita Value | | | | | | | £7.0£2.220 | |
| 2.3 | Site Value Build Costs | | | | | | | £7,953,338 | |
| | | | | No. of units | Size sq.m | Cost per sq.m | | Total Costs | |
| 2.3.1 2.3.2 | Private Affordable | | | 289 185 | 98 84 | £1,014 £1,014 | | £28,721,086 £15,666,861 | |
| | | | | 100 | 04 | £1,014 | | | |
| 2.3.3 | District/local centre | | | | | | | £0 | |
| | | | | 474 | 182 | | | £44,387,947 | |
| 2.4 | Externals | | | | | | | | |
| 2.4.1 | Enabling Works | | | | | | | £ | 186,777 |
| 2.4.2 | Section 278 Highway work Jet Henley Rd & phase 3 | 3 developme | | | | | | | |
| | Jct Henley Rd & phase 1 Jct Westerfield Rd & nev | 1 developmei v phase 1 de | nt velopment | | | | | | |
| | Junction Westerfield Ros Junction Tuddenham Ro | | | | | | | | |
| 2.4.3 | On-site highway works Spine Roads Ph1 (West | | | | | | | | |
| | Spine Roads Ph1 (West Spine Roads Ph2 (East | of Westerfie | ld Road) (remair | ning link to Henley F | Road) | | | | |
| | Spine Roads Ph2 (East | of Westerfiel | d Road) (Part 2) | | | | | | |
| | Spine Road Ph2 (Works Spine Roads Ph 3 (Nort) | h of Railway i | Line) | nham Road) | | | | | |
| 2.4.4 | Acoustic fence to bound On-site pedestrian/cycle re | | line | | | | | | £97,791 £58,675 |
| 2.4.5 | Strategic surface water dr SW Drainage and attenu | ainage | e 1 | | | | | | |
| | SW Drainage and attenu | ation - Phas | e 2A | | | | | | |
| | SW Drainage and attenu SW Drainage and attenu | iation - Phas | e 2C | | | | | | |
| | SW Drainage and attenu Swales / attenuation - Pf | hase 1 | 9 3 | | | | | | |
| | Swales / attenuation - Pl Swales / attenuation - Pl | | | | | | | | |
| | Attenuation area to Phas Works to existing waterc | se 2 courses | | | | | | | |
| 2.4.6 | Drainage connection und Foul Water Drainage | | | | | | | | |
| 2.4.0 | On-Site Foul Water Drain On-Site Foul Water Drain | nage Phase | 1 | | | | | | |
| | On-Site Foul Water Drain | nage Phase . | 2B | | | | | | |
| | On-Site Foul Water Drai On-Site Foul Water Drai | | | | | | | | |
| 2.4.7 | Utilities Utilities - Phase 1A | | | | | | | | |
| | Utilities - Phase 1B Utilities - Phase 2A | | | | | | | | |
| | Utilities - Phase 2B Utilities - Phase 2C | | | | | | | | |
| | Utilities - Phase 3 Off site diversions works | | | | | | | | £48,896 |
| | On site diversions works | | | | | | | | £0 |
| | Reinforcement works Connection | | | | | | | | ,140,900 £16,299 |
| | Upgrade works Fire hydrants | | | | | | | | £8,149 |
| 2.4.8 2.4.9 | Ecology Mitigation Utilities in connection with | S278 | | | | | | | £74,159 |
| | Junction of Henley Road Junction of Henley Road | and Phase | | | | | | | |
| | Junction Westerfield Ros | ad and new [| evelopment Ph | ase 1 | | | | | |
| 0.4.40 | Junction Westerfield Ro | | | | | | | | |
| 2.4.10 2.4.13 | Site preliminaries Miscellaneous - contamina | ation | | | | | | | £0 £40,746 |
| 2.4.13 | | | | | | | | | |
| 2.4.13 | | | | | | | | £2,601,195 | |
| 2.5 | Professional Fees | | | | | | | £2,601,195 | |

| 2.5.2 | Professional fees on abnormal costs | 12% | £312,143 |
|------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| | | | £3,863,179 |
| 2.6 | Additions | | 23,003,179 |
| | | | 050070 |
| 2.6.1 2.6.2 | Finance/Legals Public relations | | £52,970 £24,448 |
| 2.6.3 | Strategic planning and masterplan | | £119,716 |
| 2.6.4 | Site investigation | | £136,638 |
| 2.6.5 | Engineering design | | £317,589 |
| 2.6.6 2.6.7 | Landscape design Ecology | | £100,203 £2,837 |
| 2.6.8 | Site supervision / general design | | £0 |
| 2.6.9 | Project management | | £0 |
| 2.6.10 2.6.11 | Cost management | | £0 £688,769 |
| 2.0.11 | Local authority fees | | 2000,709 |
| | | | £1,443,171 |
| 2.7 | Marketing/Sales | | |
| 2.7.1 | marketing costs as percentage of private sales | 3.5% | £2,395,077 |
| 2.7.2 | residential legal fees | £500 per unit | £237,000 |
| | | | 00.000.077 |
| 2.8 | Contingency | | £2,632,077 |
| | | | 22.242.227 |
| 2.8.1 | Contingency on build costs | 5.0% | £2,219,397 |
| 2.8.2 | Contingency on abnormal costs | 7.5% | £195,090 |
| | | | 00 444 407 |
| 2.0 | Policy Costs | | £2,414,487 |
| 2.9 | Toney costs | | |
| 2.9.1 | 24.5ha Country Park with visitor centre | | |
| 2.9.2 | Country Park maintenance sum (10 years) | | £436,189 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, p | play areas and youth provision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, p | play areas and youth provision maintenance cost | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22 ha) capi | tal cost | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenand | ce cost | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | | £116,033 |
| 2.9.8 | Indoor Sports (swimming pool) | | £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurser | ies on 2ha sites | £2,261,429 |
| 2.9.10 | | school build cost) with additional £1m payment providing additional sports facilities | £2,008,333 |
| 2.9.11 | Library | | |
| 2.9.12 | 1000 sq m community centre | | |
| 2.9.13 | Temporary community centre | | |
| 2.9.14 | 500sgm Community Centre (potential shared use with CP) | visitor centre) | |
| 2.9.15 | Community Development Officers | | |
| 2.9.16 | Rail Crossing Construction | | |
| 2.9.17 | Fonnereau surface improvements & ped/cycle bridge | | |
| 2.9.18 | Off site cycle and ped improvements | | £103,571 |
| 2.9.19 | Ped & cycle signage | | £25,000 |
| 2.9.20 | Westerfield Station | | |
| 2.9.21 2.9.22 | UTMC Offsite S278 | | |
| 2.9.23 | Speed limit changes | | |
| 2.9.24 | Ped & Cycle crossings | | |
| 2.9.25 | Road safety improvements in Westerfield village (£80k) & | | |
| 2.9.26 | Bus service for 5 years (£3.125m) including c. 5 shelters (£ | (75k) | |
| 2.9.27 2.9.28 | Off-site bus priority measures (physical) Travel Plan | | £163,179 |
| 2.9.29 | Electric Charging Points | | £103,179 |
| 2.9.30 | Waste transfer contribution | | £30,498 |
| 2.9.31 | S106 Monitoring Costs | | £14,286 |
| 2.9.32 | Travel bond | | |
| | | | £6,578,008 |
| | | | |
| | | | |
| 3.0 | TOTAL DEVELOPMENT COSTS (Land, build, externals Developers' Profit | s, professionals, marketing/sales, contingency, policy) | £71,873,402 |
| 3.0 | Developers Profit | | |
| | Private | 17% on gross development value of private | £11,633,230 |
| | Affordable Commercial | 17% on gross development value of private 15% on gross development value | £3,617,065 £0 |
| | Commercial | 1376 off gross development value | 20 |
| | | | £15,250,295 |
| | | | |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | £87,123,697 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERE | <u></u> | £2,583,920 |
| 4.00 | Finance Costs | APR PCM | |
| | | 6% 0.487% | -£2,583,920 |
| | | 2.10170 | |
| | | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | | £89,707,617 |
| | | | , ** |
| | | orough Council. The appraisal has been prepared in line with the RICS valuation guidan orough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional S | |

relied upon as such.

| Phase 7 | | | | | | | | |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------|-----------------|-------------------------|----------------|--------------------------------------------------------------|
| | | | | | | | | |
| ITEM Summary | | | | | | | | |
| Net Site Area | 14.57 | | | | | | | peterbrett |
| Net one Area | 14.07 | | | | | | | |
| | | Private | Affordable | | Residual value | | | Deterprett |
| Yjeld | 474 | 228 | 246 | | £513,335 | per ha | | |
| 1.0 | Development Value | | | | | | | |
| | | | | | | | | |
| 1.1 | Private Units Houses | | | No. of units 228 | Size sq.m 98 | Total sq.m 22,297 | £psm £2,415 | Total Value £53,847,158 |
| | riouses | | | 228 | _ 30 | 22,297 | 22,410 | 255,647,156 |
| 1.2 | Intermediate | | | No. of units | | Total sq.m | £psm | Total Value |
| | Houses | | | 49 49 | _ 84 | 4,122 4,122 | £1,570 | £6,470,154.10 |
| 1.3 | Affordable rent | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | | | 197 197 | 84 | 16,487 16,487 | £1,328 | £21,898,983 |
| L. | | | | | | | *** | |
| 1.4 | Return of travel bond payn | nent | | Size sq.m | Total sq.m | £psm | Yield | Total Value £250,000 |
| | | | | 474 | | 42,906 | | 092.400.200 |
| 2.0 | Development Cost | | | 4/4 | | 42,300 | | £82,466,296 |
| | | | | | | | | |
| 2.1 | Site Acquisition | | | | | | | |
| 2.1.1 | Residual land value | | | | | | | £7,479,295 |
| | | | | | Plus Purchaser | Costs (SDLT, Legals & A | Agents fees) | 5.75% |
| | | | | | | | | |
| | Site Value | | | | | | | £7,935,592 |
| 2.3 | Build Costs | | | | | | | |
| 2.3.1 | Private | | | No. of units 228 | Size sq.m 98 | Cost per sq.m £1,014 | | Total Costs £22,600,199 |
| 2.3.2 | Affordable | | | 246 | 84 | £1,014 | | £20,889,149 |
| 2.3.3 | District/local centre | | | | | | | 03 |
| | | | | 474 | 182 | | | £43,489,347 |
| 2.4 | Externals | | | | | | | |
| 2.4.1 | Enabling Works | | | | | | | £186,777 |
| 2.4.2 | Section 278 Highway work | | | | | | | 2.100,777 |
| | Jct Henley Rd & phase 3 Jct Henley Rd & phase 1 | developmen | t | | | | | |
| | Jct Westerfield Rd & new Junction Westerfield Roa | | | se 2 | | | | |
| 2.4.3 | Junction Tuddenham Ros On-site highway works | ad and new i | Development Pha | ase 2 | | | | |
| | Spine Roads Ph1 (West Spine Roads Ph1 (West | | | | 20adi | | | |
| | Spine Roads Ph2 (East o | of Westerfield | l Road) (Part 1) - | | (out) | | | |
| | Spine Roads Ph2 (East o Spine Road Ph2 (Works | to existing a | ccess off Tudden | ham Road) | | | | |
| | Spine Roads Ph 3 (North Acoustic fence to bounda | | | | | | | £97,791 |
| 2.4.4 2.4.5 | On-site pedestrian/cycle ro Strategic surface water dra | | | | | | | £58,675 |
| | SW Drainage and attenue SW Drainage and attenue | ation - Phase | | | | | | |
| | SW Drainage and attenua | ation - Phase | 2B | | | | | |
| | SW Drainage and attenui SW Drainage and attenui | ation - Phase | | | | | | |
| | Swales / attenuation - Ph Swales / attenuation - Ph | | | | | | | |
| | Swales / attenuation - Ph Attenuation area to Phase | ase 3 | | | | | | |
| | Works to existing waterco | ourses | | | | | | |
| 2.4.6 | Foul Water Drainage | • | | | | | | |
| | On-Site Foul Water Drain On-Site Foul Water Drain | nage Phase 2 | ?A | | | | | |
| | On-Site Foul Water Drain On-Site Foul Water Drain | | | | | | | |
| 2.4.7 | On-Site Foul Water Drain Utilities | | | | | | | |
| | Utilities - Phase 1A Utilities - Phase 1B | | | | | | | |
| | | | | | | | | |
| | Utilities - Phase 2A | | | | | | | |
| | Utilities - Phase 2B Utilities - Phase 2C | | | | | | | |
| | Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 3 Off site diversions works | | | | | | | £48,896 |
| | Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 3 | | | | | | | £48,896 £0 £1,140,900 |
| | Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works Connection | | | | | | | £0 £1,140,900 £16,299 |
| 24.0 | Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants | | | | | | | £0 £1,140,900 £16,299 £928,804 £8,149 |
| | Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation Utilities in connection with | \$278 | | | | | | £0 £1.140,000 £16.299 £928.804 |
| 2.4.8 2.4.9 | Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation | \$278 and Phase (| | | | | | £0 £1,140,900 £16,299 £928,804 £8,149 |
| | Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation Utilities in connection with Junction of Henley Road Junction of Henley Road Junction Westerfield Roa | S278 and Phase 3 and Phase 3 ad and new E | l of development evelopment Pha | se 1 | | | | £0 £1,140,900 £16,299 £928,804 £8,149 |
| 2.4.9 | Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation Utilities in connection with Junction of Henley Road Junction of Henley Road Junction Westerfield Roa Junction Westerfield Roa Junction Westerfield Roa | S278 and Phase (and Phase r ad and new E ad and new E | l of development Vevelopment Pha Vevelopment Pha | se 1 se 2 | | | | £0 £1,140,990 £16,299 £928,804 £8,149 £74,159 |
| | Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3 Olf site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation Utilities in connection with Junction of Henley Road Junction Westerfield Roa Junction Westerfield Roa Junction Westerfield Roa | S278 and Phase (and Phase (ad and new E ad and new E ad and new E | l of development Vevelopment Pha Vevelopment Pha | se 1 se 2 | | | | £0 £1,140,900 £16,299 £928,804 £8,149 |
| 2.4.10 | Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation Utilities in connection with Junction of Henley Road Junction five Mesterfield Roa Junction Westerfield Roa Junction Westerfield Roa Site preliminaries | S278 and Phase (and Phase (ad and new E ad and new E ad and new E | l of development Vevelopment Pha Vevelopment Pha | se 1 se 2 | | | | £0 £1,149,900 £16,299 £928,804 £8,149 £74,159 |

| 2.5.1 | Professional fees on base build costs | 8% | £3,479,148 |
|------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 2.5.2 | Professional fees on abnormal costs | 12% | £312,143 |
| | | | |
| | | | £3,791,291 |
| 2.6 | Additions | | |
| 2.6.1 | Finance/Legals | | £52,970 |
| 2.6.2 | Public relations | | £24,448 |
| 2.6.3 2.6.4 | Strategic planning and masterplan Site investigation | | £119,716 £136,638 |
| 2.6.5 | Engineering design | | £317,589 |
| 2.6.6 | Landscape design | | £100,203 |
| 2.6.7 | Ecology | | £2,837 |
| 2.6.8 2.6.9 | Site supervision / general design Project management | | 0 <u>3</u> |
| 2.6.10 | Cost management | | £0 |
| 2.6.11 | Local authority fees | | £688,769 |
| 2.7 | Marketing/Sales | | £1,443,171 |
| 2.7.1 | marketing costs as percentage of private sales | 3.5% | £1,884,651 |
| | | | |
| 2.7.2 | residential legal fees | £500 per unit | £237,000 |
| | | | |
| | | | £2,121,651 |
| 2.8 | Contingency | | |
| 2.8.1 | Contingency on build costs | 5.0% | £2,174,467 |
| | | 750 | 0405.000 |
| 2.8.2 | Contingency on abnormal costs | 7.5% | £195,090 |
| | | | |
| | | | £2,369,557 |
| 2.9 | Policy Costs | | |
| 2.9.1 | 24.5ha Country Park with visitor centre | | |
| 2.9.2 | Country Park maintenance sum (10 years) | | £436,189 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, pla | v areas and youth provision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, pla | | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital | | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance | | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | 0030 | £116,033 |
| 2.9.8 | Indoor Sports (swimming pool) | | £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries | on The eiter | £203,114 |
| 2.9.10 | | on zna sites hool build cost) with additional £1m payment providing additional sports facilitie | |
| 2.9.10 | Library | moor build cost) with additional £ mit payment providing additional sports racinite | 15 |
| 2.9.14 | 1000 sq m community centre | | |
| 2.9.15 | Temporary community centre | | |
| 2.9.16 | 500sqm Community Centre (potential shared use with CP visi | tor centre) | |
| 2917 | Community Development Officers | or control | |
| 2.9.17 2.9.18 | Rail Crossing Construction | | |
| 2.9.19 | Fonnereau surface improvements & ped/cycle bridge | | |
| 2.9.20 | Off site cycle and ped improvements | | £103,571 |
| 2.9.21 | Ped & cycle signage | | £25,000 |
| 2.9.22 | Westerfield Station | | |
| 2.9.23 2.9.24 | UTMC Offsite S278 | | |
| 2.9.25 | Speed limit changes | | |
| 2.9.26 | Ped & Cycle crossings | | |
| 2.9.27 | Road safety improvements in Westerfield village (£80k) & The | | |
| 2.9.28 2.9.29 | Bus service for 5 years (£3.125m) including c. 5 shelters (£75 Off-site bus priority measures (physical) | K) | |
| 2.9.30 | Travel Plan | | £163,179 |
| 2.9.31 2.9.32 | Electric Charging Points | | |
| | Waste transfer contribution | | £30,498 |
| 2.9.33 | S106 Monitoring Costs | | £14,286 |
| | | | £2,308,246 |
| | | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, pr | ofaccionale marketing/cales contingen mali | £66,060,050 |
| 3.0 | Developers' Profit | oressionals, marketing/sales, contingency, policy) | 200,000,000 |
| | · | | |
| | Private Affordable | 17% on gross development value of private 17% on gross development value of private | £9,154,017 |
| | Commercial | 15% on gross development value | £4,822,753 £0 |
| | | | |
| | | | £13,976,770 |
| | | | , , |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | £80,036,821 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST | | £2,429,475 |
| 4.00 | Finance Costs | APR PCM | |
| | . mange Goata | 6% 0.487% | -£2,429,475 |
| | | 5.13170 | |
| | | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | | £82,466,296 |
| | . O | | ~02,700,200 |
| This appraisal | has been prepared by Peter Brett Associates on behalf of Ipswich Boro | rugh Council. The appraisal has been prepared in line with the RICS valuation g | guidance. The purpose of the appraisal is to inform |
| | | gic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – F | |



Appendix C Viability testing results: Scenario 2 – Future Costs & Values in 2020

| Phase 1 ITEM Summary | | | | | | | | aha |
|----------------------|--------------------------------|---------|------------|----------------------------|---------------------|--------------------------------|-----------------------|-----------------------------|
| Net Site Area | 14.57 | Private | Affordable | | Residual valu | | | peterbrett |
| Yjeld | 474 | 474 | 0 | | £540,866 | per ha | | peter or ett |
| 1.0 | Development Value | | | | | | | |
| 1.1 | Private Units Houses | | | No. of units 474 474 | Size sq.m 98 | Total sq.m 46,452 46,452 | £psm £2,881 | Total Value £133,828,212 |
| 1.2 | Intermediate Houses | | | No. of units | Size sq.m 84 | Total sq.m 0 0 | £psm £1,873 | Total Value £0.00 |
| 1.3 | Affordable rent Houses | | | No. of units | Size sq.m 84 | Total sq.m 0 0 | £psm £1,585 | Total Value |
| 1.4 | District/local centre | | | Size sq.m 1,208 | Total sq.m 1,208 | £psm £129 | Yield 8% | Total Value £1,947,900 |
| | | | | 474 | | 46,452 | | £135,776,112 |

| l | Paradament Ocat | | | | |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------|-----------------|---------------------------------|----------------------------|
| 2.0 | Development Cost | | | | |
| 2.4 | Site Acquisition | | | | |
| 2.1 | one Acquisition | | | | |
| 2.1.1 | Residual land value | | | | £7,880,417 |
| | | | Plus Purchaser | Costs (SDLT, Legals & Agents fe | ees) 5.75% |
| | | | | | |
| | Site Value | | | | £8,361,185 |
| 2.3 | Build Costs | | | | |
| 231 | Private | No. of units 474 | Size sq.m 98 | Cost per sq.m £1,293 | Total Costs £60,074,699 |
| 2.3.1 2.3.2 | Affordable | 0 | 84 | £1,293 | £00,074,099 |
| 2.3.3 | District/local centre | 1 | 1,329 | £712 | £945,906 |
| | | 475 | 1,510 | | £61,020,606 |
| 2.4 | Externals | 475 | 1,510 | | 201,020,000 |
| 2.4 | LACCINAIS | | | | |
| 2.4.1 | Enabling Works | | | | £223,595 |
| 2.4.2 | Section 278 Highway works Jet Henley Rd & phase 3 development | | | | |
| | Jct Henley Rd & phase 1 development Jct Westerfield Rd & new phase 1 development | | | | £478,030 £956,060 |
| | Junction Westerfield Road and new Development Phas | | | | 2000,000 |
| 2.4.3 | Junction Tuddenham Road and new Development Pha On-site highway works | | | | |
| | Spine Roads Ph1 (West of Westerfield Road) off Weste Spine Roads Ph1 (West of Westerfield Road) (remainir | | load) | | £704,144 £1,131,957 |
| | Spine Roads Ph2 (East of Westerfield Road) (Part 1) - | | | | 20111-110-1 |
| | Spine Roads Ph2 (East of Westerfield Road) (Part 2) Spine Road Ph2 (Works to existing access off Tuddent | ham Road) | | | |
| | Spine Roads Ph 3 (North of Railway Line) Acoustic fence to boundary of railway line | | | | £117,069 |
| 2.4.4 2.4.5 | On-site pedestrian/cycle routes Strategic surface water drainage | | | | £70,241 |
| 2.4.5 | SW Drainage and attenuation - Phase 1 | | | | £579,736 |
| | SW Drainage and attenuation - Phase 2A SW Drainage and attenuation - Phase 2B | | | | |
| | SW Drainage and attenuation - Phase 2C SW Drainage and attenuation - Phase 3 | | | | |
| | Swales / attenuation - Phase 1 | | | | £309,642 |
| | Swales / attenuation - Phase 2 Swales / attenuation - Phase 3 | | | | |
| | Attenuation area to Phase 2 Works to existing watercourses | | | | |
| | Drainage connection under railway | | | | |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drainage Phase 1 | | | | £293,861 |
| | On-Site Foul Water Drainage Phase 2A On-Site Foul Water Drainage Phase 2B | | | | |
| | On-Site Foul Water Drainage Phase 2C | | | | |
| 2.4.7 | On-Site Foul Water Drainage Phase 3 Utilities | | | | |
| | Utilities - Phase 1A Utilities - Phase 1B | | | | £582,508 £676,079 |
| | Utilities - Phase 2A | | | | 20101010 |
| | Utilities - Phase 2B Utilities - Phase 2C | | | | |
| | Utilities - Phase 3 Off site diversions works | | | | £58,534 |
| | On site diversions works Reinforcement works | | | | £0 |
| | Connection | | | | £1,365,800 £19,511 |
| | Upgrade works Fire hydrants | | | | £1,111,894 £9,756 |
| 2.4.8 2.4.9 | Ecology Mitigation Utilities in connection with \$278 | | | | £88,777 |
| 2.4.9 | Junction of Henley Road and Phase 3 of development | | | | |
| | Junction of Henley Road and Phase 1 of development Junction Westerfield Road and new Development Phas | se 1 | | | £47,803 £95,606 |
| | Junction Westerfield Road and new Development Phas Junction Westerfield Road and new Development Phas | | | | |
| 2.4.10 | Site preliminaries | | | | 03 |
| 2.4.13 | Miscellaneous - contamination | | | | £48,779 |
| 2.5 | Professional Fees | | | | £8,969,382 |
| | | | | | |
| 2.5.1 | Professional fees on base build costs | | 8% | | £4,881,648 |
| 2.5.2 | Professional fees on abnormal costs | | 12% | | £1,076,326 |
| | | | | | |
| 2.6 | Additions | | | | £5,957,974 |
| | | | | | |
| 2.6.1 2.6.2 | Finance/Legals Public relations | | | | £63,412 £29,267 |
| 2.6.2 2.6.3 2.6.4 2.6.5 2.6.6 2.6.7 2.6.8 2.6.9 | Strategic planning and masterplan Site investigation | | | | £143,316 £163,573 |
| 2.6.5 | Engineering design | | | | £380,194 |
| 2.6.6 2.6.7 | Landscape design Ecology | | | | £119,955 £3,396 |
| 2.6.8 2.6.9 | Site supervision / general design Project management | | | | 0.3 0.3 |
| 2.6.10 | Cost management | | | | 03 |
| 2.6.11 | Local authority fees | | | | £824,543 |
| 0.7 | Manifestine (Online | | | | £1,727,656 |
| 2.7 | Marketing/Sales | | | | |
| 2.7.1 | marketing costs as percentage of private sales | | 3.5% | | £4,683,987 |
| 2.7.2 | residential legal fees | | £500 | per unit | £237,000 |
| | | | | | |
| 2.0 | Contingency | | | | £4,920,987 |
| 2.8 | Contingency | | | | |

| 2.8.1 | Contingency on build costs 5.0% | | £3,051,030 |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------|
| 2.8.2 | Contingency on abnormal costs 7.5% | | £672,704 |
| | | | £3,723,734 |
| 2.9 | Policy Costs | | |
| 2.9.1 | 24.5ha Country Park with visitor centre | | |
| 2.9.2 | Country Park maintenance sum (10 years) | | |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (1 | 15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision m | naintenance cost | |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | | |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | | |
| 2.9.8 | Indoor Sports (swimming pool) | | |
| | | | 00 004 400 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | 104 | £2,261,429 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost) with additional | al £1m payment providing additional sports facilities | £2,008,333 |
| 2.9.11 | Library | | |
| 2.9.12 | 1000 sq m community centre | | |
| 2.9.13 | Temporary community centre | | £50,000 |
| 2.9.14 | 500sqm Community Centre (potential shared use with CP visitor centre) | | |
| 2.9.15 | Community Development Officers | | £125,000 |
| 2.9.16 | Rail Crossing Construction | | £2,902,500 |
| 2.9.15 2.9.16 2.9.17 2.9.18 2.9.19 2.9.20 2.9.20 2.9.22 2.9.23 2.9.24 2.9.25 2.9.25 2.9.26 | Fonnereau surface improvements & ped/cycle bridge | | £600,000 |
| 2.9.18 | Off site cycle and ped improvements | | £103,571 |
| 2.9.19 | Ped & cycle signage Westerfield Station | | £10,000 |
| 2.9.20 | UTMC | | £250.000 |
| 2.9.22 | UTMC | | £250,000 |
| 2.9.23 | Offsite \$278 | | £1,000,000 |
| 2.9.24 | Speed limit changes | | £10,000 |
| 2.9.25 | Ped & Cycle crossings | | £160,000 |
| 2.9.26 2.9.27 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) | | £140,000 £1,091,667 |
| 2.9.27 | Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | | £1,091,667 £1.091,667 |
| 2.9.29 | Off-site bus priority measures (physical) | | £1,051,007 |
| 2.9.30 | Travel Plan | | £163,179 |
| 2.9.31 | Electric Charging Points | | £14,000 |
| 2.9.32 | Waste transfer contribution | | |
| 2.9.33 | S106 Monitoring Costs | | £14,286 |
| 2.9.34 | Travel bond | | £250,000 |
| | | | £13,535,069 |
| | | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sale | es, contingency, policy) | £108,216,594 |
| 3.0 | Developers' Profit | | |
| | Private 17% | Top group development value of private | £22,750,796 |
| | Affordable 17% | on gross development value of private on gross development value of private | £22,750,796 £0 |
| | Commercial 15% | on gross development value | £292,185 |
| | | _ | |
| | | | £23,042,981 |
| | | - | 223,042,301 |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | £131,259,575 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | | £4,516,537 |
| 4.00 | Finance Operator | DOM | |
| 4.00 | Finance Costs APR 6% | PCM 0.487% | -£4,516,537 |
| | | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | | £135,776,112 |
| | | | * * |
| lpswich Boroug | I has been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal hi igh Council as to the impact of planning policy has on viability at a strategic borough level. This apprai relied upon as such. | | |

| Phase 2 | | | | | | | | |
|------------------|----------------------------------------------------------|----------------|------------------|--------------|-----------------|-------------------------|--------------|----------------------------|
| | | | | | | | | |
| ITEM Summary | | | | | | | | |
| Net Site Area | 14.57 | | | | | | | |
| | | | | | | | | |
| | | Private | Affordable | | Residual value | | | peterbrett |
| Yield | 474 | 474 | 0 | | £454,552 | per ha | | |
| 1.0 | Development Value | | | | | | | |
| 1.1 | Private Units | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| l | Houses | | | 474 | 98 | 46,452 46,452 | £2,881 | £133,828,212 |
| 1.2 | Intermediate | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | | | 0 0 | 84 | 0 0 | £1,873 | £0.00 |
| 1.3 | Affordable rent | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | | | 0 | 84 | 0 0 | £1,585 | £0 |
| 1.4 | District/local centre | | | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| | | | | | | | | £0 |
| | | | | 474 | | 46,452 | | £133,828,212 |
| 2.0 | Development Cost | | | | | | | |
| 2.1 | Site Acquisition | | | | | | | |
| 2.1.1 | Residual land value | | | | | | | £6,622,829 |
| | | | | | Plus Purchaser | Costs (SDLT, Legals & A | Agents fees) | 5.75% |
| | | | | | | (= = = : , = = g a i o | / | |
| 2.2 | Site Value | | | | | | | £7,026,874 |
| 2.3 | Build Costs | | | No. of units | Size en | Cost nor on | | Total Conto |
| 2.3.1 | Private | | | 474 | Size sq.m 98 | Cost per sq.m £1,293 | | Total Costs £60,074,699 |
| 2.3.2 | Affordable | | | 0 | 84 | £1,293 | | 03 |
| 2.3.3 | District/local centre | | | | | | | £0 |
| 2.4 | Externals | | | 474 | 182 | | | £60,074,699 |
| | Externate | | | | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway works | s | | | | | | £223,595 |
| | Jct Henley Rd & phase 3 Jct Henley Rd & phase 1 | developmen | | | | | | |
| | Jct Westerfield Rd & new Junction Westerfield Roa | phase 1 dev | elopment | se 2 | | | | £956,060 |
| 2.4.3 | Junction Tuddenham Roa On-site highway works | ad and new E | evelopment Pha | ise 2 | | | | £478,030 |
| | Spine Roads Ph1 (West of Spine Roads Ph1 (West of | | | | oad) | | | |
| | Spine Roads Ph2 (East of Spine Roads Ph2 (East of | f Westerfield | Road) (Part 1) - | | | | | £911,114 £828,666 |
| | Spine Road Ph2 (Works t Spine Roads Ph 3 (North | to existing ac | cess off Tudden. | ham Road) | | | | · · · |
| 2.4.4 | Acoustic fence to boundar On-site pedestrian/cycle ro | ry of railway | | | | | | £117,069 £70,241 |
| 2.4.5 | Strategic surface water dra SW Drainage and attenua | inage | 1 | | | | | |
| | SW Drainage and attenua SW Drainage and attenua | ation - Phase | 2A | | | | | £286,968 £286,968 |
| | SW Drainage and attenua SW Drainage and attenua | ation - Phase | 2C | | | | | £300,334 |
| | Swales / attenuation - Pha Swales / attenuation - Pha | ase 1 | | | | | | £333,176 |
| | Swales / attenuation - Pha Attenuation area to Phase | ase 3 | | | | | | £204,870 |
| | Works to existing waterco | ourses | | | | | | £11,707 £39,023 |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drain | • | | | | | | |
| | On-Site Foul Water Drain On-Site Foul Water Drain | age Phase 2 | A | | | | | £215,672 £215,672 |
| | On-Site Foul Water Drain On-Site Foul Water Drain | age Phase 2 | С | | | | | £225,716 |
| 2.4.7 | Utilities Utilities - Phase 1A | - | | | | | | |
| | Utilities - Phase 1B Utilities - Phase 2A | | | | | | | £691,954 |
| | Utilities - Phase 2B Utilities - Phase 2C | | | | | | | £590,651 £355,149 |
| | Utilities - Phase 3 Off site diversions works | | | | | | | £1,088,541 £58,534 |
| | On site diversions works Reinforcement works | | | | | | | £0 £1,365,800 |
| | Connection Upgrade works | | | | | | | £19,511 £1,111,894 |
| 2.4.8 | Fire hydrants Ecology Mitigation | | | | | | | £9,756 £88,777 |
| 2.4.9 | Utilities in connection with Junction of Henley Road | | of development | | | | | |
| | Junction of Henley Road Junction Westerfield Road | and Phase 1 | of development | | | | | |
| | Junction Westerfield Road Junction Westerfield Road | d and new D | evelopment Pha | se 2 | | | | |
| | | a ana non b | | | | | | |
| 2.4.10 2.4.13 | Site preliminaries Miscellaneous - contamina | | | | | | | £0 £48,779 |
| | Site preliminaries | | | | | | | |

| 2.5.1 | Professional fees on base build costs 8% | £4,805,976 |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 2.5.2 | Professional fees on abnormal costs 12% | £1,336,107 |
| | | £6,142,083 |
| 2.6 | Additions | E OJ I VEJO GO |
| 2.6.1 | Finance/Legals | £63.412 |
| 2.6.2 | Public relations | £29,267 |
| 2.6.3 | Strategic planning and masterplan | £143,316 |
| 2.6.4 | Site investigation | £163,573 |
| 2.6.5 2.6.6 | Engineering design Landscape design | £380,194 £119,955 |
| 2.6.7 | Ecology | £3,396 |
| 2.6.8 | Site supervision / general design | £0 |
| 2.6.9 2.6.10 | Project management Cost management | 03 |
| 2.6.11 | Local authority fees | £824,543 |
| 2.7 | Hardestine (Online | £1,727,656 |
| 2.7 | Marketing/Sales | |
| 2.7.1 | marketing costs as percentage of private sales 3.5% | £4,683,987 |
| 2.7.2 | residential legal fees £500 per unit | £237,000 |
| 2.1.2 | residential legal fees £500 per unit | £237,000 |
| | | |
| 2.8 | Contingency | £4,920,987 |
| | | |
| 2.8.1 | Contingency on build costs 5.0% | £3,003,735 |
| 2.8.2 | Contingency on abnormal costs 7.5% | £835,067 |
| | | 200-10-1 |
| | | £3,838,802 |
| 2.9 | Policy Costs | 23,636,602 |
| 2.5 | ruity dusts | |
| 2.9.1 | 24.5ha Country Park with visitor centre | £757,559 |
| 2.9.2 | Country Park maintenance sum (10 years) | |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | |
| 2.9.8 | Indoor Sports (swimming pool) | |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | £2,261,429 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities | £2,008,333 |
| 2.9.11 | Library | £372,960 |
| 2.9.12 | 1000 sq m community centre | £520,000 |
| 2.9.13 | Temporary community centre | 2000 000 |
| 2.9.14 | 500sqm Community Centre (potential shared use with CP visitor centre) | £260,000 |
| 2.9.15 2.9.16 | Community Development Officers Rail Crossing Construction | £125,000 £2,902,500 |
| 2.0.10 | Fonnereau surface improvements & ped/cycle bridge | £600,000 |
| 2.9.18 | Offisite cycle and ped improvements | £103,571 |
| 2.9.17 2.9.18 2.9.19 2.9.20 | Ped & cycle signage | |
| 2.9.20 | Westerfield Station | |
| 2.9.21 2.9.22 | UT MC Offsite \$278 | |
| 2.9.23 | Onsite gaze Speed limit changes | |
| 2.9.24 | Ped & Cycle crossings | |
| 2.9.25 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) | |
| 2.9.26 2.9.27 | Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) Off-site bus priority measures (physical) | £1,091,667 £125,000 |
| 2.9.28 | On-site bus priority measures (physicar) Travel Plan | £163,179 |
| 2.9.29 | Electric Charging Points | £14,000 |
| 2.9.30 | Waste transfer contribution | |
| 2.9.31 | S106 Monitoring Costs | £14,286 |
| | | £12,535,859 |
| | | |
| | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy) | £107,401,190 |
| 3.0 | Developers' Profit | |
| | Private 17% on gross development value of private | £22,750,796 |
| | Affordable 17% on gross development value of private | £0 |
| | Commercial 15% on gross development value | £0 |
| | | |
| | | £22,750,796 |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | £130,151,987 |
| | | |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | £3,676,225 |
| 4.00 | Finance Costs APR PCM 6% 0.487% | -£3,676,225 |
| | | |
| | TOTAL BROUGOT GOOTO (NOLLIDNO NITEREST) | 0400.000.000 |
| - | TOTAL PROJECT COSTS [INCLUDING INTEREST] | £133,828,212 |
| | s been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal has been prepared in line with the RICS valuation guidar Council as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Profes | |

should not be relied upon as such.

| Process | Phase 3 | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------|----------------|------------------|---------------------|----------------|-------------------------|--------------|-------------------|
| Prince Area cales Prince Prince Area cales Prince Prince Area cales Prince | | | | | | | | | |
| Private Strike | Summary | | | | | | | | |
| Private Strike | Net Site Area | 14.57 | | | | | | | |
| Private Strike | | | | | | | | | |
| Private Strike | | 171 | | | | | | | peterorett |
| Private bins | Yield | 4/4 | 379 | 95 | | £512,913 | per ha | | |
| 10,000 10 | 1.0 | Development Value | | | | | | | |
| 10,000 10 | 1.1 | Private Units | | | No. of units | Size sa.m | Total sg.m | £psm | Total Value |
| Macroscopies | | | | | 379 | | 37,162 | | |
| Horses | 1.2 | Intermediate | | | | Size sa m | | fnsm | Total Value |
| Advancedure mail | | | | | 19 | | 1,585 | | |
| Purpose | 1.3 | Affordable rent | | | | Size sa m | | fnsm | Total Value |
| Size s.c.m. Size s.c.m. Total Sign. | 1.5 | | | | 76 | | 6,341 | | |
| 1 | 4.4 | District floor Leantre | | | | Total on m | | Viola | Total Value |
| See Anguipa 3 in Flash Ang | 1.4 | District/local centre | | | | | | | |
| See Anguist time | | | | | 474 | | 45,088 | | £125,935,810 |
| ### PLAP Purchaser Code (SDLT) Legals & Agents frees) #### See Value See Value | 2.0 | Development Cost | | | | | · | | |
| ### PLAP Purchaser Code (SDLT) Legals & Agents frees) #### See Value See Value | 2.1 | Site Acquisition | | | | | | | |
| Site Value | 2.1 | | | | | | | | C7 470 4 40 |
| Size Value | 2.1.1 | Residual land value | | | | | | | |
| 1.31 | | | | | | Plus Purchaser | Costs (SDLT, Legals & / | Agents fees) | 5.75% |
| Service | | Site Value | | | | | | | £7,929,064 |
| Physics | 2.3 | Build Costs | | | | | | | |
| Advantage | 231 | Private | | | | | | | |
| ### Externals ### Externals ### Externals ### Externals ### Section 778 Highway work ### Section 778 Highway ### Section 778 | 2.3.1 | | | | | | | | |
| Externals | 2.3.3 | District/local centre | | | 1 | 3,995 | £712 | | £2,843,983 |
| Section 278 Highway works | | | | | 475 | 4,177 | | | £61,154,784 |
| | 2.4 | Externals | | | | | | | |
| | 2.4.1 | Enabling Works | | | | | | | £223 595 |
| Jul Hoship Fed & phase of development Junction Westerfield Road and new Development Phase 2 Junction Westerfield Road (Immany Carlot Phase 2) Junction Road Phase Ph | 2.4.2 | Section 278 Highway work | | t | | | | | |
| Junction Westerlied Road and new Development Phase 2 | | Jct Henley Rd & phase 1 | developmen | t | | | | | 2530,000 |
| 1.4.3 On-site highway works Span Roads Phi (Westerfield Road) of Westerfield Road Span Roads Phi (West of Westerfield Road) Span Roads Phi (West of Vesterfield Road) Span Roads Phi (Bast of Westerfield Road) Pari (Phi (Phi (Phi (Phi (Phi (Phi (Phi (Ph | | Junction Westerfield Roa | d and new D | evelopment Pha | | | | | |
| Spine Roads Phi (West of Westerlind Road) (emaining link to Henley Road) Spine Roads Phi (East of Westerlind Road) (Part 2) Spine Roads Phi (East of Westerlind Road) (Part 2) Spine Roads Phi (East of Westerlind Road) (Part 2) Spine Roads Phi (East of Westerlind Road) (Part 2) Spine Roads Phi (East of Westerlind Road) Spine Phi (East of Westerlind Road) | 2.4.3 | On-site highway works | | | | | | | |
| Spine Roads Ph 2 (East of Westerhold Road) (Fast 2) Spine Roads Ph 2 (Winst to scribing access off Tudehahm Road) Spine Roads Ph 3 (Ninh for Railway Lind) Spine Railway Lind) Spine Roads Ph 3 (Ninh for Railway Lind) Spine | | Spine Roads Ph1 (West | of Westerfield | d Road) (remaini | ng link to Henley F | Road) | | | |
| Spine Roads Ph 3 (North of Rallway Line) | | | | | top | | | | |
| 1.4.1 | | | | | ham Road) | | | | £1,437,345 |
| Strategic surface water drainage SW Drainage and attenuation - Phase 2 | 2.4.4 | | | line | | | | | |
| SW Drainage and attenuation - Phase 2A SW Drainage and attenuation - Phase 2B SW Drainage and attenuation - Phase 2C E449.940 Swales / attenuation - Phase 3 E433.7726 Attenuation - Phase 2 E333.7726 E333.7726 | 2.4.5 | Strategic surface water dra | a in ag e | . 1 | | | | | |
| SW Drainage and attenuation - Phase 2 | | SW Drainage and attenu | ation - Phase | 2A | | | | | |
| Seales / attenuation - Phase 1 | | SW Drainage and attenu | ation - Phase | 2C | | | | | C440.040 |
| Sweles / attenuation - Phase 3 | | Swales / attenuation - Ph | ase 1 | 3 | | | | | 1449,940 |
| Works to existing watercourses | | Swales / attenuation - Ph | ase 3 | | | | | | £333,726 |
| Foul Water Drainage Phase 1 | | Works to existing waterc | ourses | | | | | | |
| On-Site Foul Water Drainage Phase 2A | 2.4.6 | Foul Water Drainage | - | | | | | | |
| On-Site Foul Water Drainage Phase 2 C On-Site Foul Water Drainage Phase 3 Utilities Utilities - Phase 1 A Utilities - Phase 2 B Utilities - Phase 3 | | | | | | | | | |
| On-Site Foul Water Drainage Phase 3 Uitities - Phase 1A Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation 4.9 Utilities in connection with \$278 Junction of Henley Road and Phase 3 of development Junction of Henley Road and new Development Phase 1 Junction Westerfield Road and new Development Phase 2 Junction Westerfield Road and new Development Phase 3 4.10 Site preliminaries £7,752,632 | | | | | | | | | |
| Utilities - Phase 1A | 2.4.7 | On-Site Foul Water Drain | | | | | | | £229,655 |
| Utilities - Phase 2A | | Utilities - Phase 1A | | | | | | | |
| Utilities - Phase 2C | | Utilities - Phase 2A | | | | | | | |
| Off site diversions works On site diversions works On site diversions works Connection Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation 4.8 Ecology Mitigation Usilities in connection with \$278 Junction of Henley Road and Phase 3 of development Junction of Henley Road and Phase 1 of development Junction Westerfield Road and new Development Phase 1 Junction Westerfield Road and new Development Phase 2 Junction Westerfield Road and new Development Phase 2 Junction Westerfield Road and new Development Phase 3 Miscellaneous - contamination \$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$ | | Utilities - Phase 2C | | | | | | | £1 088 541 |
| Reinforcement works | | Off site diversions works | | | | | | | £58,534 |
| Upgrade works | | Reinforcement works | | | | | | | £1,365,800 |
| 4.8 Ecology Mitigation E88,777 4.9 Utilities in connection with \$278 | | Upgrade works | | | | | | | £1,111,894 |
| Junction of Henley Road and Phase 3 of development £95,606 Junction Westerfield Road and Phase 1 of development Junction Westerfield Road and new Development Phase 1 Junction Westerfield Road and new Development Phase 2 Junction Westerfield Road and new Development Phase 2 Junction Westerfield Road and new Development Phase 3 £47,803 4.10 Site preliminaries £48,779 4.13 Miscellaneous - contamination £48,779 | 2.4.8 | Ecology Mitigation | | | | | | | |
| Junction Westerfield Road and new Development Phase 1 Junction Westerfield Road and new Development Phase 2 Junction Westerfield Road and new Development Phase 3 £47.803 | 2.4.9 | Junction of Henley Road | and Phase 3 | | | | | | £95,606 |
| Junction Westerfield Road and new Development Phase 3 | | Junction Westerfield Roa | nd and new D | evelopment Pha | se 1 | | | | |
| .4.10 Site preliminaries £0 .4.13 Miscellaneous - contamination £48,779 | | Junction Westerfield Roa | | | | | | | |
| £7,752,632 | 2.4.10 2.4.13 | Site preliminaries | | | | | | | £0 |
| | | | | | | | | | |
| | 2.5 | Professional Fees | | | | | | | |

| 2.5.1 | Professional fees on base build costs | 8% | £4,892,383 |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------|
| 2.5.2 | Professional fees on abnormal costs | 12% | £930,316 |
| | | | |
| | | | £5,822,699 |
| 2.6 | Additions | | |
| 2.6.1 2.6.2 | Finance/Legals Public relations | | £63,412 £29,267 |
| 2.6.3 | Strategic planning and masterplan | | £143,316 |
| 2.6.4 2.6.5 | Site investigation | | £163,573 £380,194 |
| 2.6.6 | Engineering design Landscape design | | £300,194 £119,955 |
| 2.6.7 2.6.8 | Ecology Site supervision / general design | | £3,396 |
| 2.6.9 | Project management | | £0 £0 |
| 2.6.10 2.6.11 | Cost management Local authority fees | | £0 £824.543 |
| 2.0.11 | Local authority lees | | <u> </u> |
| 2.7 | Marketing/Sales | | £1,727,656 |
| | · | | |
| 2.7.1 | marketing costs as percentage of private sales | 3.5% | £3,747,190 |
| 2.7.2 | residential legal fees | £500 per unit | £237,000 |
| | | | |
| | | | £3,984,190 |
| 2.8 | Contingency | | |
| 2.8.1 | Contingency on build costs | 5.0% | £3,057,739 |
| 2.8.2 | Contingency on abnormal costs | 7.5% | £581,447 |
| 2.0.2 | Containing only on abnormal costs | 1.0 /0 | 2001,447 |
| | | | £3,639,187 |
| 2.9 | Policy Costs | | · , |
| | | | 075755 |
| 2.9.1 2.9.2 | 24.5ha Country Park with visitor centre Country Park maintenance sum (10 years) | | £757,559 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, | play areas and youth provision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, | | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) cap | ital cost | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenant | pe cost | £76,219 |
| 2.9.7 2.9.8 | Allotments (3ha) capital cost & £30k maintenance Indoor Sports (swimming pool) | | £116,033 £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurser | ies on 2ha sites | £2,261,429 |
| 2.9.10 | | school build cost) with additional £1m payment providing additional sports facilities | £2,008,333 |
| 2.9.11 | Library | | £372,960 |
| 2.9.12 2.9.13 | 1000 sq m community centre | | £520,000 |
| 2.9.13 | Temporary community centre 500sqm Community Centre (potential shared use with CP v | risitor centre) | £260,000 |
| 2.9.15 | Community Development Officers | , | |
| 2.9.16 | Rail Crossing Construction | | |
| 2.9.17 2.9.18 | Fonnereau surface improvements & ped/cycle bridge Off site cycle and ped improvements | | £103,571 |
| 2.9.19 | Ped & cycle signage | | £25,000 |
| 2.9.20 2.9.21 | Westerfield Station UTMC | | £100,000 £250,000 |
| 2.9.22 | Offsite S278 | | 2230,000 |
| 2.9.23 2.9.24 | Speed limit changes Ped & Cycle crossings | | |
| 2.9.25 | Road safety improvements in Westerfield village (£80k) & T | | £140,000 |
| 2.9.26 2.9.27 | Bus service for 5 years (£3.125m) including c. 5 shelters (£ Off-site bus priority measures (physical) | 75k) | |
| 2.9.28 | Travel Plan | | £163,179 |
| 2.9.29 2.9.30 | Electric Charging Points Waste transfer contribution | | £30.498 |
| 2.9.31 | S106 Monitoring Costs | | £14,286 |
| | | | £8,542,338 |
| | | | £0,042,030 |
| <u>-</u> - | | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, | professionals, marketing/sales, contingency, policy) | £100,552,549 |
| 3.0 | Developers' Profit | | |
| | Private | on gross development value of private | £18,200,637 |
| | Affordable Commercial | 17% on gross development value of private 15% on gross development value | £2,212,829 £878,490.00 |
| | | g | 20.0,10 |
| | | | £21,291,956 |
| - | TOTAL BROUFOT COOKS AND TOTAL BROUFOT COOKS | | |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | £121,844,505 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES | ST] | £4,091,305 |
| 4.00 | Finance Costs | APR PCM | |
| | | 6% 0.487% | -£4,091,305 |
| | | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | | £1.25 03.5 94.0 |
| | TOTAL FROM COSTS [INCLUDING INTEREST] | | £125,935,810 |
| | | prough Council. The appraisal has been prepared in line with the RICS valuation guida | |
| | n Council as to the impact of planning policy has on viability at a stra Hied upon as such. | ategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Profe | essional Standards January 2014) valuation and |

| Phase 4 | | | | | | | | |
|------------------|-----------------------------------------------------------|----------------|------------------|---------------------|-----------------|-----------------------|----------------|------------------------------|
| | | | | | | | | |
| ITEM Summary | | | | | | | | |
| Net Site Area | 14.57 | | | | | | | peterbrett |
| | | | | | | | | |
| | | Private | Affordable | | Residual value | • | | • Deterorett |
| Yjeld | 474 | 310 | 164 | | £501,247 | per ha | | |
| 1.0 | Development Value | | | | | | | |
| | | | | | | | | |
| 1.1 | Private Units Houses | | | No. of units 310 | Size sq.m 98 | Total sq.m 30,426 | £psm £2,881 | Total Value £87,657,479 |
| | | | | 310 | _ | 30,426 | | |
| 1.2 | Intermediate Houses | | | No. of units | Size sq.m 84 | Total sq.m 2,735 | £psm £1,873 | Total Value £5,121,020.32 |
| | 1100363 | | | 33 | | 2,735 | £1,073 | 25,121,020.32 |
| 1.3 | Affordable rent | | | No. of units | | Total sq.m | £psm | Total Value |
| | Houses | | | 131 | 84 | 10,939 10,939 | £1,585 | £17,332,684 |
| 1.4 | District/local centre | | | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| | | | | | | | | |
| | | | | 474 | | 44,099 | | £110,111,183 |
| 2.0 | Development Cost | | | | | | | |
| 2.1 | Site Acquisition | | | | | | | |
| | • | | | | | | | 07.000.470 |
| 2.1.1 | Residual land value | | | | | | | £7,303,173 |
| | | | | | Plus Purchaser | Costs (SDLT, Legals & | Agents fees) | 5.75% |
| | Site Value | | | | | | | £7,748,725 |
| 2.3 | Build Costs | | | | | | | |
| | | | | No. of units | Size sq.m | Cost per sq.m | | Total Costs |
| 2.3.1 2.3.2 | Private Affordable | | | 310 164 | 98 84 | £1,293 £1,293 | | £39,348,928 £17,683,046 |
| 2.3.3 | District/local centre | | | | | | | 03 |
| | | | | 474 | 182 | | | £57,031,974 |
| 2.4 | Externals | | | 7/7 | 102 | | | 201,001,014 |
| | | | | | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway work | (S | | | | | | £223,595 |
| | Jct Henley Rd & phase 3 Jct Henley Rd & phase 1 | 3 developmen | | | | | | |
| | Jct Westerfield Rd & new Junction Westerfield Roa | v phase 1 de i | relopment | eo 2 | | | | |
| 2.4.3 | Junction Tuddenham Ro | | | | | | | |
| 2.4.3 | On-site highway works Spine Roads Ph1 (West | | | | | | | |
| | Spine Roads Ph1 (West Spine Roads Ph2 (East o | of Westerfield | Road) (Part 1) - | | Road) | | | |
| | Spine Roads Ph2 (East of Spine Road Ph2 (Works | | | ham Road) | | | | |
| | Spine Roads Ph 3 (North Acoustic fence to bound | | | | | | | £117,069 |
| 2.4.4 2.4.5 | On-site pedestrian/cycle re Strategic surface water dr | outes | | | | | | £70,241 |
| | SW Drainage and attenu SW Drainage and attenu | ation Phase | | | | | | |
| | SW Drainage and attenu | iation - Phase | 2B | | | | | |
| | SW Drainage and attenu SW Drainage and attenu | iation - Phase | | | | | | |
| | Swales / attenuation - Ph Swales / attenuation - Ph | nase 2 | | | | | | |
| | Swales / attenuation - Ph Attenuation area to Phas | | | | | | | |
| | Works to existing watero Drainage connection und | | | | | | | |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drain | nage Phase 1 | | | | | | |
| | On-Site Foul Water Drain On-Site Foul Water Drain | nage Phase 2 | 'A | | | | | |
| | On-Site Foul Water Drain | nage Phase 2 | C. | | | | | |
| 2.4.7 | On-Site Foul Water Drain Utilities | naye ⊬nase 3 | | | | | | |
| | Utilities - Phase 1A Utilities - Phase 1B | | | | | | | |
| | Utilities - Phase 2A Utilities - Phase 2B | | | | | | | |
| | Utilities - Phase 2C Utilities - Phase 3 | | | | | | | |
| | Off site diversions works On site diversions works | | | | | | | £58,534 £0 |
| | Reinforcement works Connection | | | | | | | £1,365,800 £19,511 |
| | Upgrade works | | | | | | | £1,111,894 |
| 2.4.8 | Fire hydrants Ecology Mitigation | | | | | | | £9,756 £88,777 |
| 2.4.9 | Utilities in connection with Junction of Henley Road | l and Phase 3 | | | | | | |
| | Junction of Henley Road Junction Westerfield Roa | l and Phase 1 | of development | | | | | |
| | Junction Westerfield Roa Junction Westerfield Roa | ad and new D | evelopment Pha | se 2 | | | | |
| 2.4.10 2.4.13 | Site preliminaries Miscellaneous - contamina | | po | • | | | | £0 £48,779 |
| 2.7.10 | Miscenaneons - Contamina | 44011 | | | | | | |
| 2.5 | Professional Fees | | | | | | | £3,113,956 |
| | ., | | | | | | | |

| 2.5.1 | Professional fees on base build costs 8% | £4,562,558 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 2.5.2 | Professional fees on abnormal costs 12% | £373,675 |
| | | |
| 2.6 | Additions | £4,936,233 |
| | | 000 440 |
| 2.6.1 2.6.2 2.6.3 2.6.4 2.6.5 2.6.6 2.6.7 2.6.8 2.6.9 | Finance/Legals Public relations | £63,412 £29,267 |
| 2.6.3 | Strategic planning and masterplan | £143,316 |
| 2.6.4 | Site investigation | £163,573 |
| 2.6.5 | Engineering design Landscape design | £380,194 £119,955 |
| 2.6.7 | Ecology | £3,396 |
| 2.6.8 | Site supervision / general design | £0 |
| 2.6.9 | Project management Cost management | £0 |
| 2.6.10 2.6.11 | Local authority fees | £824,543 |
| | | £1,727,656 |
| 2.7 | Marketing/Sales | |
| 2.7.1 | marketing costs as percentage of private sales 3.5% | £3,068,012 |
| 2.7.2 | residential legal fees £500 per unit | £237,000 |
| | | |
| 2.8 | Contingency | £3,305,012 |
| | | 00.054.500 |
| 2.8.1 | Contingency on build costs 5.0% | £2,851,599 |
| 2.8.2 | Contingency on abnormal costs 7.5% | £233,547 |
| | | £3,085,145 |
| 2.9 | Policy Costs | 23,003,143 |
| | | |
| 2.9.1 | 24.5ha Country Park with visitor centre | 0400400 |
| 2.9.2 | Country Park maintenance sum (10 years) | £436,189 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance cost | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | £116,033 |
| 2.9.8 | Indoor Sports (swimming pool) | £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | £2,261,429 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities | £2,008,333 |
| 2.9.11 2.9.12 | Library | |
| 2.9.12 | 1000 sq m community centre | |
| 2.9.13 | Temporary community centre | |
| 2.9.14 2.9.15 | 500sqm Community Centre (potential shared use with CP visitor centre) | |
| 2.9.15 | Community Development Officers Rail Crossing Construction | |
| 2.9.10 | Kan Creasing Consist uction Fonce as surface improvements & ped/cycle bridge | |
| 2.9.18 | Off site cycle and ped improvements | £103,571 |
| 2.9.19 | Ped & cycle signage | £25,000 |
| 2.9.16 2.9.17 2.9.18 2.9.19 2.9.20 2.9.21 2.9.22 2.9.22 2.9.23 2.9.24 2.9.25 2.9.26 2.9.27 2.9.28 2.9.28 2.9.29 2.9.29 | Westerfield Station | |
| 2.9.21 | UTMC | 04 000 000 |
| 2.9.22 | Offsite S278 Speed limit changes | £1,000,000 |
| 2.9.24 | Ped & Cycle crossings | |
| 2.9.25 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) | |
| 2.9.26 | Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | |
| 2.9.27 | Off-site bus priority measures (physical) Travel Plan | £163,179 |
| 2.9.29 | Electric Charging Points | 2103,113 |
| 2.9.30 | Waste transfer contribution | £30,498 |
| 2.9.31 2.9.32 | S106 Monitoring Costs Travel bond | £14,286 |
| | | £7,578,008 |
| | | 27,376,006 |
| | | |
| 3.0 | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy) Developers' Profit | £88,526,709 |
| | | C1 4 001 771 |
| | Private 17% on gross development value of private Affordable 17% on gross development value of private | £14,901,771 £3,817,130 |
| | Commercial 15% on gross development value | £0 |
| | | |
| | | £18,718,901 |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | £107,245,610 |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | £2.865,573 |
| | · · · · · · · · · · · · · · · · · · · | E2,003,513 |
| 4.00 | Finance Costs APR PCM 66/ 0.4979/ | C2 965 572 |
| | 6% 0.487% | -£2,865,573 |
| | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | £110,111,183 |
| | . S | |
| | has been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal has been prepared in line with the RICS valuation guidan th Council as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Profes | |

| Private 18.27 | Phase 5 | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|----------------|------------------|-----------|----------------|-------------------------|--------------|----------------------------|
| Prince | | | | | | | | | |
| Development Value | ITEM Summary | | | | | | | _ | |
| Development Value | Net Site Area | 14.57 | | | | | | | |
| Development Value | | | | | | | | | |
| Development Value | | | Private | Affordable | | Residual value | • | | Deterorett |
| Private Units | Yjeld | 474 | 303 | 171 | | £502,422 | per ha | | |
| House | 1.0 | Development Value | | | | | | | |
| House | | | | | | | | | |
| 1 | 1.1 | | | | | | | | |
| From the Content From the Co | | | | | 303 | _ | 29,729 | | |
| Addressable reef 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 10-025 | 1.2 | | | | | | | | |
| Hauses | | Houses | | | | | | 11,073 | £3,343,073.30 |
| Desired federal contracts | 1.3 | | | | | | | | |
| 1 | | Houses | | | | 84 | | £1,585 | £18,086,279 |
| See Name | 1.4 | District/local centre | | | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| Section Process Proc | | | | | | | | | £0 |
| Prior Prio | | | | | 474 | | 43,997 | | £109,080,008 |
| Site Value | 2.0 | Development Cost | | | | | | | |
| Site Value | 21 | Site Acquisition | | | | | | | |
| Site Value | | · · | | | | | | | 07.000.000 |
| Sale Notice | ∠.1.1 | Residual land value | | | | | | | <u> </u> |
| Public Costs | | | | | | Plus Purchaser | Costs (SDLT, Legals & A | Agents fees) | 5.75% |
| Public Costs | | Site Value | | | | | | | £7,766,890 |
| 1.23 | 2.3 | | | | | | | | |
| According to the property of | | | | | | | | | |
| 1.4 Esternals | 2.3.1 2.3.2 | | | | | | | | £38,447,808 £18,451,874 |
| Excitation | 2.3.3 | District/local centre | | | | | | | £0 |
| Excitation | | | | | 474 | 182 | | | £56.899.682 |
| Section 729 Highway works | 2.4 | Externals | | | | | | | |
| Section 729 Highway works | | | | | | | | | |
| Jul Hospite Rd A phase of todeologness June J | 2.4.1 2.4.2 | | s | | | | | | £223,595 |
| Juli Wasterfield Fid & now phase 1 do velopment | | | | | | | | | |
| Junction Tuddenham Road and new Development Phase 2 On-site highway works Spine Poods Fh1 (West of Westerfold Road (Part 2) Spine Poods Fh2 (East of Westerfold Road (Part 2) Spine Roads Fh3 (North of Railway Line) Spine Roads Fh3 (North of Railway Line) Acoustic Incred to Boundary of Indiany Line 177,059 Spine Roads Fh3 (North of Railway Line) Acoustic Incred to Boundary of Indiany Line 177,059 SW Drainage and attenuation - Phase 1 SW Drainage and attenuation - Phase 2 Swells of alternation - Phase 2 Swells of | | Jct Westerfield Rd & new | phase 1 dev | relopment | se 2 | | | | |
| Spine Roads Pri West of Westerfield Road of Twenty Road Spine Roads Pri West of Westerfield Road of Twenty Road Spine Roads Pri West of Westerfield Road Pri 1-10 Spine Roads Pri East of Westerfield Road Pri 1-10 Spine Roads Pri East of Westerfield Road Pri 1-10 Spine Roads Pri East of Westerfield Road Pri 1-10 Spine Roads Pri East of Westerfield Road Pri 1-10 Spine Roads Pri East of Westerfield Road Pri 1-10 Spine Roads Pri East of Westerfield Road Pri 1-10 Spine Roads Pri East of True Pri East of True Pri East of True Pri East of True | 243 | Junction Tuddenham Ro | | | | | | | |
| Spine Roads Ph? (East of Westerhold Road) (Part 1) - Top Spine Road Ph? (East of Westerhold Road) (Part 2) Spine Road Ph. (Waris to existing access of Tuddenham Road) Spine Road Ph. (Waris to existing access of Tuddenham Road) E1117.051 | 2.4.0 | Spine Roads Ph1 (West | | | | | | | |
| Spine Road Ph2 (Works to existing access off Tuddenham Road) | | Spine Roads Ph2 (East o | of Westerfield | Road) (Part 1) - | | road) | | | |
| Acoustic fence to boundary of railway line On-site poetstraincycle routes Strategic surface water drainage SW Drainage and attenuation - Phase 1 SW Drainage and attenuation - Phase 2A SW Drainage and attenuation - Phase 2B SW Swales of attenuation - Phase 2B Works to existing watercourses Drainage connection under railway Ch-Site Foul Water Drainage Phase 1A On-Site Foul Water Drainage Phase 2B Utilities - Phase 1B Utilities - Phase 1B Utilities - Phase 2B Utili | | Spine Road Ph2 (Works | to existing ac | cess off Tudden | ham Road) | | | | |
| Strategic surface water draining SW Drainings and attenuation - Phase 2 | | | | | | | | | £117,069 |
| SW Drainage and attenuation - Phase 2A SW Drainage and attenuation - Phase 2B SW Drainage and attenuation - Phase 2 Swales / attenuation - Phase 3 Swales / attenuation - Phase 2 Swales / attenuation - Phase 2 Swales / attenuation - Phase 2 Attenuation - Phase 2 Works to existing watercourses Drainage connection under railway 2.4.6 Full Water Drainage Phase 1 On-Site Foul Water Drainage Phase 2 On-Site Foul Water Drainage Phase 2B On-Site Foul Water Drainage Phase 3 Utilities - Phase 1A Utilities - Phase 1A Utilities - Phase 1A Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 2B Utilities - Phase 3 Of site diversions works Standard - | 2.4.4 2.4.5 | | | | | | | | £70,241 |
| SW Drainage and attenuation - Phase 2B SW Drainage and attenuation - Phase 3 SW Drainage and attenuation - Phase 3 Swales / attenuation - Phase 3 Swales / attenuation - Phase 3 Swales / attenuation - Phase 2 Swales / attenuation - Phase 3 Swales / attenuation - Phase 3 Swales / attenuation - Phase 3 Swales / attenuation area to Phase 2 Swales / attenuation area to Phase 3 Swales / attenuation area to Phase 2 Swales / attenuation area to Phase 2 Swales / attenuation area for Phase 3 Swales / attenuation area for Phase 3 Swales / Swal | | | | | | | | | |
| SW Drainage and attenuation - Phase 3 Swales / attenuation - Phase 1 Swales / attenuation - Phase 2 Swales / attenuation - Phase 3 Swales / attenuation are a to Phase 2 Attenuation are a to Phase 3 Attenuation are a to P | | SW Drainage and attenu | ation - Phase | 2B | | | | | |
| Swales of attenuation - Phase 2 Swales of attenuation - Phase 3 Attenuation are at D Phase 2 Works to existing watercourses Drainage connection under railway | | SW Drainage and attenu | ation - Phase | | | | | | |
| Attenuation area to Phase 2 Works to existing watercourses Drainage connection under railway 2.4.6 Foul Water Drainage Phase 1 On-Site Foul Water Drainage Phase 2A On-Site Foul Water Drainage Phase 2A On-Site Foul Water Drainage Phase 2B On-Site Foul Water Drainage Phase 2C On-Site Foul Water Drainage Phase 2C On-Site Foul Water Drainage Phase 3 2.4.7 Utilities - Phase 1A Utilities - Phase 1A Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 2B Utilities - Phase 2B Utilities - Phase 2A Off site diversions works Ess.534 On site diversions works Final Phase 2A Utilities - Phase 3 Off site diversions works Final Phase 3 Off site diversions works Final Phase 3 Final Phase 4 Final Phase 5 Final Phase 4 Final Phase 5 Final Phase 4 Final Phase 5 Final Phase | | Swales / attenuation - Ph | ase 2 | | | | | | |
| Drainage connection under railway | | Attenuation area to Phas | e 2 | | | | | | |
| On-Site Foul Water Drainage Phase 1 On-Site Foul Water Drainage Phase 2A On-Site Foul Water Drainage Phase 2B On-Site Foul Water Drainage Phase 2B On-Site Foul Water Drainage Phase 2B On-Site Foul Water Drainage Phase 2C On-Site Foul Water Drainage Phase 3 Utilities Utilities - Phase 1A Utilities - Phase 1A Utilities - Phase 2A Utilities - Phase 2A Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3C 1588.534 0 | | | | | | | | | |
| On-Site Foul Water Drainage Phase 2 A On-Site Foul Water Drainage Phase 2 B On-Site Foul Water Drainage Phase 2 B On-Site Foul Water Drainage Phase 3 C Utilities Phase 1 B On-Site Foul Water Drainage Phase 2 B On-Site Foul Water Drainage Phase 2 B On-Site Foul Water Drainage Phase 3 C On-Site Foul Water Drainage Phase 3 C On-Site Phase 2 B On-Site Phase 2 B On-Site Phase 2 B On-Site Phase 3 C On | 2.4.6 | | nage Phase 1 | | | | | | |
| On-Site Foul Water Drainage Phase 2 C On-Site Foul Water Drainage Phase 3 Utilities Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works On site diversions works Reinforcement works On site diversions works E00 Reinforcement works Connection Upgrade works Fire hydrants E2.48 Ecology Mitigation Utilities in connection with \$278 Junction of Henley Road and Phase 3 of development Junction of Henley Road and new Development Phase 1 Junction Westerfield Road and new Development Phase 2 Junction Westerfield Road and new Development Phase 3 Site preliminaries E3,113,956 | | On-Site Foul Water Drair | age Phase 2 | A | | | | | |
| Utilities | | On-Site Foul Water Drain | age Phase 2 | С | | | | | |
| Utilities - Phase 18 | 2.4.7 | Utilities | uge riiase s | | | | | | |
| Utilities - Phase 2B | | Utilities - Phase 1B | | | | | | | |
| Utilities - Phase 3 | | Utilities - Phase 2B | | | | | | | |
| Off site diversions works On site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation 2.4.8 Ecology Mitigation Utilities in connection with \$278 Junction of Henley Road and Phase 3 of development Junction of Henley Road and Phase 1 of development Junction Westerfield Road and new Development Phase 2 Junction Westerfield Road and new Development Phase 2 Junction Westerfield Road and new Development Phase 3 2.4.10 Site preliminaries E3,113,956 | | | | | | | | | |
| Reinforcement works | | Off site diversions works | | | | | | | |
| Upgrade works | | Reinforcement works | | | | | | | £1,365,800 |
| 2.4.8 Ecology Mitigation £88,777 2.4.9 Utilities in connection with \$278 Junction of Henley Road and Phase 3 of development ———————————————————————————————————— | | Upgrade works | | | | | | | £1,111,894 |
| Junction of Henley Road and Phase 3 of development | 2.4.8 | Ecology Mitigation | 0.070 | | | | | | |
| Junction Westerfield Road and new Development Phase 1 Junction Westerfield Road and new Development Phase 2 Junction Westerfield Road and new Development Phase 3 | 2.4.9 | Junction of Henley Road | and Phase 3 | | | | | | |
| Junction Westerfield Road and new Development Phase 2 | | Junction Westerfield Roa | d and new D | evelopment Pha | | | | | |
| 2.4.10 Site preliminaries £0 4.4.13 Miscellaneous - contamination £48,779 | | Junction Westerfield Roa | d and new D | evelopment Pha | se 2 | | | | |
| £3,113,956 | 2.4.10 2.4.13 | Site preliminaries | | • | | | | | |
| | | | | | | | | | |
| | 2.5 | Professional Fees | | | | | | | _0 0 000 |

| .5.1 | Professional fees on base build costs 8% | £4,551,975 |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| :.5.2 | Professional fees on abnormal costs 12% | £373,675 |
| | | |
| | | £4,925,649 |
| 6 | Additions | |
| 6.1 | Finance/Legals | £63,412 |
| 6.2 | Public relations States allowing and made and an extension | £29,267 |
| 6.3 6.4 | Strategic planning and masterplan Site investigation | £143,316 £163,573 |
| 6.5 | Engineering design | £380,194 |
| 6.6 | Landscape design | £119,955 |
| 6.7 | Ecology | £3,396 |
| 6.8 | Site supervision / general design | 03 |
| 6.9 6.10 | Project management Cost management | £0 £0 |
| 6.11 | Local authority fees | £824,543 |
| | <u> </u> | |
| 7 | Marketing/Sales | £1,727,656 |
| .7.1 | marketing costs as percentage of private sales 3.5% | £2.997,752 |
| | | |
| .7.2 | residential legal fees £500 per unit | £237,000 |
| | | |
| 8 | Contingency | £3,234,752 |
| | | |
| .8.1 | Contingency on build costs 5.0% | £2,844,984 |
| .8.2 | Contingency on abnormal costs 7.5% | £233,547 |
| | | |
| | | £3,078,531 |
| .9 | Policy Costs | |
| .9.1 | 24.5ha Country Park with visitor centre | |
| 9.2 | Country Park maintenance sum (10 years) | £436,189 |
| .9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost | £828,724 |
| 9.4 | Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost | £225,719 |
| 9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | £85,714 |
| | | |
| 9.6 | Natural, semi-natural and amenity green space maintenance cost | £76,219 |
| 9.7 | Allotments (3ha) capital cost & £30k maintenance | £116,033 |
| 9.8 | Indoor Sports (swimming pool) | £203,114 |
| 9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | £2,261,429 |
| 9.10 | 1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities | £2,008,333 |
| 9.11 | Library | |
| .9.12 | 1000 sq m community centre | |
| .9.13 | Temporary community centre | |
| .9.14 | 500sqm Community Centre (potential shared use with CP visitor centre) | |
| 9.15 | Community Development Officers | |
| .9.16 | Rail Crossing Construction | |
| .9.17 | Fonnereau surface improvements & ped/cycle bridge | 0400.574 |
| .9.18 .9.19 | Off site cycle and ped improvements Ped & cycle signage | £103,571 £25,000 |
| 9.20 | Westerfield Station | 223,000 |
| 9.21 | UT MC | £250.000 |
| .9.22 | Offsite S278 | |
| 9.23 | Speed limit changes | |
| 9.24 | Ped & Cycle crossings | |
| 9.25 9.26 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | |
| 9.27 | Dusselvice to 3 years (25, 120m) finaturing 6, 3 shellers (£73k) Off-site bus priority measures (physical) | |
| 9.28 | Travel Plan | £163,179 |
| 9.29 9.30 | Electric Charging Points | |
| 9.30 | Waste transfer contribution | £30,498 |
| 9.31 9.32 | S106 Monitoring Costs Travel bond | £14,286 |
| | 100 0010 | |
| | | £6,828,008 |
| | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy) | £87,575,123 |
| | | |
| .0 | Developers' Profit | |
| 0 | Developers' Profit Private 17% on gross development value of private | £14,560,509 |
| 0 | Developers' Profit Private | £3,983,092 |
| 0 | Developers' Profit Private 17% on gross development value of private | £14,560,509 £3,983,092 £0 |
| 0 | Developers' Profit Private | £3,983,092 £0 |
| 0 | Developers' Profit Private | £3,983,092 |
| 0 | Developers' Profit Private | £3,983,092 £0 |
| 0 | Developers' Profit Private 17% on gross development value of private Affordable 17% on gross development value of private Commercial 15% on gross development value of private on gross development value of private 0.15% on gross development value 0.15% on gross de | £3,983,092 £0 £18,543,601 £106,118,725 |
| | Developers' Profit Private | £3,983,092 £0 £18,543,601 |
| .0 | Developers' Profit Private | £3,983,092 £0 £18,543,601 £106,118,725 £2,961,283 |
| | Developers' Profit Private | £3,983,092 £0 £18,543,601 £106,118,725 |
| | Developers' Profit Private | £3,983,092 £0 £18,543,601 £106,118,725 £2,961,283 |
| | Developers' Profit Private | £3,983,092 £0 £18,543,601 £106,118,725 £2,961,283 |

| Phase 6 | | | | | |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------|------------|----------------------------------------------------------------|
| ГЕМ | | | | | |
| Summary | | | | | peterbret |
| let Site Area | 14.57 | | | | |
| | Private Afforda | ble Residual va | lue | | peterbret |
| /ield | 474 301 1 | 73 £505,873 | per ha | | |
| .0 | Development Value | | | | |
| | Development value | | | | |
| 1.1 | Private Units | No. of units Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | 301 98 301 | 29,497 29,497 | £2,881 | £84,980,915 |
| 1.2 | Intermediate | No. of units Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | 35 84 35 | 2,893 2,893 | £1,873 | £5,417,891.06 |
| 1.3 | Affordable rent | No. of units Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | 138 84 138 | 11,573 11,573 | £1,585 | £18,337,477 |
| 1.4 | District/local centre | Size sq.m Total sq.m | | Yield | Total Value |
| 1.4 | District/local centre | Size sq.m Total sq.m | ı zpsm | rield | £0 |
| | | 474 | 43,963 | | £108,736,283 |
| !. 0 | Development Cost | | , | | |
| | | | | | |
| 2.1 | Site Acquisition | | | | |
| 2.1.1 | Residual land value | | | | £7,370,575 |
| | | Plus Purchas | er Costs (SDLT, Legals & Ag | ents fees) | 5.75% |
| | Site Value | | | | £7,820,238 |
| 2.3 | Build Costs | | | | 27,020,200 |
| | | No. of units Size sq.m | Cost per sq.m | | Total Costs |
| 2.3.1 2.3.2 | Private Affordable | 301 98 173 84 | £1,293 £1,293 | | £38,147,434 £18,708,150 |
| 2.3.3 | District/local centre | | 2.,2-0 | | £0 |
| | Districtional certife | 474 400 | | | |
| 2.4 | Externals | 474 182 | | | £56,855,584 |
| | EXCHIBIS | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway works | | | | £223,595 |
| | Jct Henley Rd & phase 3 development | | | | |
| | Jct Henley Rd & phase 1 development Jct Westerfield Rd & new phase 1 development | | | | |
| | Junction Westerfield Road and new Developme Junction Tuddenham Road and new Developme | | | | |
| 2.4.3 | On-site highway works Spine Roads Ph1 (West of Westerfield Road) o | | | | |
| | Spine Roads Ph1 (West of Westerfield Road) (r Spine Roads Ph2 (East of Westerfield Road) (F | | | | |
| | Spine Roads Ph2 (East of Westerfield Road) (F Spine Road Ph2 (Works to existing access off T | | | | |
| | Spine Roads Ph 3 (North of Railway Line) Acoustic fence to boundary of railway line | , | | | £117,069 |
| 2.4.4 2.4.5 | On-site pedestrian/cycle routes | | | | £70,241 |
| 2.4.5 | Strategic surface water drainage SW Drainage and attenuation - Phase 1 | | | | |
| | SW Drainage and attenuation - Phase 2A SW Drainage and attenuation - Phase 2B | | | | |
| | SW Drainage and attenuation - Phase 2C SW Drainage and attenuation - Phase 3 | | | | |
| | Swales / attenuation - Phase 1 Swales / attenuation - Phase 2 | | | | |
| | Swales / attenuation - Phase 3 Attenuation area to Phase 2 | | | | |
| | Works to existing watercourses Drainage connection under railway | | | | |
| 2.4.6 | Foul Water Drainage On-Site Foul Water Drainage Phase 1 | | | | |
| | On-Site Foul Water Drainage Phase 2A | | | | |
| | On-Site Foul Water Drainage Phase 2B On-Site Foul Water Drainage Phase 2C | | | | |
| | On-Site Foul Water Drainage Phase 3 | | | | |
| 2.4.7 | Utilities | | | | |
| 2.4.7 | Utilities Utilities - Phase 1A Utilities - Phase 1B | | | | |
| 2.4.7 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2A | | | | |
| 2.4.7 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 2C | | | | |
| 2.4.7 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 3 Off sile diversions works | | | | £58,534 |
| 2.4.7 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works | | | | £0 £1,365,800 |
| 4.4.7 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2A Utilities - Phase 2A Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3 Off sile diversions works On sile diversions works Reinforcement works Connection Upgrade works | | | | £0 £1,365,800 £19,511 £1,111,894 |
| 2.4.8 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 2E Utilities - Phase 2C Utilities - Phase 3 Off sile diversions works On sile diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mittgation | | | | £0 £1,365,800 £19,511 |
| 2.4.7 2.4.8 2.4.9 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2B Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works On site diversions works Reinforce ment works Connection Upgrade works Fire hydrants Ecology Mitigation Utilities in connection with \$278 | pment | | | £0 £1,365,800 £19,511 £1,111,884 £9,756 |
| 2.4.8 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 2E Utilities - Phase 2C Utilities - Phase 3 Off sile diversions works On sile diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation Utilities in connection with \$278 Junction of Henley Road and Phase 3 of develor | pment | | | £0 £1,365,800 £19,511 £1,111,894 £9,756 |
| 2.4.8 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 2E Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation Utilities in connection with \$278 Junction of Henley Road and Phase 3 of developme Junction Westerfield Road and new Developme Junction Westerfield Road and new Developme | pment nt Phase 1 nt Phase 2 | | | £0 £1,365,800 £19,511 £1,111,894 £9,756 |
| .4.8 .4.9 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation Utilities in connection with \$278 Junction of Henley Road and Phase 3 of development of the phase 1 of development works Junction Westerfield Road and new Development Site preliminaries | pment nt Phase 1 nt Phase 2 | | | £0 £1,365,800 £19,511 £1,111,894 £9,756 £88,777 |
| .4.8 .4.9 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2B Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works On site diversions works Reinforcement works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mittgation Utilities in connection with \$278 Junction of Henley Road and Phase 3 of develor Junction of Henley Road and Phase 1 of develor Junction Westerfield Road and new Developme | pment nt Phase 1 nt Phase 2 | | | £0 £1,365,800 £19,511 £1,111,894 £9,756 £88,777 |
| .4.8 .4.9 | Utilities - Phase 1A Utilities - Phase 1B Utilities - Phase 2A Utilities - Phase 2B Utilities - Phase 2B Utilities - Phase 2C Utilities - Phase 2C Utilities - Phase 3 Off site diversions works On site diversions works Reinforcement works Connection Upgrade works Fire hydrants Ecology Mitigation Utilities in connection with \$278 Junction of Henley Road and Phase 3 of development of the phase 1 of development works Junction Westerfield Road and new Development Site preliminaries | pment nt Phase 1 nt Phase 2 | | | £0 £1,365,800 £19,511 £1,111,894 £9,756 £88,777 |

| 2.5.2 | Professional fees on abnormal costs | 12% | £373,675 |
|------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| | | | £4,922,121 |
| 2.6 | Additions | | L7, JLL, 121 |
| | | | |
| 2.6.1 2.6.2 | Finance/Legals Public relations | | £63,412 £29,267 |
| 2.6.3 | Strategic planning and masterplan | | £143,316 |
| 2.6.4 | Site investigation | | £163,573 |
| 2.6.5 | Engineering design | | £380,194 |
| 2.6.6 2.6.7 | Landscape design Ecology | | £119,955 £3,396 |
| 2.6.8 | Site supervision / general design | | £3,596 £0 |
| 2.6.9 | Project management | | £0 |
| 2.6.10 | Cost management | | £0 |
| 2.6.11 | Local authority fees | | £824,543 |
| | | | £1,727,656 |
| 2.7 | Marketing/Sales | | |
| 2.7.1 | marketing costs as percentage of private sales | 3.5% | £2,974,332 |
| 2.7.2 | residential legal fees | £500 per unit | £237,000 |
| | Toolde Mai Togal Tool | 2000 por dine | 2201,000 |
| | | | £3,211,332 |
| 2.8 | Contingency | | |
| 2.8.1 | Contingency on build costs | 5.0% | £2,842,779 |
| | | | |
| 2.8.2 | Contingency on a bnormal costs | 7.5% | £233,547 |
| | | | |
| | | | £3,076,326 |
| 2.9 | Policy Costs | | |
| 2.9.1 | 24.5ha Country Park with visitor centre | | |
| 2.9.2 | Country Park maintenance sum (10 years) | | £436,189 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, p | alay areas and youth provision (1.5ha) capital cost | £828,724 |
| 2.9.4 | Formal open space (incl sports pitches), parks & gardens, p | | £225,719 |
| 2.9.5 | Natural, semi-natural and amenity green space (22ha) capi | | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space maintenance | | £76,219 |
| 2.9.7 | Allotments (3ha) capital cost & £30k maintenance | e cost | £116,033 |
| | | | |
| 2.9.8 | Indoor Sports (swimming pool) | | £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseri | | £2,261,429 |
| 2.9.10 | | school build cost) with additional £1m payment providing additional sports facilities | £2,008,333 |
| 2.9.11 | Library | | |
| 2.9.12 | 1000 sq m community centre | | |
| 2.9.13 | Temporary community centre | | |
| 2.9.14 | 500sqm Community Centre (potential shared use with CP v | risitor centre) | |
| 2.9.15 | Community Development Officers | | |
| 2.9.16 | Rail Crossing Construction | | |
| 2.9.17 2.9.18 | Fonnereau surface improvements & ped/cycle bridge Off site cycle and ped improvements | | £103,571 |
| 2.9.19 | Ped & cycle signage | | £25,000 |
| 2.9.20 | Westerfield Station | | 223,000 |
| 2.9.21 | UTMC | | |
| 2.9.22 | Offsite S278 | | |
| 2.9.23 | Speed limit changes | | |
| 2.9.24 2.9.25 | Ped & Cycle crossings Road safety improvements in Westerfield village (£80k) & 1 | The Craffe (£200k) | |
| 2.9.26 | Bus service for 5 years (£3.125m) including c. 5 shelters (£ | | |
| 2.9.27 | Off-site bus priority measures (physical) | | |
| 2.9.28 | Travel Plan | | £163,179 |
| 2.9.29 | Electric Charging Points | | |
| 2.9.30 | Waste transfer contribution | | £30,498 |
| 2.9.31 2.9.32 | S106 Monitoring Costs Travel bond | | £14,286 |
| | | | |
| | | | £6,578,008 |
| | | | • |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals | professionals marketing/sales contingency policy) | £87,305,222 |
| 3.0 | Developers' Profit | , 3 , 7, 7, | |
| | Private | on gross development value of private | £14,446,755.49 |
| | Affordable | 17% on gross development value of private | £4,038,413 |
| | Commercial | 15% on gross development value | £0 |
| | | | |
| | | | £18,485,168 |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | C40F 700 200 |
| | • | | £105,790,390 |
| | TOTAL INCOME - TOTAL COSTS (EXCLUDING INTERE | ST] | £2,945,893 |
| 4.00 | Finance Costs | APR PCM 6% 0.487% | -£2,945,893 |
| | | | |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | | £108,736,283 |
| | | | |
| | | orough Council. The appraisal has been prepared in line with the RICS valuation guidan orough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional S | |

relied upon as such.

| Phase 7 | | | | | | | | |
|-----------------|----------------------------------------------------------|---------------|----------------|---------------------|-----------------|----------------------------------------------|----------------|----------------------------|
| | | | | | | | | |
| ITEM Summary | | | | | | | | |
| Net Site Area | 14.57 | | | | | | | peterbrett |
| Net Olic Area | 14.07 | | | | | | | |
| | | Private | Affordable | | Residual value | • | | peterbrett |
| Yjeld | 474 | 249 | 225 | | £504,298 | per ha | | |
| 1.0 | Development Value | | | | | | | |
| | | | | | | | | |
| 1.1 | Private Units Houses | | | No. of units 249 | Size sq.m 98 | Total sq.m 24,387 | £psm £2,881 | Total Value £70,259,811 |
| | 1100000 | | | 249 | _ | 24,387 | 22,001 | 2.0,200,011 |
| 1.2 | Intermediate | | | No. of units | | Total sq.m | £psm | Total Value |
| | Houses | | | 45 45 | 84 | 3,765 3,765 | £1,873 | £7,050,680.15 |
| 1.3 | Affordable rent | | | No. of units | Size sq.m | Total sq.m | £psm | Total Value |
| | Houses | | | 180 | 84 | 15,060 15,060 | £1,585 | £23,863,841 |
| 1.4 | Return of travel bond paym | ent | | Size sq.m | Total sq.m | £psm | Yield | Total Value |
| | | | | | | - | | £250,000 |
| | | | | 474 | | 43,213 | | £101,424,332 |
| 2.0 | Development Cost | | | | | <u>, </u> | | |
| <u>.</u> | | | | | | | | |
| 2.1 | Site Acquisition | | | | | | | |
| 2.1.1 | Residual land value | | | | | | | £7,347,625 |
| | | | | | Plus Purchaser | Costs (SDLT, Legals & | Agents fees) | 5.75% |
| | Site Value | | | | | | | £7,795,889 |
| 2.3 | Build Costs | | | | | | | 2-1,-55,000 |
| | | | | No. of units | Size sq.m | Cost per sq.m | | Total Costs |
| 2.3.1 2.3.2 | Private Affordable | | | 249 225 | 98 84 | £1,293 £1,293 | | £31,539,217 £24,346,223 |
| 2.3.3 | District/local centre | | | | • | 2.11=00 | | £0 |
| 2.0.0 | District local centre | | | 474 | 100 | | | |
| 2.4 | Externals | | | 474 | 182 | | | £55,885,440 |
| 2.7 | Externals | | | | | | | |
| 2.4.1 2.4.2 | Enabling Works Section 278 Highway works | | | | | | | £223,595 |
| 2.4.2 | Jct Henley Rd & phase 3 Jct Henley Rd & phase 1 | developmen | | | | | | |
| | Jct Westerfield Rd & new | phase 1 dev | elopment | 0 | | | | |
| | Junction Westerfield Roa Junction Tuddenham Roa | | | | | | | |
| 2.4.3 | On-site highway works Spine Roads Ph1 (West of | | | | | | | |
| | Spine Roads Ph1 (West of Spine Roads Ph2 (East o | | | | Road) | | | |
| | Spine Roads Ph2 (East o Spine Road Ph2 (Works t | f Westerfield | Road) (Part 2) | | | | | |
| | Spine Roads Ph 3 (North Acoustic fence to bounda | of Railway L | ine) | | | | | £117,069 |
| 2.4.4 | On-site pedestrian/cycle ro | utes | iii e | | | | | £70,241 |
| 2.4.5 | Strategic surface water dra SW Drainage and attenua | ation - Phase | | | | | | |
| | SW Drainage and attenua SW Drainage and attenua | ation - Phase | 2B | | | | | |
| | SW Drainage and attenua SW Drainage and attenua | | | | | | | |
| | Swales / attenuation - Pha Swales / attenuation - Pha | | | | | | | |
| | Swales / attenuation - Pha Attenuation area to Phase | ase 3 | | | | | | |
| | Works to existing waterco | urses | | | | | | |
| 2.4.6 | Drainage connection und Foul Water Drainage | - | | | | | | |
| | On-Site Foul Water Drain On-Site Foul Water Drain | age Phase 2 | A | | | | | |
| | On-Site Foul Water Drain On-Site Foul Water Drain | age Phase 2 | C | | | | | |
| 2.4.7 | On-Site Foul Water Drain Utilities | age Phase 3 | | | | | | |
| | Utilities - Phase 1A Utilities - Phase 1B | | | | | | | |
| | Utilities - Phase 2A Utilities - Phase 2B | | | | | | | |
| | Utilities - Phase 2C | | | | | | | |
| | Utilities - Phase 3 Off site diversions works | | | | | | | £58,534 |
| | On site diversions works Reinforcement works | | | | | | | £0 £1,365,800 |
| | Connection Upgrade works | | | | | | | £19,511 £1,111,894 |
| 2.4.8 | Fire hydrants Ecology Mitigation | | | | | | | £9,756 £88,777 |
| 2.4.9 | Utilities in connection with Junction of Henley Road | | of development | | | | | 2001 |
| | Junction of Henley Road | and Phase 1 | of development | | | | | |
| | Junction Westerfield Roa Junction Westerfield Roa | d and new D | evelopment Pha | se 2 | | | | |
| 2.4.10 | Junction Westerfield Roa Site preliminaries | | evelopment Pha | se 3 | | | | 03 |
| 2.4.13 | Miscellaneous - contamina | tion | | | | | | £48,779 |
| 2.5 | Professional Eco | | | | | | | £3,113,956 |
| 2.3 | Professional Fees | | | | | | | |

| 2.5.1 | Professional fees on base build costs | 8% | £4,470,835 |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|----------------------|
| 2.5.2 | Professional fees on abnormal costs | 12% | £373,675 |
| | | | £4,844,510 |
| 2.6 | Additions | | 24,044,010 |
| 2.6.1 | Finance/Legals | | £63.412 |
| 2.6.2 | Public relations | | £29,267 |
| 2.6.3 | Strategic planning and masterplan | | £143,316 |
| 2.6.4 | Site investigation | | £163,573 |
| 2.6.5 2.6.6 | Engineering design Landscape design | | £380,194 £119,955 |
| 2.6.7 | Ecology | | £3,396 |
| 2.6.8 | Site supervision / general design | | 03 |
| 2.6.9 2.6.10 | Project management Cost management | | £0 £0 |
| 2.6.11 | Local authority fees | | £824,543 |
| 2.7 | Marketing/Sales | | £1,727,656 |
| 2.1 | marketjig/3ales | | |
| 2.7.1 | marketing costs as percentage of private sales | 3.5% | £2,459,093 |
| 2.7.2 | residential legal fees | £500 per unit | £237,000 |
| | Toda o Mariogario do | | 22-01,000 |
| | | | £2,696,093 |
| 2.8 | Contingency | | £2,090,093 |
| | | | |
| 2.8.1 | Contingency on build costs | 5.0% | £2,794,272 |
| 2.8.2 | Contingency on abnormal costs | 7.5% | £233,547 |
| | | | |
| | | | £3,027,819 |
| 2.9 | Policy Costs | | |
| | | | |
| 2.9.1 | 24.5ha Country Park with visitor centre | | 0400400 |
| 2.9.2 | Country Park maintenance sum (10 years) | (-) (45h-) | £436,189 |
| 2.9.3 | Formal open space (incl sports pitches), parks & gardens, play areas and youth p Formal open space (incl sports pitches), parks & gardens, play areas and youth p | | £828,724 £225,719 |
| 2.9.4 2.9.5 | Natural, semi-natural and amenity green space (22ha) capital cost | . Ovision maintenance cost | £85,714 |
| 2.9.6 | Natural, semi-natural and amenity green space (221a) capital cost | | £76,219 |
| 2.9.6 | Allotments (3ha) capital cost & £30k maintenance | | £116,033 |
| 2.9.8 | Indoor Sports (swimming pool) | | £203,114 |
| 2.9.9 | 3No primary schools (proprtionate contribution) with nurseries on 2ha sites | | 2250,111 |
| 2.9.10 | 1200 place secondary school (proportionate contribution of school build cost) with | additional £1m payment providing additional sports facilities | |
| 2.9.13 | Library | | |
| 2.9.14 | 1000 sq m community centre | | |
| 2.9.15 | Temporary community centre | | |
| 2.9.16 | 500sqm Community Centre (potential shared use with CP visitor centre) | | |
| 2.9.17 | Community Development Officers | | |
| 2.9.18 2.9.19 | Rail Crossing Construction Fonnereau surface improvements & ped/cycle bridge | | |
| 2.9.20 | Off site cycle and ped improvements | | £103,571 |
| 2.9.20 2.9.21 2.9.22 | Ped & cycle signage | | £25,000 |
| 2.9.22 | Westerfield Station | | |
| 2.9.23 2.9.24 | UT MC Offsite S278 | | |
| 2.9.25 | Speed limit changes | | |
| 2.9.26 | Ped & Cycle crossings | | |
| 2.9.27 2.9.28 | Road safety improvements in Westerfield village (£80k) & The Crofts (£200k) Bus service for 5 years (£3.125m) including c. 5 shelters (£75k) | | |
| 2.9.29 | Off-site bus priority measures (physical) | | |
| 2.9.30 | Travel Plan | | £163,179 |
| 2.9.31 2.9.32 | Electric Charging Points Waste transfer contribution | | £30,498 |
| 2.9.33 | S106 Monitoring Costs | | £14,286 |
| | | | |
| | | | £2,308,246 |
| | | | |
| | TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, market | ating/sales, contingency, policy) | £81,399,609 |
| 3.0 | Developers' Profit | | |
| | Private | 17% on gross development value of private | £11,944,168 |
| | Affordable | 17% on gross development value of private | £5,255,469 |
| | Commercial | 15% on gross development value | £0 |
| | | | |
| | | | £17,199,636 |
| | TOTAL PROJECT COSTS [EXCLUDING INTEREST] | | £98,599,246 |
| | · | | · · |
| | TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] | | £2,825,086 |
| 4.00 | Finance Costs | APR PCM 6% 0.487% | -£2,825,086 |
| | | | |
| | TOTAL BROUEST COSTO (INCLUDING INTERPRET | | 0404 404 200 |
| | TOTAL PROJECT COSTS [INCLUDING INTEREST] | | £101,424,332 |
| | s been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The a Council as to the impact of planning policy has on viability at a strategic borough level. T | | |

should not be relied upon as such.