

Appendix A – Consultee Responses	
Summary	Table prepared by GNDP collating the Consultee Responses.

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Viability Study, Interim Viability Study (November 2019)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 0 Object 3 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	GNLP RESPONSE	CHANGE TO PLAN
21903 Home Builders Federation	Comment	<ul style="list-style-type: none"> • NPPF Para57 has greater emphasis on testing viability of development during preparation of LP with less scope for negotiation on an application by application basis. • Welcome acknowledgement of difference in viability based on location of development. • Concerned abnormal costs and their impacts, and willingness of landowners to sell land at reduced rates, hasn't been considered. • Though difficult to quantify, these are real costs and some assessment of their impact should be considered. • Policy related costs not considered e.g. electric vehicle charging points. • Larger sites only has CIL considered, not strategic infrastructure costs that may occur. • Note 10-20% uplift added to construction costs for site and infrastructure, but this would principally cover landscaping and roads not any strategic infrastructure costs. 			

		<ul style="list-style-type: none"> • Recommend inclusion of cost reflecting additional strategic infrastructure costs above CIL. • <i>Attached to rep is a briefing note on viability</i> 			
23125 ClientEarth	Comment	<ul style="list-style-type: none"> • Welcome statement on p62 that there is justification to set a local energy efficiency policy above 2013 Building Regulations. • Accompanying statement that going above 20% improvement on part L would not be viable is not supported by the Interim Viability Assessment. • Not clear that higher standards have been assessed within study • A zero-carbon standard should be starting point to work back from where viability constraints are identified • Identified viability constraints should only affect a dwelling category or scale of development • Not clear where £15,000 cost per dwelling figure for higher efficiency standards (p63 draft strategy) is derived from and what standard this relates to 			

<p>23189 Hopkins Homes/Persimmon Homes (Anglia) & Taylor Wimpey via Bidwells</p>	<p>Comment</p>	<p>Review of Viability Study by Intali</p> <p>Intro</p> <ul style="list-style-type: none"> • clients' concerns are; <ol style="list-style-type: none"> 1. Level of discount for affordable housing which does not reflect bids from affordable providers 2. BLV unrealistic 3. single revenue rates across 3 authorities is not reflective of their individual markets. 4. Net build costs are below market and BCIS rates 5. No justification for 33% affordable housing 6. No typology for schemes above 600 units. To allocate sites officers need policy requirements to be met but no typology to justify policy on large urban expansions. 7. No additional costs arising from Part L of 2020 Building regulations 8. Garages not covered by "Site Infrastructure" as adopted in viability study <p>Summary</p> <ul style="list-style-type: none"> • 2 key issues to address; <ol style="list-style-type: none"> 1. Revenues adopted are 18/8% higher than Land Registry data of new house sales in the 3 LA's would suggest 2. Discounts to affordable housing are inadequate and do not reflect bids made by registered providers. This is overstated by about 30%. • Typology 9 – NPS calculates profit as 24.86% but based on Land Registry data and adopting 55% discount for affordable houses, we calculate 4.04% profit which is not a viable scenario. • Study is incomplete as does not include scenario above 600 units which is required in Para 005 of NPPF 			
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		<ul style="list-style-type: none">• Many other inputs used to prepare the appraisals have been amended from previous viability work and all have reduced costs of increased revenues.• Implies maximising contribution levels is above providing balanced, reasonable assessment that a development can be expected to deliver during plan period.• Consistent absence of reasoning/ supporting information throughout which undermines credibility of this study. <p>NPS Approach to Interim Study</p> <ul style="list-style-type: none">• Potential conflict of interest in NPS completing study as they operate a joint venture company with Broadland DC called Broadland Growth – this hasn't been declared or referred to, only a statement indicating there is no conflict of interest. This is contrary to Viability PS 2019.• Will request sight of NPS records (as required by Conflicts PS 2017) to demonstrate if/how this conflict has been managed• Terms of Engagement not clearly set out, contrary to para 2.2 of 2019 PS.• No Statement of Objectivity, Impartiality and Reasonableness as is mandatory under 2.1 of Viability PS 2019• No supporting data provided for anything (revenues, build costs, affordable discounts, input reductions etc) as required by 2.6 of Viability PS 2017• Report advises the data used is available but provides no indication on research undertaken, what 'material' means nor provides reasoning for it's conclusions			
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- Inputs and assumptions used to assess viability are unbalanced; revenues too high, costs too low, BLV reduced by 75% and contributions increased
- Inputs appear to have been amended to justify contributions
- Do not consider that, as per duty of care set by RICS, the author is reasonable, transparent, fair and objective in accordance with para 4 of Viability PS 2019
- Report has a weakness in not having mechanisms to reflect market changes (such as Corona Virus)
- 'critical friend' referenced, would like more information – who, why and what role did they have

Revenue Inputs

- Sales Rates (Para 2.3.1) are excessive and has no supporting data provided
- We have analysed sales of 600 homes using Land Registry Data in the last 14 months and the results are significantly different to reports;

Data	2	3	4	Flats
Report Min	£225,000	£295,000	£360,000	£175,000
Report Max	£255,000	£320,000	£385,000	£220,000
Report Ave	£240,000	£307,500	£372,500	£197,500
Intali Data	£201,603	£282,552	£294,493	£200,000
Difference	19.05%	8.83%	26.49%	-1.25%

- revenue data for viability study is referred to as "average potential sales rates" by dwelling type but no apparent research on location factors, house type or floor areas.
- Values assessed by average price across the 3 council areas and applied by number of

bedrooms, then applied to dwelling sizes to provide a revenue rate/m²

We have compared our findings using this method;

	NPS	Intali	% Diff
Apartment	£3,250	£2,796	16.23%
2 Bed	£3,101	£2,799	10.80%
3 Bed	£2,941	£2,545	15.58%
4 Bed	£3,024	£2,227	35.76%
	£3,079	£2,592	18.80%

This is a significant difference and undermines study's conclusions

- Affordable discounts too low at 40% vs 55-60% (based on experience and conversations with various HA's)
- Assumption in report appears based on previous viability report which provided no justification for its level and was contradictory
- Clients' experience based on Section 106 agreements is bids on affordable rental unites around 45% of OMV and intermediate affordable are 60%OMV.
- On a recent viability with another LA we analysed the best bid received in a competitive process to be a blended 42% OMV
- sales rates being too high and affordable discounts being too low affects the revenues e.g three-bedroom affordable house's revenue is £192,000 vs £138,375 using Intali estimate and 55% discount – 38.75% difference
- Sales fees reduced from 3.5% in 2017 report to 1.75% with no justification
- Report allows for showrooms based on assumptions which are unjustified, incomprehensible and bear no resemblance to reality on ALL sites.

		<ul style="list-style-type: none"> • 3% sales costs are typical in our experience to cover agents, marketing and legal costs of sale. <p>Build Costs Inputs</p> <ul style="list-style-type: none"> • Build costs, although reasonable, change frequently and out latest research of BCIS data shows them to be 5% higher • No allowance for Part L of 2020 building regulations nor homes required to M4(2)/(3) standards • Contingency rate lowered from 5-3% without justification – though 3% is typical in our experience • Infrastructure costs the same as External Works? • Garages included in these costs, though typically they are build costs – either way allowance should be increased to reflect construction cost • Our experience (garages excluded) is 10% only applies to apartment schemes, only in exceptional cases would housing schemes be below 15%. • No evidence to support estimate of these costs. • NPPF requires area-wide viability attempts to reflect all costs. 2017 Report had 7% on net build costs to allow for extra costs of brownfield land which has been removed and replaced with £50,000 or £200,000 allowances which represents a significant hidden reduction without evidence or justification <p>Benchmark Land Value</p> <ul style="list-style-type: none"> • (focused BLV response on agricultural land) £10,000 p/a for existing agricultural use is reasonable • Quoted Para016 of NPPF but no data/evidence is provide nor is a summary of cross collaboration 			
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	<ul style="list-style-type: none">• No evidence to justify applied premiums as justified, nor to confirm produced figures are minimum acceptable values for landowners• Principle of differing levels of uplift/ premium are applied to different land types is confusing – why would a reasonable landowner accept a 10x uplift when aware another is getting 30%?• 2017 Hamson report assessed BLV at £348,810/acre, now reduced to £247,000/acre without reference to evidence or methodology• Land payment fees reduced from 1.75-1.25% without evidence or justification <p>Typology</p> <ul style="list-style-type: none">• GNDP sent letters to landowners/promoters of large sites seeking written confirmation the sites are viable based on draft, unadopted policies but the viability study does not address sites above 600.• Study advises larger sites will have additional infrastructure costs (SUDs, Open Space, site wide infrastructure, provision of community, healthcare, educational, commercial facilities etc)but does not deal with them nor provide viability guidance for the schemes.• Para 005 of NPPF states the need to consider specific circumstances of strategic sites and the study fails this <p>Appraisals</p> <ul style="list-style-type: none">• Typology 9 appraisal – Table 5 (p9) and Table 7 (p12&13) have total %'s of 101%.• No rationale for 75:25 affordable rent/ intermediate split, nor 52% 2 bed units being affordable, vs 19% 4 bed units.			
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- We calculate interest charges to be £506,000 less than NPS
- Table 14a incorrectly states average area per market dwelling is 3,003m², it should be 97.04m²
- Appraisal allows for 3 showrooms but should be 1 for every 50 units meaning 8 showrooms costing £200,000, not £75,000
- Infrastructure, contingency and professional fees all over-stated as include water, access and energy. Should be net build cost only.
- developer profit on affordable element normally calculated against total cost of providing unit rather than revenue generated – meaning profit level marginally understated.
- With corrected showroom costs, developer profit on cost of providing affordable units, infrastructure input, contingency and external works, developer profit is reduced to 24.09%
- Using these corrected inputs but expanding to 1,000 units the developer profit is 23.64%
- Using Intali inputs (corrected revenue rates – see 2nd table in this rep, 55% discount to OMV for ART units) developer profit on 600 units is 4.04%
- Applying this data to 1,000 units, developer profit is 3.84%
- Conclude that increased development size has little impact on viability if all inputs are consistent.
- However for larger sites the viability inputs have not been consistent as Education/Health/Community facilities, Commercial/Retail facilities and SUDS are not accounted for.

We therefore conclude that the NPS Interim Viability Study does not provide a reliable, robust or accurate

		assessment of viability for the purposes of the emerging GNLP.			
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Appendix B – Housing Mix and Affordable Housing	
Summary	Table collating the Housing Officer comments.

Appendix B

GNLP – Housing Mix per Typology (summary from the three Councils comments as @ 25 November 2020)

Norwich City Andrew Turnbull	South Norfolk Keith Mitchell	Broadland Kay Oglieve-Chan
<ul style="list-style-type: none"> • Can you explain the change from 33% to 28% for the inner ring road sites? • I have used an 80/20 split for ART and AHO – in Norwich we know that there is an even greater need for ART than the SHMA 79/21 which is aggregated across the 3 districts • All flats for ART to be 1-bed • We do not need 3-bed houses for rent – there is an over supply within our stock 	<p>I have taken your 75/25 tenure split, although the SHMA says 79/21 for Greater Norwich.</p> <p>Assume all flats in South Norfolk are 1 bedroom.</p> <p>Although the SHMA shows need for a high proportion of 3 bedroom houses for rent, I would not expect to achieve the proportion proposed here (especially Typology 10). Such a portion would not meet need as expressed through the Housing Register (bearing in mind ‘bedroom tax’ and would probably lead to a financial appraisal (which we always lose).</p> <p>I try to specify flats in multiples of 4 – easier to design. But on very large sites, blocks of 6 might be built. (We never have more than 3 storeys.)</p> <p>On larger developments (say 30+ affordable homes) I would be seeking some bungalows (1 & 2 bedroom), and a small number of 3 bedroom bungalows on sites of 100+ affordable homes. Given the high cost and large footprint, it might be best to ignore this.</p> <p>For typologies 10 & 11 we would probably specify the tenure split, with the mix of types to be agreed at Reserved Matters stage.</p>	<p>Historically Broadland has indicated a 60:40 tenure split (rent:AHO) which assists in initial AH negotiations. On smaller sites however we often use the 85:15 as per the JCS.</p> <p>There is now a strong indication that we should be seeking a higher proportion for rent than previously (70:30 or higher) due to the continuing need for affordable (and social rented) properties.</p> <p>We do see certain RP’s preferring 1 bedroom houses compared to flats in both rural or urban locations. We also see some RPs who are now avoiding larger blocks of flats (greater than 9 units per block) – due to the potential for housing management issues. Now the developers have a 1 bedroom house type that is to good space standards (58m2) we are starting to see greater numbers of 1 bedroom houses being delivered.</p> <p>In recent years we have had a very high proportional delivery (40% or more) of 1 bedroom flats for rent. This proved to be to the detriment of larger property type delivery. So we are trying to address this through lowering the proportion of 1 bedroom property types (particularly flats) on the largest sites. This also helps to avoid developers proposing 18 plus unit blocks of flats. In Broadland we do see delivery of blocks of flats but these tend not to be higher than 3 storeys.</p> <p>We try and specify no 2 bedroom flats (above ground floor) but do still get delivery of FOGs. We try to avoid these as they are hard to allocate to – unless they have a garden which may then assist the allocation.</p>

Most developers and RPs do not tend to include 1 bedroom flats / houses for AHO. The majority tend to go for a mix of 2 houses (and flats) and 3 bedroom houses with occasional 4 bedroom houses (but these may be less affordable even for AHO)

We tend to specify a number of bungalows within the larger developments 2 and 3 bedroom most recently. But on smaller sites we also try and include 1 and 2 bedroom bungalows wherever feasible. Most bungalows should be to Building Regs Part M Cat 2 (to allow for potential wheel chair adaptation. [On stock transfer there was a large proportion of 1 bedroom bungalows within the district but many of these are now old stock and are not suitable for wheelchair adaptation].

Key Thoughts

Percentage

33% or 28% subject to rounding

Tenure split

SHMA across the 3 areas – 79:21 but Norwich looking for 80:20 can this be justified? See below

Broadland 60:40 with 85:15 on small site as per JCS – do I keep at 60:40 or 79:21 or 75:25 which we used in the Interim Study? What about the 70:30 split?

Is the 75:25 the best to cover all site with exception of the small sites – Typo 1, 2 and 3?

Preference of dwelling types

Affordable Flats – 1 bed only across the GNLP area

Growing preference for 1 bed houses of 58 sqm

Flats 3 storey only? How does that square with Norwich City?

Blocks 4 or 6 only

AHO – 2 bed plus only

Bungalows? This may need to be work in progress.

TYPOLOGY 1		
NA	OK as a working assumption – likely to be applicable in future as we need larger homes.	NA
GNDP Comments/Proposals – Typology 1	No change - 33% and 75:25 split (not the 85:15)	

TYPOLOGY 2		
NA	<p>We need 1 bedroom homes for rent. I would be more likely to seek 2 x 2 bed, 2 x 2 bed, 1 x 3 bed</p> <p>AHO – likely to be OK.</p>	<p>For smaller size developments</p> <p>We would tend to go for an equal mix with 33% for 1, 2 and 3 beds and small number of 4 beds ~1% (if included)</p> <p>AHO – equal split between 2 and 3 bedroom houses</p>
GNDP Comments/Proposals – Typology 2	<p>33% and 75:25 split as follows (not the 85:15)</p> <p>Adding in 1 bed house at 58sqm</p> <p>Split AHO – 1 x 2b and 1 x 3b</p> <p>Split ART – 2 x 1b, 2 x's 2b and 1 x's 3b</p>	

TYOLOGY 3

Type	Total	Market	ART	AHO	Mix
1-2 b flat	6	4	2	0	30%
2 bed h	9	4	4	1	45%
3 bed h	5	5	0	0	25%
4b+ h	0	0	0	0	0%
	20	13	6	1	100%

NA

NA

GNDP Comments/Proposals – Typology 3

33% and 80:20 split (not 85:15)
Changes to numbers as shown above.

TYOLOGY 4

Type	Total	Market	ART	AHO	Mix
Flat 1 bed	6	0	6	0	30%
Flat 2 bed	14	14	0	0	70%
Flat 3 bed	0	0	0	0	0%
	0	0	0	0	0%
	20	14	6	0	100%

NA

NA

I have rounded up the 28% to 6 units as it equates to 5.6 units. I have also suggested for ease and to meet the greatest need in this location that they should all be ART – if pushed I would go 5 ART and 1 AHO.

GNDP Comments/Proposals – Typology 4

28% and 5 ART and 1 AHO for consistency of approach although do understand why Andrew would want all ART

Type	Total	Market	ART	AHO	Mix
Flat 1 bed	6	0	5	1	30%
Flat 2 bed	14	14	0	0	70%
Flat 3 bed	0	0	0	0	0%
	0	0	0	0	0%
	20	14	5	1	100%

TPOLOGY 5

	<p>We need 1 bedroom homes for rent, and we never want 2 bedroom flats for rent because they can be difficult to let ('bedroom tax' and affordability). On a development of this size, my preferred mix for rent would be: 4 x 1 bed, 4 x 2 bed, 3 x 3 bed, 1 x 4 bed.</p> <p>The AHO mix is fine.</p>	<p>For medium size sites we would go for an equal mix with 33% for 1, 2 and 3 beds and small number of 4 beds ~1% (if included)</p> <p>AHO – equal split between 2 and 3 bedroom houses</p>
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<p>GNDP Comments/Proposals – Typology 5</p>	<p>33% and 75:25 split as per Keith including 1 bed houses</p>
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TYOLOGY 6

Type	Total	Market	ART	AHO	Mix
1-2 b flat	16	10	6	0	21%
2 bed h	27	12	12	3	36%
3 bed h	24	22	0	2	32%
4b+ h	8	6	2	0	11%
	75	50	20	5	100%

Larger medium sites we start to consider a mix somewhere above that considered for medium sites or tend to a more equal mix with 30% 1, 2 and 3 beds and a larger number of 4 beds 10%. Previously we were advising a higher proportion of 1 bedroom houses and flats - but have now noticed a greater need for 3 bedroom family homes across the district

AHO – equal split between 2 and 3 bedroom houses

GNDP Comments/Proposals – Typology 6

33% and 75:25 split
As Andrew, will split 1 bed flat and 1 bed house

Type	Total	Market	ART	AHO	Mix
1 b flat	10	6	4	0	13%
1 bed h	6	4	2	0	8%
2 bed h	27	12	12	3	36%
3 bed h	24	22	0	2	32%
4b+ h	8	6	2	0	11%
	75	50	20	5	100%

TYPOLOGY 7

I'm not convinced by this housing mix for a scheme of 100 in the inner ring road area – this is much more likely to be mainly if not all flatted development – happy to discuss

I believe it would something along the lines of:

Type	Total	Market	ART	AHO	Mix
1-bed flat	44	22	22	0	44%
2-bed flat	32	26	0	6	32%
3-bed flat	24	24	0	0	24%
					0%
	100	72	22	6	100%

NA

NA

GNDP Comments/Proposals – Typology 7

Adam – I don't disagree, what should we do – now's the time!

TYOLOGY 8

You didn't ask me to look at this but it includes Bowthorpe – this would be my preference for Bowthorpe.

Type	Total	Market	ART	AHO	Mix
1-2 b flat	10	4	6	0	10%
2 bed h	29	13	13	3	29%
3 bed h	50	47	0	3	50%
4b+ h	11	8	3	0	11%
	100	72	22	6	100%

This would be a development in a location with good infrastructure, so it would be a good location for single people and couples.

My preferred mix for rent: 8 x 1 bed, 8 x 2 bed, 8 x 3 bed, 1 x 4 bed.

Housing associations do not like 1 bedroom homes for AHO if they can be avoided. My preferred mix: 4 x 2 bed, 4 x 3 bed.

Larger sites we would go for a more equal mix with 30% 1, 2 and 3 beds and a number of 4 beds 10%. AHO – equal split between 2 and 3 bedroom houses or possibly a higher proportion of 2 bedroom houses (and flats) compared to 3 bedroom houses

GNDP Comments/Proposals – Typology 8

Andrew shows 28% - but should we revert to 33% as it covers a wider area than just Bowthorpe?

In which case look more like this – 33% and 75:25 split

Type	Total	Market	ART	AHO	Mix
1 b flat	8	4	4	0	8%
2 b flat	2	2	0	0	2%
1 bed h	4	0	4	0	4%
2 bed h	39	27	8	4	39%
3 bed h	38	26	8	4	38%
4b+ h	9	8	1	0	9%
	100	67	25	8	100%

TYOLOGY 9

For Bowthorpe only – this mix was too top heavy on 3-beds and not enough 2-bed houses – my preferred mix:

Type	Total	Market	ART	AHO	Mix
1-2 b flat	44	16	24	4	18%
2 bed h	80	43	34	3	32%
3 bed h	97	87	0	10	39%
4b+ h	29	21	8	0	12%
	250	167	66	17	100%

My previous comments apply.
My preferred mix for rent: 16 x 1 bed, 22 x 2 bed, 22 x 3 bed, 2 x 4 bed

AHO: 12 x 2 bed, 9 x 3 bed

For larger developments we would go for a smaller proportion of 1 bedroom units with a proposed split being:-

25% 1 bed 32% 2 and 32% 3 beds and number of 4 beds 10% plus 5 bedroom 1%

AHO – equal split between 2 and 3 bedroom houses or possibly a higher proportion of 2 bedroom houses (and flats) compared to 3 bedroom houses

GNDP Comments/Proposals – Typology 9

33% and I think should be 75:25 rather than Andrews 80:20, so will look like this

Type	Total	Market	ART	AHO	Mix
1 b flat	16	10	6	0	6.4%
2 b flat	10	10	0	0	4%
1 bed h	10	0	10	0	4%
2 bed h	97	63	22	12	39%
3 bed h	91	60	22	9	36.4%
4b+ h	26	24	2	0	10%
	250	167	62	21	100%

But, Andrew doesn't want 3 bed properties but Keith and Kay do, as area covers wider than just Bowthorpe gone for SN and Broadland thoughts but no 5 beds

TYPOLOGY 10

You didn't ask me to look at this but it includes Bowthorpe – this would be my preference for Bowthorpe.

Type	Total	Market	ART	AHO	Mix
1-2 b flat	96	52	36	8	16.00%
2 bed h	220	92	112	16	36.67%
3 bed h	200	184	0	16	33.33%
4b+ h	84	72	12	0	14.00%
	600	400	160	40	100%

My previous comments apply, but scope for a 5BH.
Rent: 40 x 1 bed, 50 x 2 bed, 50 x 3 bed, 10 x 4 bed, 1 x 5 bed

AHO: We might accept 1 bedroom houses or flats, but I probably would not seek them. RPs might accept a 4BH, but not always.
Preferred: 30 x 2 bed, 20 x 3 bed

For largest developments
We would go for a smaller proportion of 1 bedroom units with a proposed split being:-
25% 1 bed 32% 2 and 32% 3 beds and number of 4 beds 10% plus 5 bedroom 1%

AHO – equal split between 2 and 3 bedroom houses or possibly a higher proportion of 2 bedroom houses (and flats) compared to 3 bedroom houses

GNDP Comments/Proposals – Typology 11

33% and 75:25 to keep in line? So might look more like this

Type	Total	Market	ART	AHO	Mix
1 b flat	60	40	20	0	10%
2 b flat	40	40	0	0	7%
1 bed h	20	0	20	0	3%
2 bed h	200	120	50	30	33%
3 bed h	190	110	50	20	32%
4b+ h	90	80	10	0	15%
	600	400	150	50	100%

TYPOLOGY 11

Preferred mix for Bowthorpe only:

Type	Total	Market	ART	AHO	Mix
1-2 b flat	186	120	54	12	19%
2 bed h	320	131	160	29	32%
3 bed h	320	295	0	25	32%
4b+ h	174	136	38	0	17%
	1000	682	252	66	100%

I think it will be difficult to get consensus on the areas where we only have Bowthorpe as we perhaps have unique issues around the letting of 3-bed houses so if its easier to model I'm happy to defer to Keith and Kay on these.

My previous comments apply, but I might seek another 5BH.

Rent: 64 x 1 bed, 88 x 2 bed, 86 x 3 bed, 8 x 4 bed, 2 x 5 bed

AHO – again, my previous comments apply. Preferred: 50 x 2 bed, 32 x 3 bed

For largest developments

We would go for a smaller proportion of 1 bedroom units with a proposed split being:-
25% 1 bed 32% 2 and 32% 3 beds and number of 4 beds 10% plus 5 bedroom 1%

AHO – equal split between 2 and 3 bedroom houses or possibly a higher proportion of 2 bedroom houses (and flats) compared to 3 bedroom houses

GNDP Comments/Proposals – Typology 11

Type	Total	Market	ART	AHO	Mix
1 b flat	132	100	32	0	13%
2 b flat	90	90	0	0	9%
1 bed h	32	0	32	0	3%
2 bed h	338	200	88	50	34%
3 bed h	318	200	86	32	32%
4b+ h	90	80	10	0	9%
	1000	670	248	82	100%

Adjusted to 33% and a 75:25 split

Appendix C

Base Data Sheets for each Typology.

TYOLOGY 1: South Norfolk Village Clusters - Areas outside of Main Towns and Key Service Areas

14.12.2020

Notional Area:	0.5	Ha	1.24	acres
No. Dwellings:	12			
Density:	24	/Ha	10	/acre

EU Value:	12,500	Benchmark LV:	250,000
Equates to £:	25,000 Ha	EUUV + £/Ha:	500,000 Ha
Equates to £:	10,117 ac	EUUV + £/ac:	202,340 acre
EUUV multiplier:	20	£ per dwelling:	20,833 Dw

No:	House Type:	Beds:	No. G:	Area / dw m²:	Total m²:	Tenure:	Proposed Sales Price per Dw £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income per Dw £:	Total income £:
2	House	2	0	79	158	Market	244,900	3,100	100%	244,900	489,800
4	House	3	4	102	408	Market	306,000	3,000	100%	306,000	1,224,000
2	House	4+	2	124	248	Market	359,600	2,900	100%	359,600	719,200
8					814						2,433,000
2	House	2	0	79	158	ART	244,900	3,100	45%	110,205	220,410
1	House	3	0	102	102	ART	306,000	3,000	45%	137,700	137,700
3					260						358,110
										1 x's	358,110
1	House	2	0	79	79	AHO	244,900	3,100	75%	183,675	183,675
1					79						183,675
12 Totals					1,153						2,974,785

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Qualifying Area m²:	Garage Area @ 21m²:	Zone B CIL Rate £:	Total CIL £:
	84		
	84		
814	168	74.55	73,208
-			
-		74.55	-
79			
79		74.55	5,889
			79,098
Payment 1		25%	19,774
Payment 2		75%	59,323

Min. Space Standards	
	GIA m²:
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART 75%	AHO 25%	Mix
0	0	0	0	0%
5	2	2	1	42%
5	4	1	0	42%
2	2	0	0	17%
12	8	3	1	100%
12	8	3	1	

Notional Sales £ / Dwelling:
244,900
306,000
359,600

Affordable Housing Policy Check		
Tenure	No. Dw:	%age:
Market	8	
ART	3	
AHO	1	
	12	33%

Build Costs		
m²:	£/m²:	Total £:
814		
260		
79		
1,153	1,128	1,300,584
Apartments		
Houses		
		1,300,584
		1,300,584

Developers Profit on GDV:			
	Amount £:	DP £:	%:
Market	2,433,000	486,600	20%
ART	358,110	21,487	6%
AHO	183,675	11,021	6%
	2,974,785		

TYPOLOGY 2: Main Town/Service Viillage - Acle, Aylsham, Brundall, Dickleburgh, Harleston, Mulbarton, Wymondham

14.12.2020

Notional Area:	0.71	Ha	1.75	acres
No. Dwellings:	20			
Density:	28	/Ha	11	/acre

EU Value:	17,750	Benchmark LV	355,000
Equates to £:	25,000 Ha	EUV + £/Ha:	500,000 Ha
Equates to £:	10,117 ac	EUV + £/ac:	202,340 acre
EUV multiplier:	20	£ per dwelling:	17,750 Dw

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No:	House Type:	Beds:	No. G:	Area/dw m²:	Total m²:	Tenure:	Proposed Sales Price per Dw £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income per Dw £:	Total income £:
0	House	1	0	58	-	Market	188,500	3,250	100%	188,500	-
6	House	2	0	79	474	Market	252,800	3,200	100%	252,800	1,516,800
5	House	3	5	102	510	Market	316,200	3,100	100%	316,200	1,581,000
2	House	4+	2	124	248	Market	365,800	2,950	100%	365,800	731,600
13					1,232						3,829,400
2	House	1	0	58	116	ART	188,500	3,250	45%	84,825	169,650
2	House	2	0	79	158	ART	252,800	3,200	45%	113,760	227,520
1	House	3	0	102	102	ART	316,200	3,100	45%	142,290	142,290
5					376					2 x's	269,730
1	House	2	0	79	79	AHO	252,800	3,200	75%	189,600	189,600
1	House	3	0	102	102	AHO	316,200	3,100	75%	237,150	237,150
2					181						426,750
20	Totals				1,789						4,795,610

Qualifying Area m²:	Garages:	Zone B CIL Rate £:	Total CIL £:
	105		
	84		
1,232	189	74.55	105,936
-		74.55	-
181		74.55	13,494
Total			119,429
Payment 1	60 days	25%	29,857
Payment 2	360 days	75%	89,572

Min. Space Standards	
	GIA m²:
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART 75%	AHO 25%	Mix
2	0	2	0	10%
9	6	2	1	45%
7	5	1	1	35%
2	2	0	0	10%
20	13	5	2	100%
20	13	5	2	

Notional Sales	
	£ / Dwelling:
	188,500
	252,800
	316,200
	365,800

Affordable Housing Policy Check		
Tenure	No. Dw:	%age:
Market	13	
ART	5	
AHO	2	
	20	35%

Build Costs		
m²:	£/m²:	Total £:
1,232		
376		
181		
1,789	1,146	2,050,194
Apartments		
Houses		
		2,050,194
		2,050,194

Developers Profit on GDV:			
	Amount £:	DP £:	%:
Market	3,829,400	765,880	20%
ART	539,460	32,368	6%
AHO	426,750	25,605	6%
	4,795,610		

TYPOLOGY 3: Urban - City outside inner ring road

Notional Area:	0.27	Ha	0.67	acres
No. Dwellings:	20			
Density:	74	/Ha	30	/acre

EUV £:	500,000	Benchmark LV	650,000
Equates to £:	1,851,852	Ha	EUV + £/Ha: 2,407,407 Ha
Equates to £:	746,269	ac	EUV + £/ac: 970,149 acre
EUV uplift:	30%	£ per dwelling:	32,500 Dw

No:	House Type:	Beds:	No. G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income / Dw Type £:	Total income £:
2	Flat	1	0	60.00	120	Market	213,000	3,550	100%	213,000	426,000
6	House	2	0	79.00	474	Market	284,400	3,600	100%	284,400	1,706,400
5	House	3	0	102.00	510	Market	346,800	3,400	100%	346,800	1,734,000
0	House	4+	0	124.00	-	Market	372,000	3,000	100%	372,000	-
13					1,104						3,866,400
2	Flat	1	0	60.00	120	ART	213,000	3,550	45%	95,850	191,700
3	House	2	0	79.00	237	ART	284,400	3,600	45%	127,980	383,940
0	House	3	0	102.00	-	ART	346,800	3,400	45%	156,060	-
0	House	4+	0	124.00	-	ART	372,000	3,000	45%	167,400	-
5					357					2 x's	575,640
											287,820
0	Flat	1	0	60.00	-	AHO	213,000	3,550	75%	159,750	-
2	House	2	0	79.00	158	AHO	284,400	3,600	75%	213,300	426,600
0	House	3	0	102.00	-	AHO	346,800	3,400	75%	260,100	-
0	House	4+	0	124.00	-	AHO	372,000	3,000	75%	279,000	-
2					158						426,600
20					1,619					<i>Check</i>	4,868,640
											-

Qualifying Area m²:	Zone A CIL Rate £:	Total CIL £:
1,104	111.83	123,460
-	111.83	-
158	111.83	17,669
		141,129
Payment 1	25%	35,282
Payment 2	75%	105,847

60
360

Min. Space Standards	
	GIA m²:
1/2 bed flat	60
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART	AHO	Mix
		75%	25%	
4	2	2	0	20%
11	6	3	2	55%
5	5	0	0	25%
0	0	0	0	0%
20	13	5.00	2.00	100%
20	13	5.00	1.67	

Notional Sales
£ / Dwelling:
213,000
284,400
346,800
372,000

Affordable Housing Policy Check		
Tenure	No. Dw:	%age:
Market	13	
ART	5	
AHO	2	
	20	35%

Build Costs		
m²:	£/m²:	Total £:
240	1,403	336,720
984	1,116	1,098,144
237	1,116	264,492
158	1,116	176,328
1,619		1,875,684
Apartments		336,720
Houses		1,538,964
		1,875,684

Developers Profit on GDV:			
	Amount £:	DP £:	%:
Market	3,866,400	773,280	###
ART	575,640	34,538	6%
AHO	426,600	25,596	6%
	4,868,640		

TYPOLOGY 4: Urban Centre - inside inner ring road

Gross Notional Area:	0.25	Ha	0.62	acres
Net Notional Area:	0.25	Ha	0.62	acres
No. Dwellings:	20			
Gross Density:	80	/Ha	32	/acre
Net Density:	80	/Ha	32	/acre

EUV £:	600,000	Benchmark LV	780,000
Equates to £:	2,400,000	Ha	EUV + £/Ha: 3,120,000 Ha
Equates to £:	967,742	ac	EUV + £/ac: 1,258,065 acre
EUV uplift:	30%	£ per dwelling:	39,000 Dw

No:	House Type:	Beds:	No. G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
0	Flat	1	0	50	-	Market	187,500	3,750	100%	187,500	-
14	Flat	2	0	70	980	Market	255,500	3,650	100%	255,500	3,577,000
0	Flat	3	0	86	-	Market	-	-	100%	-	-
14					980						3,577,000
5	Flat	1	0	50	250	ART	187,500	3,750	45%	84,375	421,875
0	Flat	2	0	70	-	ART	255,500	3,650	45%	114,975	-
0	Flat	3	0	86	-	ART	-	-	45%	-	-
5					250					2 x's	210,938
1	Flat	1	0	50	50	AHO	187,500	3,750	75%	140,625	140,625
0	Flat	2	0	70	-	AHO	255,500	3,650	75%	191,625	-
0	Flat	3	0	86	-	AHO	-	-	75%	-	-
1					50						140,625
20					1,280						4,139,500

Qualifying Area m²:	Zone A CIL Rate £:	Total CIL £:
980	111.83	109,593.40
-	-	-
-	-	-
-	-	-
50	111.83	5,591.50
-	-	115,185
Payment 1	25%	28,796
Payment 2	75%	86,389

Min. Space Standards	
	GIA m²:
Flat 1 bed	50
Flat 2 bed	70
Flat 3 bed	86

No. Dw:	Market	ART 75%	AHO 25%	Mix
6	0	5	1	30%
14	14	0	0	70%
0	0	0	0	0%
20	14	5	1	100%
20	14	4	1	

Notional Sales £ / Dwelling:
187,500
255,500

Affordable Housing Policy Check		
Tenure	No. Dw:	%age:
Market	14	
ART	5	
AHO	1	
	20	30%

Build Costs		
m²:	£/m²:	Total £:
980		
250		
50		
1,280	1,403	1,795,840
Apartments		1,795,840
Houses		-
		1,795,840

Developers Profit on GDV:			
	Amount £:	DP £:	%:
Market	3,577,000	715,400	20%
ART	421,875	25,313	6%
AHO	140,625	8,438	6%
	4,139,500		

TYPOLOGY 5: Main Town/ Service Village - Acle, Aylsham, Brundall, Dickleburgh, Harleston, Mulbarton, Wymondham

Notional Area:	2.02 Ha	5 acres
No. Dwellings:	50	
Density:	25 /Ha	10 /acre

EU Value:	50,500	Benchmark LV:	883,750
Equates to £:	25,000 Ha	EUV + £/Ha:	437,500 Ha
Equates to £:	10,117 ac	EUV + £/ac:	177,048 acre
EUV multiplier:	17.5	£ per dwelling:	17,675 Dw

No:	House Type:	Beds:	G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
0	House	1	0	58	-	Market	188,500	3,250	100%	188,500	-
12	House	2	0	79	948	Market	252,800	3,200	100%	252,800	3,033,600
13	House	3	13	102	1,326	Market	316,200	3,100	100%	316,200	4,110,600
9	House	4+	9	124	1,116	Market	365,800	2,950	100%	365,800	3,292,200
34					3,390						10,436,400
0	House	1	0	58	-	ART	188,500	3,250	45%	84,825	-
7	House	2	0	79	553	ART	252,800	3,200	45%	113,760	796,320
3	House	3	0	102	306	ART	316,200	3,100	45%	142,290	426,870
2	House	4+	0	124	248	ART	365,800	2,950	45%	164,610	329,220
12					1,107					x's 4	1,552,410
											388,103
0	House	1	0	58	-	AHO	188,500	3,250	75%	141,375	-
2	House	2	0	79	158	AHO	252,800	3,200	75%	189,600	379,200
2	House	3	0	102	204	AHO	316,200	3,100	75%	237,150	474,300
0	House	4+	0	124	-	AHO	365,800	2,950	75%	274,350	-
4					362						853,500
50					4,859						12,842,310

21

Qualifying Area m²:	Zone A CIL Garages:	Rate £:	Total CIL £:
	273		
	378		
3,390	651	111.83	451,905
-	-	-	-
-	-	-	-
-	-	-	-
		111.83	
-	-	-	-
-	-	-	-
362		111.83	40,482
			492,387
Payment 1		25%	123,097
Payment 2		75%	369,291

Min. Space Standards	
GIA m²:	
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART 75%	AHO 25%	Mix
4	0	4	0	8%
19	13	4	2	38%
18	13	3	2	36%
9	8	1	0	18%
50	34.00	12.00	4.00	100%

50 33.34 12.50 4.17

Notional Sales £ / Dwelling:
188,500
252,800
316,200
365,800

Affordable Housing Policy Check		
Tenure	No. Dw:	%age:
Market	34	
ART	12	
AHO	4	
	50	32%

Build Costs		
m²:	£/m²:	Total £:
3,390		
1,107		
362		
4,859	1,146	5,568,414
Apartments		
Houses		5,568,414
		5,568,414

Developers Profit on GDV:			
	Amount £:	DP £:	%:
Market	10,436,400	1,826,370	17.5%
ART	1,552,410	93,145	6%
AHO	853,500	51,210	6%
	12,842,310		

TYPOLOGY 6: Urban Fringe/Main Town - Bowthorpe, Aylsham, Drayton, Hellesdon, Costessey, Harleston, Wymondham

Notional Area:	3.04	Ha	7.5	acres
No. Dwellings:	75			
Density:	25	/Ha	10	/acre

EU Value:	76,000	Benchmark LV:	1,330,000
Equates to £:	25,000 Ha	EUV + £/Ha:	437,500 Ha
Equates to £:	10,117 ac	EUV + £/ac:	177,048 acre
EUV multiplier	17.5	£ per dwelling:	17,733 Dw

No:	House Type:	Beds:	No. G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
6	Flat	1	0	60	360	Market	210,000	3,500	100%	210,000	1,260,000
4	House	1	0	58	232	Market	191,400	3,300	100%	191,400	765,600
12	House	2	0	79	948	Market	256,750	3,250	100%	256,750	3,081,000
22	House	3	22	102	2,244	Market	321,300	3,150	100%	321,300	7,068,600
6	House	4+	6	124	744	Market	384,400	3,100	100%	384,400	2,306,400
50					4,528						14,481,600
4	Flat	1	0	60	240	ART	210,000	3,500	45%	94,500	378,000
2	House	1	0	58	116	ART	191,400	3,300	45%	86,130	172,260
12	House	2	0	79	948	ART	256,750	3,250	45%	115,538	1,386,450
0	House	3	0	102	-	ART	321,300	3,150	45%	144,585	-
1	House	4+	0	124	124	ART	384,400	3,100	45%	172,980	172,980
19					1,428					x's 4	527,423
0	Flat	1	0	60	-	AHO	210,000	3,500	75%	157,500	-
0	House	1	0	58	-	AHO	191,400	3,300	75%	143,550	-
4	House	2	0	79	316	AHO	256,750	3,250	75%	192,563	770,250
2	House	3	0	102	204	AHO	321,300	3,150	75%	240,975	481,950
0	House	4+	0	124	-	AHO	384,400	3,100	75%	288,300	-
6					520						1,252,200
75					6,476						17,843,490
									Check		-

21

Qualifying Area m²:	Garages:	Zone A CIL Rate £:	Total CIL £:
	462		
	252		
4,528	714	111.83	586,213
520		111.83	58,152
			644,364
		25%	161,091
		75%	483,273

Which CIL?

Min. Space Standards	
	GIA m²:
1/2 bed flat	60
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART 75%	AHO 25%	Mix
10	6	4	0	13%
6	4	2	0	8%
28	12	12	4	37%
24	22	0	2	32%
7	6	1	0	9%
75	50.00	19.00	6.00	100%
75	50.00	18.75	6.25	

Notional Sales
£ / Dwelling:
210,000
191,400
256,750
321,300
384,400

Affordable Housing Policy Check		
Tenure	No. Dw:	%age:
Market	50	
ART	19	
AHO	6	
	75	33%

Build Costs		
m²:	£/m²:	Total £:
600	1,370	822,000
4,168	1,136	4,734,848
1,188	1,136	1,349,568
520	1,136	590,720
6,476		7,497,136
Apartments		822,000
Houses		6,675,136
		7,497,136

Developers Profit on GDV:			
	Amount £:	DP £:	%:
Market	14,481,600	2,534,280	17.5%
ART	2,109,690	126,581	6%
AHO	1,252,200	75,132	6%
	17,843,490		

TYPOLOGY 7: Urban Centre - City inside inner ring road

Gross Notional Area:	0.5	Ha	1.23	acres
Net Notional Area:	0.5	Ha	1.23	acres
No. Dwellings:	100			
Gross Density:	200	/Ha	81	/acre
Net Density:	200	/Ha	81	/acre

EUV £:	1,000,000	Benchmark LV:	1,300,000
Equates to £:	2,000,000 Ha	EUV + £/Ha:	2,600,000 Ha
Equates to £:	813,008 ac	EUV + £/ac:	1,056,911 acre
EUV uplift:	30%	£ per dwelling:	13,000 Dw

No:	House Type:	Beds:	No. G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
22	Flat	1	0	50	1,100	Market	185,000	3,700	100%	185,000	4,070,000
26	Flat	2	0	70	1,820	Market	252,000	3,600	100%	252,000	6,552,000
24	Flat	3	0	86	2,064	Market	309,600	3,600	100%	309,600	7,430,400
72					4,984						18,052,400
22	Flat	1	0	50	1,100	ART	185,000	3,700	45%	83,250	1,831,500
0	Flat	2	0	70	-	ART	252,000	3,600	45%	113,400	-
0	Flat	3	0	86	-	ART	309,600	3,600	45%	139,320	-
22					1,100						1,831,500
										4 x's	457,875
0	Flat	1	0	50	-	AHO	185,000	3,700	75%	138,750	-
6	Flat	2	0	70	420	AHO	252,000	3,600	75%	189,000	1,134,000
0	Flat	3	0	86	-	AHO	309,600	3,600	75%	232,200	-
6					420						1,134,000
100					6,504						21,017,900
									<i>Check</i>		-

Qualifying Area m²:	Flat CIL Rate £:	Total CIL £:
4,984	106.00	528,304
-	106.00	-
420	106.00	44,520
		572,824
Payment 1	25%	143,206
Payment 2	75%	429,618

60
360

Min. Space Standards	
	GIA m²:
Flat 1 bed	50
Flat 2 bed	70
Flat 3 bed	86

No. Dw:	Market	ART 75%	AHO 25%	Mix
44	22	22	0	44%
32	26	0	6	32%
24	24	0	0	24%
100	72.00	22.00	6.00	100%
100	72.00	21.00	7.00	

Notional Sales £ / Dwelling:
185,000
252,000
309,600

Affordable Housing Policy Check		
Tenure	No. Dw:	%age:
Market	72	
ART	22	
AHO	6	
	100	28%

Build Costs		
m²:	£/m²:	Total £:
4,984		
1,100		
420		
6,504	1,552	10,094,208
Apartments		10,094,208
Houses		-
		10,094,208

Developers Profit on GDV:			
	Amount £:	DP £:	%:
Market	18,052,400	3,159,170	17.5%
ART	1,831,500	109,890	6%
AHO	1,134,000	68,040	6%
	21,017,900		

TYPOLOGY 8: Urban fringe/Main Town Bowthorpe, Aylsham, Drayton, Hellesdon, Costessey, Harleston, Wymondham

Gross Notional Area:	4.05 Ha	10 acres
Net Notional Area:	3.77 Ha	9.3 acres
No. Dwellings:	100	100
Gross Density:	25 /Ha	10 /acre
Net Density:	27 /Ha	11 /acre

EU Value:	101,250	Benchmark LV	1,771,875
Equates to £:	25,000 Ha	EUV + £/Ha:	437,500 Ha
Equates to £:	10,117 ac	EUV + £/ac:	177,048 acre
EUV multiplier:	17.5	£ per dwelling:	17,719 Dw

No.	House Type	Beds:	G:	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
4	Flat	1	0	50	200	Market	182,500	3,650	100%	182,500	730,000
2	Flat	2	0	70	140	Market	248,500	3,550	100%	248,500	497,000
0	House	1	0	58	-	Market	191,400	3,300	100%	191,400	-
27	House	2	0	79	2,133	Market	256,750	3,250	100%	256,750	6,932,250
26	House	3	26	102	2,652	Market	321,300	3,150	100%	321,300	8,353,800
8	House	4+	8	124	992	Market	384,400	3,100	100%	384,400	3,075,200
67					6,117						19,588,250
4	Flat	1	0	50	200	ART	182,500	3,650	45%	82,125	328,500
0	Flat	2	0	70	-	ART	248,500	3,550	45%	111,825	-
4	House	1	0	58	232	ART	191,400	3,300	45%	86,130	344,520
8	House	2	0	79	632	ART	256,750	3,250	45%	115,538	924,300
8	House	3	0	102	816	ART	321,300	3,150	45%	144,585	1,156,680
1	House	4+	0	124	124	ART	384,400	3,100	45%	172,980	172,980
25					2,004					4 x's	731,745
0	Flat	1	0	50	-	AHO	182,500	3,650	75%	136,875	-
0	Flat	2	0	70	-	AHO	248,500	3,550	75%	186,375	-
0	House	1	0	58	-	AHO	191,400	3,300	75%	143,550	-
4	House	2	0	79	316	AHO	256,750	3,250	75%	192,563	770,250
4	House	3	0	102	408	AHO	321,300	3,150	75%	240,975	963,900
0	House	4+	0	124	-	AHO	384,400	3,100	75%	288,300	-
8					724						1,734,150
100					8,845						24,249,380

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Qualifying Area m²:	Garages:	Zone A CIL Rate £:	Total CIL £:
	546		
	336		
6,117	882	111.83	782,698
724		111.83	80,965
			863,663
Payment 1		25%	215,916
Payment 2		75%	647,747

Min. Space Standards	GIA m²:
1 bed flat	50
2 bed flat	70
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART 75%	AHO 25%	Mix
8	4	4	0	8%
2	2	0	0	2%
4	0	4	0	4%
39	27	8	4	39%
38	26	8	4	38%
9	8	1	0	9%
100	67.00	25.00	8.00	100%
100	66.67	25.00	8.33	

Notional Sales £ / Dwelling:
182,500
248,500
191,400
256,750
321,300
384,400

Affordable Housing Policy Check		
Tenure	No. Dw:	%age:
Market	67	
ART	25	
AHO	8	
	100	33%

Build Costs		
m²:	£/m²:	Total £:
540	1,370	739,800
5,777	1,136	6,562,672
1,804	1,136	2,049,344
724	1,136	822,464
8,845		10,174,280
Apartments		739,800
Houses		9,434,480
		10,174,280

Developers Profit on GDV:			
	Amount £:	DP £:	%:
Market	19,588,250	3,427,944	17.5%
ART	2,926,980	175,619	6%
AHO	1,734,150	104,049	6%
	24,249,380		

TYPOLOGY 9: Urban Fringe/Main Town - Bowthorpe, Aylsham, Drayton, Hellesdon, Costessey, Harleston, Wymondham

Gross Notional Area:	10.12 Ha	25 acres
Net Notional Area:	9.42 Ha	23.23 acres
No. Dwellings:	250	250
Gross Density:	25 /Ha	10 /acre
Net Density:	27 /Ha	11 /acre

EU Value:	253,000	Benchmark LV	3,795,000
Equates to £:	25,000 Ha	EUV + £/Ha:	375,000 Ha
Equates to £:	10,117 ac	EUV + £/ac:	151,755 acre
EUV multiplier:	15	£ per dwelling:	15,180 Dw

No.	House Type	Beds:	No.G	Area/unit m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:	
10	Flat	1	0	50	500	Market	182,500	3,650	100%	182,500	1,825,000	
10	Flat	2	0	70	700	Market	248,500	3,550	100%	248,500	2,485,000	
0	House	1	0	58	-	Market	191,400	3,300	100%	191,400	-	
63	House	2	0	79	4,977	Market	252,800	3,200	100%	252,800	15,926,400	
60	House	3	60	102	6,120	Market	316,200	3,100	100%	316,200	18,972,000	
24	House	4+	24	124	2,976	Market	378,200	3,050	100%	378,200	9,076,800	
167											48,285,200	
15,273												
6	Flat	1	0	50	300	ART	182,500	3,650	45%	82,125	492,750	
0	Flat	2	0	70	-	ART	248,500	3,550	45%	111,825	-	
10	House	1	0	58	580	ART	191,400	3,300	45%	86,130	861,300	
22	House	2	0	79	1,738	ART	252,800	3,200	45%	113,760	2,502,720	
22	House	3	0	102	2,244	ART	316,200	3,100	45%	142,290	3,130,380	
2	House	4+	0	124	248	ART	378,200	3,050	45%	170,190	340,380	
62											7,327,530	
5,110												
											4 x's	1,831,883
0	Flat	1	0	50	-	AHO	182,500	3,650	75%	136,875	-	
0	Flat	2	0	70	-	AHO	248,500	3,550	75%	186,375	-	
0	House	1	0	58	-	AHO	191,400	3,300	75%	143,550	-	
12	House	2	0	79	948	AHO	252,800	3,200	75%	189,600	2,275,200	
9	House	3	0	102	918	AHO	316,200	3,100	75%	237,150	2,134,350	
0	House	4+	0	124	-	AHO	378,200	3,050	75%	283,650	-	
21											4,409,550	
1,866												
250											60,022,280	
22,249												

Qualifying Area m²:	Garages:	Zone A CIL Rate £:	Total CIL £:
	1,260		
	1,008		
15,273	2,268	111.83	1,961,610
-			
-			
-			
-			
-			
1,866		111.83	208,675
			2,170,285
Payment 1	20%	434,057	60
Payment 2	30%	#####	360
Payment 3	50%	1,085,142	540

Min. Space Standards	GIA m²:
1 bed flat	50
2 bed flat	70
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	75%	AHO	25%	Mix
16	10	6	0	6%	
10	10	0	0	4%	
10	0	10	0	4%	
97	63	22	12	39%	
91	60	22	9	36%	
26	24	2	0	10%	
250	167.00	62.00	21.00	100%	
250	166.68	62.49	20.83		

Notional Sales	£ / Dwelling:
182,500	
248,500	
191,400	
252,800	
316,200	
378,200	

Affordable Housing Policy Check		
Tenure	No. Dw:	%age:
Market	167	
ART	62	
AHO	21	
	250	33%

Build Costs		
m²:	£/m²:	Total £:
1,500	1,370	2,055,000
14,073	1,136	15,986,928
4,810	1,136	5,464,160
1,866	1,136	2,119,776
22,249		25,625,864
Apartments	2,055,000	
Houses	23,570,864	
	25,625,864	

Developers Profit on GDV:			
	Amount £:	DP £:	%:
Market	48,285,200	8,449,910	17.5%
ART	7,327,530	439,652	6%
AHO	4,409,550	264,573	6%
	60,022,280		

TYPOLOGY 10: Urban Fringe/Main Town - Bowthorpe, Aylsham, Drayton, Hellesdon, Costessey, Harleston, Wymondham

Gross Notional Area:	24.28	Ha	60	acres
Net Notional Area:	20.92	Ha	51.7	acres
No. Dwellings:	600		600	
Gross Density:	25	/Ha	10	/acre
Net Density:	29	/Ha	12	/acre

EU Value:	607,000	Benchmark LV	6,070,000
Equates to £:	25,000	Ha EUV + £/Ha:	250,000
Equates to £:	10,117	ac EUV + £/ac:	101,170
EUV multiplier:	10	£ per dwelling:	10,117

No.	House Type:	Garage	Area/unit	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:	
40	Flat	1	0	50	2,000	Market	182,500	3,650	100%	182,500	7,300,000
40	Flat	2	0	70	2,800	Market	248,500	3,550	100%	248,500	9,940,000
0	House	1	0	58	-	Market	191,400	3,300	100%	191,400	-
125	House	2	0	79	9,875	Market	252,800	3,200	100%	252,800	31,600,000
115	House	3	115	102	11,730	Market	316,200	3,100	100%	316,200	36,363,000
80	House	4+	80	124	9,920	Market	378,200	3,050	100%	378,200	30,256,000
				36,325						115,459,000	
20	Flat	1	0	50	1,000	ART	182,500	3,650	45%	82,125	1,642,500
0	Flat	2	0	70	-	ART	248,500	3,550	45%	111,825	-
20	House	1	0	58	1,160	ART	191,400	3,300	45%	86,130	1,722,600
50	House	2	0	79	3,950	ART	252,800	3,200	45%	113,760	5,688,000
50	House	3	0	102	5,100	ART	316,200	3,100	45%	142,290	7,114,500
10	House	4+	0	124	1,240	ART	378,200	3,050	45%	170,190	1,701,900
				12,450						x's 4	4,467,375
0	Flat	1	0	50	-	AHO	182,500	3,650	75%	136,875	-
0	Flat	2	0	70	-	AHO	248,500	3,550	75%	186,375	-
0	House	1	0	58	-	AHO	191,400	3,300	75%	143,550	-
30	House	2	0	79	2,370	AHO	252,800	3,200	75%	189,600	5,688,000
20	House	3	0	102	2,040	AHO	316,200	3,100	75%	237,150	4,743,000
0	House	4+	0	124	-	AHO	378,200	3,050	75%	283,650	-
				4,410							10,431,000
				53,185						Check	-
											143,759,500

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Qualifying Area m²:	Garages:	Zone A Rate £:	Total CIL £:
		4,830	
		3,360	
36,325	8,190	111.83	4,978,112
-			
4,410		111.83	-
40,735			4,978,112
Payment 1	60 days	15%	746,717
Payment 2	270 days	15%	746,717
Payment 3	540 days	20%	995,622
Payment 4	720 days	50%	2,489,056

Min. Space Standards	GIA m²:
1 bed flat	50
2 bed flat	70
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART	AHO	Mix
60	40	20	0	10%
40	40	0	0	7%
20	0	20	0	3%
205	125	50	30	34%
185	115	50	20	31%
90	80	10	0	15%
600	400.00	150.00	50.00	100%
600	400.02	149.99	50.00	

Notional Sales	£ / Dwelling:
	182,500
	248,500
	191,400
	252,800
	316,200
	378,200

Affordable Housing Policy Check		
Tenure	No. Dw:	%age:
Market	400	
ART	150	
AHO	50	
	600	33%

Build Costs		
m²:	£/m²:	Total £:
5,800	1,370	7,946,000
#####	1,136	35,812,400
#####	1,136	13,007,200
4,410	1,136	5,009,760
#####		61,775,360
Apartments		7,946,000
Houses		53,829,360
		61,775,360

Developers Profit on GDV:			
	Amount £:	DP £:	%:
Market	115,459,000	20,205,325	17.5%
ART	17,869,500	1,072,170	6%
AHO	10,431,000	625,860	6%
	143,759,500		

TYPOLOGY 11: Urban Fringe/Main Town - Bowthorpe, Aylsham, Drayton, Hellesdon, Costessey, Harleston, Wymondham

Gross Notional Area:	40	Ha	99	acres
Net Notional Area:	34.59	Ha	85.47	acres
No. Dwellings:	1000		1000	
Gross Density:	25	/Ha	10	/acre
Net Density:	29	/Ha	12	/acre

EU Value:	1,000,000	Benchmark LV:	10,000,000
Equates to £:	25,000 Ha	EUV + £/Ha:	250,000 Ha
Equates to £:	10,117 ac	EUV + £/ac:	101,170 acre
EUV multiplier:	10	£ per dwelling:	10,000 Dw

No.	House Type:	Beds:	No. Area/unit	G:	m²:	Total m²:	Tenure:	Proposed Sales Price £:	Price per m²:	% Adjust for Tenure:	Net Proposed Income £:	Total income £:
100	Flat	1	0	50	5,000	Market	182,500	3,650	100%	182,500	18,250,000	
90	Flat	2	0	70	6,300	Market	248,500	3,550	100%	248,500	22,365,000	
0	House	1	0	58	-	Market	191,400	3,300	100%	191,400	-	
197	House	2	0	79	15,563	Market	252,800	3,200	100%	252,800	49,801,600	
200	House	3	200	102	20,400	Market	316,200	3,100	100%	316,200	63,240,000	
80	House	4+	80	124	9,920	Market	378,200	3,050	100%	378,200	30,256,000	
667					57,183							183,912,600
32	Flat	1	0	50	1,600	ART	182,500	3,650	45%	82,125	2,628,000	
0	Flat	2	0	70	-	ART	248,500	3,550	45%	111,825	-	
32	House	1	0	58	1,856	ART	191,400	3,300	45%	86,130	2,756,160	
91	House	2	0	79	7,189	ART	252,800	3,200	45%	113,760	10,352,160	
86	House	3	0	102	8,772	ART	316,200	3,100	45%	142,290	12,236,940	
9	House	4+	0	124	1,116	ART	378,200	3,050	45%	170,190	1,531,710	
250					20,533							29,504,970
											x's 4	7,376,243
0	Flat	1	0	50	-	AHO	182,500	3,650	75%	136,875	-	
0	Flat	2	0	70	-	AHO	248,500	3,550	75%	186,375	-	
0	House	1	0	58	-	AHO	191,400	3,300	75%	143,550	-	
51	House	2	0	79	4,029	AHO	252,800	3,200	75%	189,600	9,669,600	
32	House	3	0	102	3,264	AHO	316,200	3,100	75%	237,150	7,588,800	
0	House	4+	0	124	-	AHO	378,200	3,050	75%	283,650	-	
83					7,293							17,258,400
1000					85,009							230,675,970
										<i>Check</i>		-

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Qualifying Area m²:	Garage Area:	Zone A & Flat CIL Rates £:	Total CIL £:
			-
	4,200		-
	3,360		-
57,183	7,560	111.83	7,240,210
7,293		111.83	815,576
64,476			8,055,786
Payment 1		15%	1,208,368
Payment 2		15%	1,208,368
Payment 3		20%	1,611,157
Payment 4		50%	4,027,893

60
270
540
720

Min. Space Standards	GIA m²:
1 bed flat	50
2 bed flat	70
1 bed house	58
2 bed house	79
3 bed house	102
4b+ house	124

No. Dw:	Market	ART	AHO	Mix
		75%	25%	
1000	667.00	250.00	83.00	100%
	666.70	249.98	83.33	

Notional Sales	£ / Dwelling:
	182,500
	248,500
	191,400
	252,800
	316,200
	378,200

Affordable Housing Policy Check	Tenure	No. Dw:	%age:
Market		667	
ART		250	
AHO		83	
		1000	33%

Build Costs	m²:	£/m²:	Total £:
#####	1,370	1,370	17,673,000
#####	1,136	1,136	52,123,088
#####	1,136	1,136	21,507,888
7,293	1,136	1,136	8,284,848
#####			99,588,824
Apartments			17,673,000
Houses			81,915,824
			99,588,824

Developers Profit on GDV:	Amount £:	DP £:	%:
Market	183,912,600	32,184,705	#####
ART	29,504,970	1,770,298	6%
AHO	17,258,400	1,035,504	6%
	230,675,970		

Appendix D

Nationally Described Space Standards (NDSS) Study – August 2019

Greater Norwich Local Plan

Nationally Described Space Standards (NDSS) Study - August 2019

The **Written Ministerial Statement (25 March 2015)**¹ introduced a new approach for the setting of technical standards for new housing, including setting out a new national space standard for new dwellings that can be required by local planning authorities.

Local planning authorities wishing to require an internal space standard should include a policy in their Local Plan referring to the national space standard. Justification for requiring internal space standards should be provided, taking account of the following:

- Need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed.
- Viability – the impact of adopting the space standard should be considered as part of a plan’s viability assessment with account taken of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.
- Timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions.

The NDSS sets out minimum requirements to deal with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

The technical requirements are as follows;

The standard requires that:

- a. The dwelling provides at least the gross internal floor area and built-in storage area set out in the table below
- b. A dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- e. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- g. Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
- i. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Number of bedrooms(b)	Number of bedspaces(persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Why is internal space in a home important?

The amount of space in a home has significant impacts on how the occupants of that house live.

At its most basic it relates to preparation and consumption of food, dealing with household waste, health, hygiene and privacy issues. But it is also about the capabilities of the home to be used for socialising, relaxing or working from home and how the storage of possessions and furniture layouts contribute to how that living space looks and feels to inhabit. The amount of space in a home can also impact on the adaptability of the space for future changes in the occupants' lifestyles.

The space standards are intended to ensure new dwellings provide reasonable levels of internal space for a given number of occupants to allow day-to-day activities without impacting on the social, physical and mental wellbeing of the occupants.

Evidence

To determine whether the proposed national space standards were already being met on new developments within the Plan area, the gross internal areas, bedroom sizes and built in storage across a range of developments have been measured in the three districts.

Methodology

A cross section of data was reviewed across the three authorities to provide a varied sample size of homes built over a three year period between 2016 – 2019. This approach allowed for a cross section of development that included affordable housing. Sites were also chosen to reflect a wide geographical area across the three districts.

For each development, each different dwelling size and type has been measured to ensure that the different requirements of the national space standards could be considered. To allow for this variation only sites with five or more plots were reviewed.

All developments assessed have detailed planning permission, and therefore have approved floorplans for each dwelling.

Results

The sample size across all three districts was 245 units.

- Of those 75% met or exceeded the standard for Gross Internal Area
- Of those 49% met or exceeded the standard for Internal Storage
- Of those 95% met or exceeded the width of 2.75m of the principle double
- Of the 245 units which had single rooms (108), 88% met or exceeded the width of 2.15m
- Of the 245 units which had double rooms in addition to the principle double (177), 95% met or exceeded the width of 2.55m.

Conclusion

The information gathered from the study of 245 homes of different types and sizes across Greater Norwich built between 2016 and 2019 gives confidence that the inclusion of the NDSS through the Greater Norwich Local Plan is justified.

There is no reason to doubt that 100% of schemes could meet the NDSS in Greater Norwich. The change would be unlikely to push down developer profit to an unreasonable level. It is possible too that the costs of building to the NDSS could be recouped in either higher sales values or, like other planning requirements, reflected in the price paid for land.

Specifically in relation to the requirements relating to need, viability and timing established by Government:

- **Need** – the local evidence shows that 75% of homes have achieved the NDSS Gross Internal Area requirements, thus showing a need for such development. Other aspects of the standards have been achieved in the great majority of new homes, with only internal storage space requiring further consideration.
- **Viability** – The risk of house-building rates declining as a consequence of the NDSS compromising financial viability appears low. This conclusion is given added reassurance by the findings of the viability study that accompanies the local plan. For all development typologies modelled in the viability study, costs associated to the NDSS were included, and were found to be minor factors in a scheme's overall financial viability.

The research shows that with relatively modest floor space or storage space increases the NDSS could be attained without significant additional building cost.

For regional and national house-builders this is likely to be achievable without an extensive redesign of standard property types. Most medium to large house-builders will either

operate already in a local authority area where the NDSS is applied; or, will have premium standard property types that are sufficiently spacious already. For local, smaller and more specialist house-builders, property designs are often bespoke to individual projects, and so being bound to standard property types that do not comply with the NDSS is irrelevant.

- **Timing** – the publication of this study in 2019 ahead of scheduled adoption of the GNLP in 2021 allows a reasonable transitional period to enable developers to factor costs of space standards into land acquisitions.

Having assured ourselves that applying the NDSS does not compromise the viability of development, the next logical step is to consider whether applying the NDSS would bring any tangible benefit. For this question it appears reasonable to turn to national-level evidence. A 2010 report for CABI studied the concerns over declining space in new homes and the potential problems this creates for households. Concluding remarks about the importance of a well-designed home with adequate space were:

- The general health and wellbeing benefits that accrue from living in a well-designed home that offers both privacy and sociability, and that in all respects provides adequate space to function well;
- The contribution that adequate space makes to family life and the opportunity it affords children to engage in uninterrupted private study and therefore achieve against their potential;
- The forward link from educational attainment to productivity, and also the opportunity that space provides to work from home or to address the life-work balance;
- The flexibility of homes that have adequate space, meaning that they are easier to adapt to changing needs and lifestyles, and to future living styles and habits;
- The inclusivity provided by homes that have space to respond to occupiers changing physical requirements over their life-times, and the knock-on impact this has on creating more balanced and stable neighbourhoods;
- The societal benefits stemming from reduced overcrowding and the consequential reduction in aggressive and anti-social behaviour;
- Creating a potentially more stable housing market, driven by a more complete understanding of long-term need and utility rather than by short-term investment decisions.

Organisations like Shelter and RIBA have also raised concerns about the space in new build properties. Amongst their points is that some home-buyers dislike new build homes, the perception being that new properties are often cramped. This reflects what is an obvious point: more space and storage can only really be considered better, and allows people a more comfortable daily life. Clever design, and the efficient use of space, are to be encouraged but the whole answer is in building more spacious homes.

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[see local plan evidence base]

Appendix E – Researched Sales Data

E i	Sold House Prices
E ii	Asking Prices – Base Appraisal and -5%
E iii	Summary

Sold House Prices In (All)

Year	2020
Area	(All)

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	69	2,888	2,944
Semi-detached	29	2,994	3,116
Terraced	23	2,874	2,991
Flat	1	2,983	2,998
Grand Total	122	2,911	2,994

Year	2020
Area	(All)

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	26	3,349	3,468
79 to 101	30	3,012	3,102
102 to 123	20	2,829	2,926
124 plus	46	2,634	2,685
Grand Total	122	2,911	2,994

Area	(All)
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2018	17	2,823	2,920
2019	145	2,625	2,725
2020	122	2,911	2,994
Grand Total	284	2,760	2,852

Year	(All)
Area	(All)

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	149	2,809	2,892
Semi-detached	69	2,808	2,932
Terraced	48	2,628	2,738
Flat	18	2,518	2,522
Grand Total	284	2,760	2,852

Year	(All)
Area	(All)

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	58	2,954	3,047
79 to 101	69	2,879	2,982
102 to 123	47	2,672	2,777
124 plus	110	2,620	2,700
Grand Total	284	2,760	2,852

Sold House Prices In Acle

Year	2020
Area	Acle

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Grand Total			

Year	2020
Area	Acle

Size	Count of No	Average of Price per m2	Average of Market Price per m2
Grand Total			

Area	Acle
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2019	11	2,915	3,104
Grand Total	11	2,915	3,104

Year	(All)
Area	Acle

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	6	3,052	3,248
Semi-detached	5	2,750	2,931
Grand Total	11	2,915	3,104

Year	(All)
Area	Acle

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	5	2,750	2,931
79 to 101	2	3,466	3,685
102 to 123	2	3,190	3,410
124 plus	2	2,500	2,648
Grand Total	11	2,915	3,104

Sold House Prices In Aylsham

Year	2020
Area	Aylsham

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	2	2,641	2,778
Terraced	1	2,382	2,509
Grand Total	3	2,555	2,688

Year	2020
Area	Aylsham

Size	Count of No	Average of Price per m2	Average of Market Price per m2
102 to 123	1	2,382	2,509
124 plus	2	2,641	2,778
Grand Total	3	2,555	2,688

Area	Aylsham
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2020	3	2,555	2,688
Grand Total	3	2,555	2,688

Year	(All)
Area	Aylsham

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	2	2,641	2,778
Terraced	1	2,382	2,509
Grand Total	3	2,555	2,688

Year	(All)
Area	Aylsham

Size	Count of No	Average of Price per m2	Average of Market Price per m2
102 to 123	1	2,382	2,509
124 plus	2	2,641	2,778
Grand Total	3	2,555	2,688

Sold House Prices In Blofield

Year	2020
Area	Blofield

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	6	2,814	2,949
Semi-detached	1	2,736	2,901
Terraced	2	3,123	3,294
Grand Total	9	2,874	3,020

Year	2020
Area	Blofield

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	5	2,976	3,136
102 to 123	1	2,736	2,901
124 plus	2	2,482	2,566
78 or less	1	3,288	3,470
Grand Total	9	2,874	3,020

Area	Blofield
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2020	9	2,874	3,020
Grand Total	9	2,874	3,020

Year	(All)
Area	Blofield

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	6	2,814	2,949
Semi-detached	1	2,736	2,901
Terraced	2	3,123	3,294
Grand Total	9	2,874	3,020

Year	(All)
Area	Blofield

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	1	3,288	3,470
79 to 101	5	2,976	3,136
102 to 123	1	2,736	2,901
124 plus	2	2,482	2,566
Grand Total	9	2,874	3,020

Sold House Prices In Bungay

Year	2020
Area	Bungay

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	6	3,382	3,396
Grand Total	6	3,382	3,396

Year	2020
Area	Bungay

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	3	3,321	3,374
78 or less	3	3,442	3,417
Grand Total	6	3,382	3,396

Area	Bungay
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2019	1	3,333	3,421
2020	6	3,382	3,396
Grand Total	7	3,375	3,399

Year	(All)
Area	Bungay

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	7	3,375	3,399
Grand Total	7	3,375	3,399

Year	(All)
Area	Bungay

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	3	3,442	3,417
79 to 101	4	3,324	3,386
Grand Total	7	3,375	3,399

Sold House Prices In Geldeston

Year	2020
Area	Geldeston

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	1	2,453	2,492
Grand Total	1	2,453	2,492

Year	2020
Area	Geldeston

Size	Count of No	Average of Price per m2	Average of Market Price per m2
124 plus	1	2,453	2,492
Grand Total	1	2,453	2,492

Area	Geldeston
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2019	5	2,933	3,120
2020	1	2,453	2,492
Grand Total	6	2,853	3,015

Year	(All)
Area	Geldeston

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	2	2,668	2,763
Semi-detached	4	2,946	3,141
Grand Total	6	2,853	3,015

Year	(All)
Area	Geldeston

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	2	3,082	3,284
79 to 101	3	2,833	3,011
124 plus	1	2,453	2,492
Grand Total	6	2,853	3,015

Sold House Prices In Harleston

Year	2020
Area	Harleston

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	1	2,500	2,540
Semi-detached	1	2,556	2,612
Grand Total	2	2,528	2,576

Year	2020
Area	Harleston

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	2	2,528	2,576
Grand Total	2	2,528	2,576

Area	Harleston
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2019	9	2,453	2,565
2020	2	2,528	2,576
Grand Total	11	2,466	2,567

Year	(All)
Area	Harleston

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	4	2,493	2,590
Semi-detached	2	2,452	2,517
Terraced	5	2,451	2,569
Grand Total	11	2,466	2,567

Year	(All)
Area	Harleston

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	7	2,473	2,571
124 plus	4	2,455	2,560
Grand Total	11	2,466	2,567

Sold House Prices In Hethersett

Year	2020
Area	Hethersett

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	13	2,942	2,970
Semi-detached	1	3,228	3,241
Terraced	3	3,631	3,679
Grand Total	17	3,081	3,111

Year	2020
Area	Hethersett

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	4	3,113	3,151
102 to 123	2	3,001	3,022
124 plus	8	2,878	2,900
78 or less	3	3,631	3,679
Grand Total	17	3,081	3,111

Area	Hethersett
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2020	17	3,081	3,111
Grand Total	17	3,081	3,111

Year	(All)
Area	Hethersett

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	13	2,942	2,970
Semi-detached	1	3,228	3,241
Terraced	3	3,631	3,679
Grand Total	17	3,081	3,111

Year	(All)
Area	Hethersett

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	3	3,631	3,679
79 to 101	4	3,113	3,151
102 to 123	2	3,001	3,022
124 plus	8	2,878	2,900
Grand Total	17	3,081	3,111

Sold House Prices In Loddon

Year	2020
Area	Loddon

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Semi-detached	4	3,163	3,204
Grand Total	4	3,163	3,204

Year	2020
Area	Loddon

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	4	3,163	3,204
Grand Total	4	3,163	3,204

Area	Loddon
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2020	4	3,163	3,204
Grand Total	4	3,163	3,204

Year	(All)
Area	Loddon

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Semi-detached	4	3,163	3,204
Grand Total	4	3,163	3,204

Year	(All)
Area	Loddon

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	4	3,163	3,204
Grand Total	4	3,163	3,204

Sold House Prices In Long Stratton

Year	2020
Area	Long Stratton

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Semi-detached	1	2,423	2,477
Grand Total	1	2,423	2,477

Year	2020
Area	Long Stratton

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	1	2,423	2,477
Grand Total	1	2,423	2,477

Area	Long Stratton
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2020	1	2,423	2,477
Grand Total	1	2,423	2,477

Year	(All)
Area	Long Stratton

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Semi-detached	1	2,423	2,477
Grand Total	1	2,423	2,477

Year	(All)
Area	Long Stratton

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	1	2,423	2,477
Grand Total	1	2,423	2,477

Sold House Prices In Mulbarton

Year	2020
Area	Mulbarton

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	3	2,297	2,312
Grand Total	3	2,297	2,312

Year	2020
Area	Mulbarton

Size	Count of No	Average of Price per m2	Average of Market Price per m2
124 plus	3	2,297	2,312
Grand Total	3	2,297	2,312

Area	Mulbarton
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2020	3	2,297	2,312
Grand Total	3	2,297	2,312

Year	(All)
Area	Mulbarton

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	3	2,297	2,312
Grand Total	3	2,297	2,312

Year	(All)
Area	Mulbarton

Size	Count of No	Average of Price per m2	Average of Market Price per m2
124 plus	3	2,297	2,312
Grand Total	3	2,297	2,312

Sold House Prices In Northeast Fringe

Year	2020
Area	Northeast Fringe

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	7	3,241	3,409
Semi-detached	9	3,111	3,295
Terraced	11	2,689	2,835
Grand Total	27	2,972	3,137

Year	2020
Area	Northeast Fringe

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	5	2,986	3,155
102 to 123	5	2,921	3,083
124 plus	8	2,491	2,624
78 or less	9	3,422	3,612
Grand Total	27	2,972	3,137

Area	Northeast Fringe
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2020	27	2,972	3,137
Grand Total	27	2,972	3,137

Year	(All)
Area	Northeast Fringe

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	7	3,241	3,409
Semi-detached	9	3,111	3,295
Terraced	11	2,689	2,835
Grand Total	27	2,972	3,137

Year	(All)
Area	Northeast Fringe

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	9	3,422	3,612
79 to 101	5	2,986	3,155
102 to 123	5	2,921	3,083
124 plus	8	2,491	2,624
Grand Total	27	2,972	3,137

Sold House Prices In Poringland

Year	2020
Area	Poringland

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	13	2,856	2,862
Terraced	1	2,227	2,213
Grand Total	14	2,811	2,815

Year	2020
Area	Poringland

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	1	2,646	2,689
102 to 123	1	3,115	3,085
124 plus	12	2,800	2,804
Grand Total	14	2,811	2,815

Area	Poringland
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2018	6	2,920	3,006
2019	58	2,749	2,852
2020	14	2,811	2,815
Grand Total	78	2,773	2,858

Year	(All)
Area	Poringland

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	60	2,815	2,893
Semi-detached	8	2,866	2,987
Terraced	10	2,447	2,542
Grand Total	78	2,773	2,858

Year	(All)
Area	Poringland

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	4	2,668	2,792
79 to 101	9	2,939	3,039
102 to 123	8	3,057	3,142
124 plus	57	2,714	2,794
Grand Total	78	2,773	2,858

Sold House Prices In Queens Hills

Year	2020
Area	Queens Hills

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Grand Total			

Year	2020
Area	Queens Hills

Size	Count of No	Average of Price per m2	Average of Market Price per m2
Grand Total			

Area	Queens Hills
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2019	40	2,414	2,470
Grand Total	40	2,414	2,470

Year	(All)
Area	Queens Hills

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	3	2,860	2,952
Semi-detached	10	2,290	2,384
Terraced	10	2,274	2,371
Flat	17	2,491	2,494
Grand Total	40	2,414	2,470

Year	(All)
Area	Queens Hills

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	21	2,556	2,580
79 to 101	6	2,451	2,547
102 to 123	13	2,168	2,257
Grand Total	40	2,414	2,470

Sold House Prices In Sprowston

Year	2020
Area	Sprowston

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	5	3,059	3,218
Semi-detached	6	3,221	3,412
Terraced	3	3,156	3,319
Grand Total	14	3,149	3,323

Year	2020
Area	Sprowston

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	2	3,118	3,292
102 to 123	3	3,126	3,299
124 plus	3	2,976	3,128
78 or less	6	3,258	3,443
Grand Total	14	3,149	3,323

Area	Sprowston
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2020	14	3,149	3,323
Grand Total	14	3,149	3,323

Year	(All)
Area	Sprowston

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	5	3,059	3,218
Semi-detached	6	3,221	3,412
Terraced	3	3,156	3,319
Grand Total	14	3,149	3,323

Year	(All)
Area	Sprowston

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	6	3,258	3,443
79 to 101	2	3,118	3,292
102 to 123	3	3,126	3,299
124 plus	3	2,976	3,128
Grand Total	14	3,149	3,323

Sold House Prices In Tharston

Year	2020
Area	Tharston

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Grand Total			

Year	2020
Area	Tharston

Size	Count of No	Average of Price per m2	Average of Market Price per m2
Grand Total			

Area	Tharston
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Size	Count of No	Average of Price per m2	Average of Market Price per m2
2018	11	2,770	2,874
2019	21	2,498	2,601
Grand Total	32	2,592	2,695

Year	(All)
Area	Tharston

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	19	2,471	2,565
Semi-detached	12	2,767	2,884
Terraced	1	2,785	2,886
Grand Total	32	2,592	2,695

Year	(All)
Area	Tharston

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	14	2,766	2,866
102 to 123	5	2,621	2,753
124 plus	13	2,393	2,487
Grand Total	32	2,592	2,695

Sold House Prices In Wymondham

Year	2020
Area	Wymondham

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	12	2,635	2,646
Semi-detached	6	2,650	2,697
Terraced	2	2,659	2,658
Flat	1	2,983	2,998
Grand Total	21	2,658	2,678

Year	2020
Area	Wymondham

Size	Count of No	Average of Price per m2	Average of Market Price per m2
79 to 101	3	3,041	3,052
102 to 123	7	2,622	2,668
124 plus	7	2,301	2,310
78 or less	4	3,059	3,060
Grand Total	21	2,658	2,678

Year	(All)
Area	Wymondham

Property Type	Count of No	Average of Price per m2	Average of Market Price per m2
Detached	12	2,635	2,646
Semi-detached	6	2,650	2,697
Terraced	2	2,659	2,658
Flat	1	2,983	2,998
Grand Total	21	2,658	2,678

Year	(All)
Area	Wymondham

Size	Count of No	Average of Price per m2	Average of Market Price per m2
78 or less	4	3,059	3,060
79 to 101	3	3,041	3,052
102 to 123	7	2,622	2,668
124 plus	7	2,301	2,310
Grand Total	21	2,658	2,678

Analysis of house prices (asking) Manor Reach, Blue Boar Lane, Sprowston (Norfolk Homes)

17/11/2020

Address:	Type:		No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
The Davenport	house	det	4	380,000	122.9	3,092	Plot 154	95,000
The Davenport	house	det	4	375,000	122.9	3,051	Plot 108	93,750
The Perry	house	semi	3	275,000	93.0	2,957	Plot 99	91,667
The Penrose	house	ter	2	245,000	71.4	3,431	Plot 103	122,500
The Penrose	house	semi	2	240,000	71.4	3,359	Plot 104	120,000
The Hockney	house	semi	3	330,000	106.6	3,096	Plots 101 & 102	110,000

Source: Many properties have already been sold or sale agreed
Developers web site

Analysis of house prices (asking) White Rose Park, Hellesdon (Persimmon)

22/11/2020

Address:	Type:	No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
The Alnwick	house	semi		57.98	0		-
The Roseberry	house	det	293,000			Plot 84	73,250
The Hatfeild	house	det	272,000			Plot 88	90,667
The Hatfeild	house	det	274,000			Plot 60	91,333
The Clayton	house	det	267,000	97.7	2,733	Plot 39	89,000
The Clayton	house	det	268,000	97.7	2,743	Plot 38	89,333
The Rufford	house	det	260,000	77.9	3,338	Plot 86	86,667
The Rufford	house	det	261,000	77.9	3,350	Plot 87	87,000
The Moseley	house	2.5 storey	216,000	71.4	3,025	Plots 36,37 & 80	72,000
The Hanbury	house	semi		69.8	-		-
The Souter	house	2.5 storey		74.7	-		-
The Lumley	house	det					-
The Chedworth	house	det		133.4	-		-
The Wilton	house	semi 3st		134.6	-		-
The Hadley	house	det		144.5	-		-
The Newton	house	det 3st		153.0	-		-

Source: Developers own web site

Analysis of house prices (asking) Heather Gardens, Hethersett (Taylor Wimpey)

22/11/2020

Address:	Type:		No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
The Canford	house	ter	2		62.8	-		-
The Gosford	house	ter	3		79.1	-		-
The Midford	house	det	4		107.1	-		-
The Easedale	house	det	3	305,000	85.1	3,584	Plot 268	101,667
The Yewdale	house	det	3		85.1	-		-
The Garrton	house	det	5		167.0	-		-
The Braxton	house	semi	3	285,000	99.4	2,867	Plot 287 & 296	95,000
The Trusdale	house	det	5		113.8	-		-
The Manford	house	det	4		127.1	-		-
The Marford	house	det	4		143.8	-		-
The Waysdale	house	det	4		141.6	-		-

Source: Developers own web site

Analysis of house prices (asking) Ketts Meadow, Hethersett and Becketts Grove, Wymondham (Persimmon)

17/11/2020

Address:	Type:	No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
The Hadleigh	house	det	5	368,000	144.5	2,547	73,600
Chedworth Corner	house	det	4	309,000	133.4	2,316	77,250
The Chedworth	apart	det	4	308,000	133.4	2,309	77,000
The Chatsworth	house	det	3	269,000			89,667
The Rufford	house	semi	3	249,000	77.9	3,196	83,000
The Souter	house	semi	3	237,000	74.7	3,173	79,000
The Hanbury	house	semi	3	235,000	69.8	3,367	78,333
The Moseley	2.5 storey house	semi	3	219,000	71.4	3,067	73,000
The Alnwick	house	semi	2	209,000	58.0	3,603	104,500

Source: Developers own web site
 GIA's taken from White Rose Park, Norwich

Analysis of house prices (asking) Elm Farm, Norwich Common, Wymondham (Persimmon)

17/11/2020

Address:	Type:	No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:	
	house	det	4	310,000				
The Lumley	house	det	4	294,000			73,500	
The Clayton	house	det	3	275,000	97.7	2,815	91,667	
	3 storey	house	semi	3	226,000		75,333	
The Hanbury	house	semi	3	225,000	69.8	3,223	75,000	
The Hanbury	house	semi	3	219,000	69.8	3,138	73,000	
The Moseley	2 1/2	house	ter	3	212,000	71.4	2,969	70,667
The Moseley	2 1/2	house	semi	3	206,000	71.4	2,885	68,667

Source: Developers own web site
GIA's taken from White Rose Park, Norwich

Analysis of house prices (asking) off Roundhouse Way, Cringleford (Kiers)

22/11/2020

Address:	Type:	No. Beds:	STC:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
The Maywood	house det	3			86.5		2 plots	
The Northwood	house det	3		325,000	88.5	3,674	4 plots	108,333
The Pinewood	house link	3			92.7	-	7 plots	-
The Rosewood	3 storey house semi	3		330,000	108.1	3,053	4 plots	110,000
The Silverwood	house det	3			108.6	-	2 plots	-
The Kingsford	3 storey house det	4			123.8	-	Plot 20?	-
The Oakford	house det	4			139.2	-	5 plots	-
The Stamford	house det	4			153.2	-	3 plots	-
The Walford	house det	4			164.1	-	4 plots	-
The Woodford	house det	4			179.5	-	2 plots	-
The Nailsworth	house det	5			191.2	-	Plot 7	-
The Wordsworth	house det	5		630,000	249.2	2,528	4 plots	126,000

Source: Kier web site

Analysis of house prices (asking) Crown Meadow, Newton St Faith (Lovells)

Nov-20

Address:	Type:	No. Beds:	STC:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
The Landsdown		3		275,000	83.8	3,282	Plot 06	91,667
The Landsdown		3		265,000	83.8	3,162	Plots 07 & 08	88,333

Source: Developers own web site

Analysis of house prices (asking) Kingfisher (David Wilson Homes)

22/11/2020

Address:	Type:	No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
The Wilford	house	ter	2				
The Hadley	house	det	3	308,995	91.6	3,373 Plot 270	102,998
The Archford	house	ter	3	269,995	77.6	3,479 Plot 265	89,998
The Fairway	house	semi	3				-
The Abbeydale	house	det	3				-
The Winstone	house	det	4				-
The Holden	house	det	4	408,995	138.2	2,959 Plot 271	102,249
The Hollinwood	house	det	4				-
The Ingleby	house	det	4	329,995	98.3	3,357 Plot 263	82,499
The Meriden	house	det	4	375,995	127.8	2,942 Plot 115 - area clarification needed	93,999
The Ashington	house	det	4				-

Source:

David Wilson web site

Areas assessed from web based plans therefore a degree of potential inaccuracy

Analysis of house prices (asking) Sewell Meadow, Old Catton (Taylor Wimpey)

22.11.2020

Address:	Type:		No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
The Belford	house	ter	2		64.0	-		-
The Gosford	house	ter	3		80.5	-		-
The Midford	house	det	4		107.1	-		-
The Shelford	house	det	4		126.3	-		-
The Thornford	house	det	4	385,000	145.1	2,653	Plot 93	96,250
The Crofton	3 storey	semi	3		106.7	-		-
The Easedale	house	det	3		85.3	-		-
The Yewdale	house	det	3		85.1	-		-
The Kentdale	house	det	4	335,000	111.9	2,994	Plot 128 & 138	83,750
The Langdale	house	det	4		142.1	-		-
The Garrton	house	det	5	430,000	167.0	2,575	Plot 131	86,000

Source: Taylor Wimpey web site

Analysis of house prices (asking) Hampden View (Taylor Wimpey)

22/11/2020

Address:	Type:	No. Beds:	STC:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
The Winterford	house	det	5	420,000	193.9	2,166		84,000
The Belford	house	ter	2	220,000	62.8	3,503	Plot 362	110,000
The Gosford	house	ter	3		79.1	-		-
The Midford	house	det	4		107.1	-		-
The Shelford	house	det	4		126.3	-		-
The Thornford	house	det	4	375,000	143.3	2,617	Plot 376 & 377	93,750
The Bedford	house	det	5		186.2	-		-
The Welford	house	det	4	405,000	154.9	2,615	Plot 426	101,250
The Crofton	3 storey	semi	3		105.1	-		-
The Easedale	house	det	3		85.1	-		-
The Yewdale	house	det	3		85.1	-		-
The Eskdale	house	det	4		111.9	-		-
The Kentdale	house	det	4		111.9	-		-
The Langdale	house	det	4	380,000	140.0	2,714	Plot 301	95,000

Source: Taylor Wimpey own web site

Address:	Type:		No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
Hopkins								#DIV/0!
Plot 98	house	det	4	425,000	137.6	3,089	One of two	106,250
			2	285,000				142,500
Plot 111	house	det	4	340,000	114.5	2,970		85,000
Plot 81	3 storey	ter	3	327,000	147.4	2,218		109,000
			4	480,000				120,000
Plot 92	house	link	4	340,000	111.5	3,050		85,000
Plot 138	house	det	4	340,000	111.5	3,050		85,000
Plot 93	3 storey	semi	4	312,500	125.4	2,492	Plot 30	78,125
Plot 109	3 storey	ter	3	285,000	106.4	2,679		95,000
Plot 113	3 storey	ter	3	310,000	131.6	2,357		103,333
Plot 113?	3 storey	ter	3	300,000	131.6	2,281		100,000
Plot 114	3 storey	ter	3	310,000	131.6	2,357		103,333
Plot 140	house	semi	3	272,000	82.9	3,282		90,667
Taylor Wimpey The Alders								
The Midford			4		107.1	-		-
The Garrton	3 storey	det	5		167.5	-		-
The Thornford	house	det	4		143.3	-		-
The Crofton	3 storey	semi	3	280,000	105.1	2,664	270,000	93,333
The Eskdale	house	det	4		111.9	-		-
The Langdale	house	det	4		140.0	-		-
The Gosford	house	semi	3	245,000	79.1	3,097		81,667
The Shelford	house	det	4		126.3	-		-
The Sawston	3 storey	det	5		185.3	-		-
The Easedale	house	det	3		85.1	-		-
The Yewdale	house	det	3		85.1	-		-
The Kentdale	house	det	4		111.9	-		-

Source: Developers website

Analysis of house prices (asking) The Cricketers, Horsford (Cripps)

17/11/2020

Address:	Type:	SH / NB:	No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
Plot 17	Bungalow	det	2	265,000	66.0	4,018		132,500
Plot 10	House	det	4	450,000	143.0	3,147		112,500
Plot 30	House	semi	3	275,000	92.8	2,963		91,667
Plot 53	House	semi	3	275,000	92.8	2,963		91,667
Plot 54	House	semi	3	275,000	92.8	2,963		91,667
Plot 12	Bungalow	det	3	375,000	93.1	4,028		125,000
Plot 16	Bungalow	semi	2	265,000	66.0	4,018		132,500
Plot 17	Bungalow	semi	2	265,000	66.0	4,018		132,500
Plot 14	House	det	4	460,000	142.0	3,239		115,000
Plot 19	House	det	4	450,000	142.0	3,169		112,500
Plot 82	Bungalow	det	3	300,000	76.7	3,909		100,000
Plot 29	House	semi	3	275,000	92.8	2,963		91,667
Plot 23	House	semi	3	275,000	92.8	2,963		91,667
Plot 75	Bungalow	det	3	290,000	76.7	3,779		96,667
Plot 4	Bungalow	det	3	265,000	66.0	4,018		88,333
Plot 18	Bungalow	det	3	300,000	76.4	3,929		100,000
Plot 24	House	semi	3	275,000	92.8	2,963		91,667
Plot 25	House	semi	4	280,000	91.2	3,070		70,000
Plot 9	Bungalow	det	3	375,000	93.1	4,029		125,000
Plot 55	House	semi	3	265,000	92.8	2,856		88,333
Plot 13	Bungalow	det	3	375,000	93.1	4,029		125,000
Plot 11	Bungalow	det	3	375,000	93.1	4,029		125,000
Plot 21	House	semi	4	280,000	91.2	3,070		70,000

Source: Developers own web site

Analysis of house prices (asking) Stocks Hill, Bawburgh

17/11/2020

Address:	Type:	SH / NB:	No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
Plot 1	AH							
Plot 2	AH							
Plot 3	AH							
Plot 4	Bungalow	det	4	575,000	157.0	3,662		143,750
Plot 5	Bungalow	det	4	575,000	157.0	3,662		143,750
Plot 6	Bungalow	det	3		186.0	-		-
Plot 7	Bungalow	det	3		124.0	-		-
Plot 8	Bungalow	det	4		242.0	-		-
Plot 9	Bungalow	det	3		142.0	-		-
Plot 10	Bungalow	det	4		210.0	-		-

Source: Rightmove asking prices as @ May 2020
31 properties in 1/2 mile radius

Analysis of house prices (asking) in the Broadland area

17/11/2020

Address:		Type:	SH / NB:	No. Beds:	STC:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
Park Ave	Wensum Valley	house	det	4		995,000			Plot 4	248,750
Strumpshaw Road	Brundall	house	det	4		699,000	208.0	3,361	Plot1	174,750
Firbanks Close	Drayton	house	det	4		625,000	180.0	3,472		156,250
	Hembington	house	det	4		600,000	190.0	3,158		150,000
Kinsley Drive	Horsford	house	det	4		595,000				148,750
Oaks Lane	Postwick	bung	det	4		575,000	167.0	3,443	Inc garage?	143,750
The Cricketers	Horsford	bung	det	3		550,000			Plot 8	183,333
Bridge Close	Lenwade	house	semi	4		340,000	123.4	2,755		85,000
Bridge Close	Lenwade	house	semi	2		220,000				110,000
Bridge Close	Lenwade	house	semi	3		240,000				80,000
Fakenham Road	Lenwade	house	semi	3		250,000				83,333
	New Costessey	bung	det	3		430,000			3 x's	143,333
Dawson's Way	Blofeild Heath	bung		3		400,000	107.0	3,738	Plot 1	133,333
Dawson's Way	Blofeild Heath	bung					107.0	-	Plot 2	
Dawson's Way	Blofeild Heath	bung		3		400,000	107.0	3,738	Plot 11	133,333
Dawson's Way	Blofeild Heath	bung					125.0	-	Plot 10	
Dawson's Way	Blofeild Heath	bung					107.0	-	Plot 12	
Blue Boar Lane	Sprowston	house	det	4		380,000			Norfolk Homes	95,000
Fakenham Road	Taverham	bung	det	3		300,000	78.9	3,802		100,000
Harvey Lane	Thorpe St Andrew	house	semi	3		300,000	76.9	3,901	2 plots	100,000
The Woodrow	Mill Lane, Horsford	bung		2		285,000			St Helens - 8 dwellings	142,500
The Bowman	Mill Lane, Horsford	bung		3						-
School Road	Reepham	house	semi	2		235,000				117,500
Abbs Close	Reepham	house	semi	2		235,000				117,500

Source: Rightmove

Address:	Type:	No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
Gypsy Lane	chalet	4	550,000				137,500
St James Quay	apart	3	439,950				146,650
St James Quay	apart	2	494,950	99.0	4,999		247,475
St James Quay	apart	2	329,950			Plot 61	164,975
St James Quay	apart	2	324,950				162,475
St James Quay	apart	1	259,950				259,950
Golden Triangle	house	3	475,000	112.0	4,241	Plot 1	158,333
Golden Triangle	house	3		112.0	-	Plot 2	-
Bowthorpe Hall	chalet	3	425,000				141,667
Castle Street	apart	1	190,000			Plot 13	190,000
Castle Street	apart	2	215,000				107,500
Castle Street	apart	1	180,000			Plot 14	180,000
Castle Street	apart	3	420,000				140,000
Castle Street	apart	2	375,000			Plot 7	187,500
Castle Street	apart	2	250,000			Plot 1	125,000
Castle Meadow	apart	2	325,000			Plot 16	162,500
Castle Meadow	apart	2	315,000			Plot 8	157,500
Castle Meadow	apart	2	295,000			Plot 5	147,500
Close City Centre	town house	3	300,000	141.8	2,116		100,000
Castle House	apart	2	295,000			Plot 1 Arcade Street	147,500
Conisford Court	apart	2	260,000	72.7	3,576		130,000
Conisford Court	apart	1	190,000	50.6	3,755		190,000
Conisford Court	apart	2	255,000	69.3	3,680		127,500
Geoffry Watling	apart	2	255,000	75.5	3,377		127,500
Geoffry Watling	apart	2	245,000	75.5	3,245		122,500
Geoffry Watling	apart	2	265,000	75.5	3,509		132,500
Senna Mews, Eaton	apart	1	250,000	112.4	2,224		250,000
Senna Mews, Eaton	apart	1	250,000	112.4	2,224		250,000
Senna Mews, Eaton	apart	2	240,000	60.3	3,980		120,000
Senna Mews, Eaton	apart	1	220,000	41.9	5,251		220,000
Arcade Street	apart	2	250,000			Plot 12	125,000
King Street	apart	2	200,000				100,000
King Street	apart	1	130,000				130,000
Aldwych House	apart	1	175,000	34.7	5,040		175,000
Aldwych House	apart	1	170,000				170,000
Aldwych House	apart	1	170,000				170,000
Aldwych House	apart	1	169,950				169,950
Aldwych House	apart	1	164,950				164,950
Aldwych House	apart	1	164,950				164,950
Aldwych House	apart	1	154,950				154,950
Aldwych House	apart	1	149,950	39.58	3,789		149,950
Aldwych House	apart	1	145,000				145,000
Aldwych House	apart	1	145,000				145,000
Earlham Road	3 storey	5	675,000	236.1	2,859		135,000
Westlegate Tower		3	680,000	139.0	4,892		226,667

Analysis of house prices (asking) in South Norfolk

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Address:		Type:	No. Beds:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
Off Round House	Cringleford	3 storey semi	3	330,000				110,000
Opp Mere	Diss	3 storey det	4	675,000	174.2	3,875	One of two	168,750
Park Lane Meadows	Hockering	house det	4	625,000	228.0	2,741		156,250
	Bawburgh	bung det	4	575,000		#DIV/0!		143,750
Brook Meadow Way	Poringland	house det	4	550,000	171.0	3,216		137,500
Brook Meadow Way	Poringland	house link	4	450,000				112,500
Brook Meadow Way	Poringland	house ter	3	285,000	90.2	3,160	The Albers, Plot 15	95,000
Brook Meadow Way	Poringland	house link	4	400,000				100,000
Brook Meadow Way	Poringland	house semi	3	260,000	80.8	3,217	The Gilbert	86,667
St Wandrille Close	Poringland	house det	4	445,000				111,250
Sneath Road	Aslacton	bung det	3	425,000				141,667
All Saints Close	Little Melton	bung det	3	425,000	107.9	3,939	Plot 30	141,667
Millers Court	Wymondham	bung semi	2	299,950	65.0	4,615		149,975
Church Road	Swainsthorpe	bung det	3	299,950	59.7	5,024		99,983
Church Farm Close	Bramerton	house ter	2	225,000	74.3	3,028		112,500
Church Farm Close	Bramerton	house ter	2	210,000	74.3	2,826		105,000
Fairland Terrace	Wymondham	house ter	3	225,000				75,000
Cheneys Lane	Tacolneston	bung det	2	210,000				105,000
Cheneys Lane	Tacolneston	bung semi	2	200,000				100,000

Source: Rightmove

Analysis of all house prices (asking) in the Reepham area to support the Critical Appraisal

Savilles using £3,036/sqm

Address:	Type:	SH / NB:	No. Beds:	STC:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
Stoney Lane	Det H	SH	4		550,000			Dated but nice	137,500
Cawston Road	Det B	SH	4	Yes	550,000	143.5	3,833	Dated but nice, 2.2 acres	137,500
Reepham	Det H	SH	4		550,000	164.0	3,354	Impressive	137,500
Stoney Lane	Det H	SH	5	UO	425,000			Good space	85,000
Market Place	Terr	SH	7	Yes	395,000	221.2	1,786	Grade II, in need of total modernisation	56,429
Reepham	Det H	SH	4		375,000	110.7	3,388	Well designed, estate, area exc con	93,750
Phitle Way	Det H	SH	4		370,000				92,500
Cawston Road	Det H	SH	3	Yes	360,000				120,000
Overton Way	Det H	SH (N)	4		350,000				87,500
Ollands Road	Det H	SH	4		330,000	119.5	2,763	Bit brutal/bleak	82,500
Bircham Road	Det H	SH	4	Yes	325,000	110.5	2,943		81,250
Moorhouse Close	Det H	SH	3		315,000	100.2	3,144		105,000
Bircham Road	Det H	SH	4		315,000				78,750
Laburnum Grove	Det H	SH	4	Yes	300,000	107.0	2,804	Chalet 2 bedrooms first floor only	75,000
Ollands Road	Det B	SH	3	Yes	295,000			Total modernisation required	98,333
New Road	Link	SH	4		295,000				73,750
New Road	Semi H	SH	3	Yes	290,000			Big plot older property	96,667
Reepham	Det B	SH	3		280,000	98.0	2,857	Triangular plot	93,333
School Road	Semi H	NB	3		265,000				88,333
School Road	Semi H	NB	3	Yes	265,000				88,333
Sun Barn Road	Semi H	SH	3	Yes	239,995				79,998
School Road	Semi H	NB	2		235,000				117,500
School Road	Semi H	NB	2		235,000				117,500
Station Road	End T	SH	3	Yes	235,000			Need of modernisation	78,333
Kerdiston Road	Semi H	SH	3	Yes	225,000				75,000
Overton Way	End T	SH	2		195,000	65.4	2,982		97,500
Ash Close	Terr	SH	2	Yes	95,000	71.9	1,321	50% SHO	47,500

Source: Rightmove

Analysis of house prices (asking) in the Cringleford area

Round House Dev used £2,906/sqm

Address:	Type:	2nd NB:	No. Beds:	STC:	Price £:	Approx. Area m ² :	£/m ² :	Notes:	Per Bed space £:
St Giles Park	3 storey		3 5		330,000 625,000			Kier	
						182	3,434		Nov-20
Colney Lane	Det house		5	Yes	925,000	336.0	2,753		185,000
Hill House Gardens	Det house		4	Yes	900,000	223.7	4,023	Possibly £3,521/m ²	225,000
Cringleford Chase	Det house		4	Yes	700,000	218.0	3,212		175,000
Colney Lane	Det house		4	Yes	695,000	189.7	3,664		173,750
Intwood Road	Det house		4		595,000	187.3	3,177	Inc swimming pool, 1920's	148,750
Harmer Lane	Det house		3	Yes	580,000	192.8	3,008	Possibly £2,554/m ²	193,333
Brettingham Ave	Det house		4	Yes	575,000	177.0	3,249		143,750
Keswick Road	Det house		4	Yes	525,000	121.7	4,314	Possibly £3,460/m ²	131,250
Freesia Way	3 storey	Yes	5	Yes	475,000	167.3	2,839		95,000
Almond Drive	3 storey	Yes	5	Yes	450,000	178.0	2,528		90,000
Raven Croft		Yes	4		425,000				106,250
Tulip Gardens		Yes	5	Yes	400,000	147.8	2,706		80,000
The Pines			4	Yes	390,000	140.0	2,786		97,500
Newmarket Road			3		390,000	123.7	3,153		130,000
Sidell Close	Bung		3		385,000	102.8	3,745		128,333
Sidell Close	Bung		3	Yes	375,000	101.2	3,706	Possibly £3,194/m ²	125,000
The Ridings			4		375,000				93,750
Sofley Drive	Bung		3	Yes	375,000	93.4	4,015		125,000
The Ridings			4	Yes	POA				
Brettingham Ave	Bung		3	Yes	330,000	94.8	3,481		110,000
Intwood Road	Semi		2		325,000	69.8	4,659		162,500
Freesia Way		Yes	3	Yes	300,000	86.2	3,480		100,000
Honeysuckle Close	3 storey	Yes	3	Yes	300,000	105.4	2,846		100,000
Dragonfly Lane	3 storey	Yes	3		299,950	102.0	2,941		99,983
Westfeild View	Apart	Yes	1	Yes	297,500	69.0	4,312		297,500
Westfeild View	Apart	Yes	2	Yes	295,000	72.4	4,075	Over 70's assisted living, Gd Rent £510/an	147,500
Willowcroft Way	3 storey	Yes	3	Yes	295,000	106.6	2,767		98,333
Peregrine Mews			3	Yes	295,000	85.3	3,458		98,333
Willowcroft Way	3 storey	Yes	3	Yes	285,000	125.3	2,275		95,000
Viola Close		Yes	3	Yes	270,000	106.5	2,535		90,000
Daisy Hill Court	Apart	Yes	1		259,000	43.0	6,023	999yr lease, Gd Rent £435/an	259,000
Willowcroft Way		Yes	3	Yes	250,000	75.3	3,320		83,333
Lobelia Lane		Yes	3		250,000	72.1	3,467		83,333
Verbena Road			2	Yes	210,000	58.6	3,584		105,000
Cringleford					180,000			Leasehold	

Source: Rightmove and Developer web sites

Greater Norwich Local Plan Viability Assessment: Notional sales/revenue rates per sq m per dwelling type

Typology:	Description:	Indicative Location:	No. Dw:	Apartment 50	Apartment 60	Apartment 70	Apartment 86	1 bed house 58	2 bed house 79	3 bed house 102	4 bed house 124
1	South Norfolk Village Clusters	Areas outside main towns and key service centres	12						£3,100	£3,000	£2,900
									£244,900	£306,000	£359,600
2	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	20					£3,250	£3,200	£3,100	£2,950
								£188,500	£252,800	£316,200	£365,800
3	Urban	City - outside inner ring road	20		£3,550				£3,600	£3,400	£3,000
					£213,000				£284,400	£346,800	£372,000
4	Urban Centre	City - inside inner ring road	20	£3,750		£3,650					
				£187,500		£255,500					
5	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	50					£3,250	£3,200	£3,100	£2,950
								£188,500	£252,800	£316,200	£365,800
6	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	75		£3,500			£3,300	£3,250	£3,150	£3,100
					£210,000			£191,400	£256,750	£321,300	£384,400
7	Urban Centre	City - inside inner ring road	100	£3,700		£3,600	£3,600				
				£185,000		£252,000	£309,600				
8	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	100	£3,650		£3,550		£3,300	£3,250	£3,150	£3,100
				£182,500		£248,500		£191,400	£256,750	£321,300	£384,400
9	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	250	£3,650		£3,550		£3,300	£3,200	£3,100	£3,050
				£182,500		£248,500		£191,400	£252,800	£316,200	£378,200
10	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	600	£3,650		£3,550		£3,300	£3,200	£3,100	£3,050
				£182,500		£248,500		£191,400	£252,800	£316,200	£378,200
11	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	1000	£3,650		£3,550		£3,300	£3,200	£3,100	£3,050
				£182,500		£248,500		£191,400	£252,800	£316,200	£378,200

Based on: Sold House prices and assessment of Asking Prices

Greater Norwich Local Plan Viability Assessment: Notional sales/revenue rates per sq m per dwelling type Minus 5%

Typology:	Description:	Indicative Location:	No. Dw:	Apartment 50	Apartment 60	Apartment 70	Apartment 86	1 bed house 58	2 bed house 79	3 bed house 102	4 bed house 124
1	South Norfolk Village Clusters	Areas outside main towns and key service centres	12						£2,945	£2,850	£2,755
									£232,655	£290,700	£341,620
2	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	20					£3,088	£3,040	£2,945	£2,803
								£179,075	£240,160	£300,390	£347,510
3	Urban	City - outside inner ring road	20		£3,373				£3,420	£3,230	£2,850
					£202,350				£270,180	£329,460	£353,400
4	Urban Centre	City - inside inner ring road	20	£3,563		£3,468					
				£178,125		£242,725					
5	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	50					£3,088	£2,945	£2,945	£2,803
								£179,075	£232,655	£300,390	£347,510
6	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	75		£3,325			£3,135	£3,088	£2,993	£2,945
					£199,500			£181,830	£243,913	£305,235	£365,180
7	Urban Centre	City - inside inner ring road	100	£3,515		£3,420	£3,420				
				£175,750		£239,400	£294,120				
8	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	100	£3,468		£3,373		£3,135	£3,088	£2,993	£2,945
				£173,375		£236,075		£181,830	£243,913	£305,235	£365,180
9	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	250	£3,468		£3,373		£3,135	£3,040	£2,945	£2,898
				£173,375		£236,075		£181,830	£240,160	£300,390	£359,290
10	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	600	£3,468		£3,373		£3,135	£3,040	£2,945	£2,898
				£173,375		£236,075		£181,830	£240,160	£300,390	£359,290
11	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	1000	£3,468		£3,373		£3,135	£3,040	£2,945	£2,898
				£173,375		£236,075		£181,830	£240,160	£300,390	£359,290

Based on: Sold House prices and assessment of Asking Prices less 5% (0.95)

Appendix F – Build Costs

i	BCIS Norwich
ii	BCIS South Norfolk
iii	BCIS Broadland
iv	Summary

£/m² study

Description: Rate per m² gross internal floor area for the building Cost including prelims.

Last updated: 07-Nov-2020 00:38

› Rebased to Norwich (95; sample 39)

Maximum age of results: 5 years

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (5)	1,159	659	1,022	1,126	1,244	2,676	420
810.1 Estate housing							
Generally (5)	1,190	647	986	1,116	1,266	4,152	243
Single storey (5)	1,372	796	1,018	1,269	1,554	4,152	47
2-storey (5)	1,117	647	967	1,087	1,211	1,908	186
3-storey (5)	1,326	886	1,037	1,113	1,369	2,474	7
4-storey or above (5)	2,543	2,019	-	2,255	-	3,356	3
810.11 Estate housing detached (5)	2,209	975	1,647	2,081	2,368	4,152	6
810.12 Estate housing semi detached							
Generally (5)	1,138	709	991	1,106	1,250	2,069	63
Single storey (5)	1,214	928	994	1,157	1,356	2,069	19
2-storey (5)	1,111	709	997	1,098	1,196	1,769	43
3-storey (5)	886	-	-	-	-	-	1
810.13 Estate housing terraced							
Generally (5)	1,324	777	998	1,187	1,429	3,356	27
Single storey (5)	1,635	-	-	-	-	-	1
2-storey (5)	1,170	777	988	1,155	1,286	1,736	22
3-storey (5)	2,012	1,550	-	-	-	2,474	2
4-storey or above (5)	3,356	-	-	-	-	-	1
816. Flats (apartments)							
Generally (5)	1,343	753	1,112	1,252	1,518	2,943	239
1-2 storey (5)	1,340	966	1,082	1,231	1,580	2,188	59
3-5 storey (5)	1,323	753	1,104	1,238	1,494	2,943	152
6 storey or above (5)	1,453	1,023	1,226	1,444	1,629	2,074	28

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 07-Nov-2020 00:38

› Rebased to South Norfolk (96; sample 11)

Maximum age of results: 5 years

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (5)	1,171	666	1,033	1,138	1,258	2,704	420
810.1 Estate housing							
Generally (5)	1,203	654	997	1,128	1,280	4,196	243
Single storey (5)	1,387	804	1,028	1,282	1,571	4,196	47
2-storey (5)	1,129	654	977	1,099	1,224	1,928	186
3-storey (5)	1,340	895	1,048	1,125	1,383	2,500	7
4-storey or above (5)	2,570	2,040	-	2,278	-	3,392	3
810.11 Estate housing detached (5)	2,233	986	1,664	2,103	2,393	4,196	6
810.12 Estate housing semi detached							
Generally (5)	1,150	716	1,001	1,117	1,263	2,091	63
Single storey (5)	1,227	937	1,004	1,169	1,370	2,091	19
2-storey (5)	1,123	716	1,007	1,110	1,209	1,788	43
3-storey (5)	895	-	-	-	-	-	1
810.13 Estate housing terraced							
Generally (5)	1,338	785	1,009	1,200	1,444	3,392	27
Single storey (5)	1,652	-	-	-	-	-	1
2-storey (5)	1,182	785	998	1,167	1,300	1,754	22
3-storey (5)	2,034	1,566	-	-	-	2,500	2
4-storey or above (5)	3,392	-	-	-	-	-	1
816. Flats (apartments)							
Generally (5)	1,357	761	1,123	1,265	1,534	2,974	239
1-2 storey (5)	1,354	976	1,093	1,244	1,596	2,211	59
3-5 storey (5)	1,337	761	1,116	1,251	1,509	2,974	152
6 storey or above (5)	1,469	1,034	1,238	1,459	1,646	2,096	28

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 07-Nov-2020 00:38

› Rebased to Broadland (99; sample 8)

Maximum age of results: 5 years

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (5)	1,208	687	1,065	1,174	1,297	2,789	420
810.1 Estate housing							
Generally (5)	1,240	674	1,028	1,163	1,320	4,327	243
Single storey (5)	1,430	829	1,061	1,322	1,620	4,327	47
2-storey (5)	1,164	674	1,007	1,133	1,262	1,989	186
3-storey (5)	1,382	923	1,080	1,160	1,427	2,579	7
4-storey or above (5)	2,650	2,104	-	2,350	-	3,498	3
810.11 Estate housing detached (5)	2,302	1,017	1,716	2,169	2,468	4,327	6
810.12 Estate housing semi detached							
Generally (5)	1,186	738	1,032	1,152	1,303	2,156	63
Single storey (5)	1,265	967	1,036	1,206	1,413	2,156	19
2-storey (5)	1,158	738	1,039	1,144	1,247	1,844	43
3-storey (5)	923	-	-	-	-	-	1
810.13 Estate housing terraced							
Generally (5)	1,379	810	1,040	1,237	1,489	3,498	27
Single storey (5)	1,704	-	-	-	-	-	1
2-storey (5)	1,219	810	1,029	1,204	1,340	1,809	22
3-storey (5)	2,097	1,615	-	-	-	2,579	2
4-storey or above (5)	3,498	-	-	-	-	-	1
816. Flats (apartments)							
Generally (5)	1,399	784	1,158	1,305	1,582	3,067	239
1-2 storey (5)	1,396	1,007	1,128	1,283	1,646	2,280	59
3-5 storey (5)	1,379	784	1,151	1,290	1,556	3,067	152
6 storey or above (5)	1,514	1,066	1,277	1,505	1,697	2,161	28

Greater Norwich Local Plan Viability Assessment: Notional build costs per sq m (BCIS) houses and apartments/flats

Typology:	Description:	Indicative Location:	No. Dw:	Apartments Less than 6 story's	Apartments Greater than 6 story's	Houses Generally
1	South Norfolk Village Clusters	Areas outside main towns and key service centres	12	NA	NA	£1,128
2	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	20	NA NA	NA NA	£1,163 £1,128 £1,146
3	Urban	City - outside inner ring road	20	£1,305 £1,403	NA	£1,116
4	Urban Centre	City - inside inner ring road	20	£1,305 £1,403	NA	
5	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	50	NA NA	NA NA	£1,163 £1,128 £1,146
6	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	75	£1,305 £1,252 £1,265 £1,274 £1,370	NA NA NA	£1,116 £1,163 £1,128 £1,136
7	Urban Centre	City - inside inner ring road	100	NA	£1,444 £1,552	NA
8	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	100	£1,305 £1,252 £1,265 £1,274 £1,370	NA NA NA	£1,116 £1,163 £1,128 £1,136
9	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	250	£1,305 £1,252 £1,265 £1,274 £1,370	NA NA NA	£1,116 £1,163 £1,128 £1,136
10	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	600	£1,305 £1,252 £1,265 £1,274 £1,370	NA NA NA	£1,116 £1,163 £1,128 £1,136
11	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	1000	£1,305 £1,252 £1,265 £1,274 £1,370	NA NA NA	£1,116 £1,163 £1,128 £1,136

NB All apartments rate per sqm shown are inflated by 7.5% to allow for communal areas and circulation
BCIS rates include preliminaries and overhead and profit

Greater Norwich Local Plan Viability Assessment: Notional build costs per sq m (BCIS) houses and apartments/flats plus 5%

Typology:	Description:	Indicative Location:	No. Dw:	Apartments Less than 6 story's	Apartments Greater than 6 story's	Houses Generally
1	South Norfolk Village Clusters	Areas outside main towns and key service centres	12	NA	NA	£1,184
2	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	20	NA NA	NA NA	£1,221 £1,184 £1,203
3	Urban	City - outside inner ring road	20	£1,370 £1,473	NA	£1,172
4	Urban Centre	City - inside inner ring road	20	£1,370 £1,473	NA	
5	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	50	NA NA	NA NA	£1,221 £1,184 £1,203
6	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	75	£1,370 £1,315 £1,328 £1,338 £1,438	NA NA NA	£1,172 £1,221 £1,184 £1,192
7	Urban Centre	City - inside inner ring road	100	NA	£1,516 £1,630	NA
8	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	100	£1,370 £1,315 £1,328 £1,338 £1,438	NA NA NA	£1,172 £1,221 £1,184 £1,192
9	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	250	£1,370 £1,315 £1,328 £1,338 £1,438	NA NA NA	£1,172 £1,221 £1,184 £1,192
10	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	600	£1,370 £1,315 £1,328 £1,338 £1,438	NA NA NA	£1,172 £1,221 £1,184 £1,192
11	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	1000	£1,370 £1,315 £1,328 £1,338 £1,438	NA NA NA	£1,172 £1,221 £1,184 £1,192

NB All apartments rate per sqm shown are inflated by 7.5% to allow for communal areas and circulation
 BCIS rates include preliminaries and overhead and profit
 BCIS rates plus 5% for sensitivity testing

Greater Norwich Local Plan Viability Assessment: Notional build costs per sq m (BCIS) houses and apartments/flats plus 10%

Typology:	Description:	Indicative Location:	No. Dw:	Apartments Less than 6 story's	Apartments Greater than 6 story's	Houses Generally
1	South Norfolk Village Clusters	Areas outside main towns and key service centres	12	NA	NA	£1,241
2	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	20	NA NA	NA NA	£1,279 £1,241 £1,260
3	Urban	City - outside inner ring road	20	£1,436 £1,543	NA	£1,228
4	Urban Centre	City - inside inner ring road	20	£1,436 £1,543	NA	
5	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	50	NA NA	NA NA	£1,279 £1,241 £1,260
6	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	75	£1,436 £1,377 £1,392 £1,401 £1,507	NA NA NA	£1,228 £1,279 £1,241 £1,249
7	Urban Centre	City - inside inner ring road	100	NA	£1,588 £1,708	NA
8	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	100	£1,436 £1,377 £1,392 £1,401 £1,507	NA NA NA	£1,228 £1,279 £1,241 £1,249
9	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	250	£1,436 £1,377 £1,392 £1,401 £1,507	NA NA NA	£1,228 £1,279 £1,241 £1,249
10	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	600	£1,436 £1,377 £1,392 £1,401 £1,507	NA NA NA	£1,228 £1,279 £1,241 £1,249
11	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	1000	£1,436 £1,377 £1,392 £1,401 £1,507	NA NA NA	£1,228 £1,279 £1,241 £1,249

NB All apartments rate per sqm shown are inflated by 7.5% to allow for communal areas and circulation
 BCIS rates include preliminaries and overhead and profit
 BCIS rates plus 10% for sensitivity testing

Appendix G – Planning Contributions	
Summary	Table showing the Formal and Informal Open Space and associated infrastructure and maintenance costs.

Greater Norwich Local Plan Viability Assessment: Off-Site Green Infra-structure per Typology

Typology:	Description:	Indicative Location:	BASE INFORMATION			INFORMAL OPEN SPACE 2Ha per 1000 head pop			FORMAL OPEN SPACE 2.5Ha per 1000 head pop							RAMS	
			No. Dw:	Gross Site Area Ha:	Net of On-Site S Ha:	Off-Site Area Req/1000:	Off-Site Purchase £:	Off-Site Equip & Main £:	Area Req /1000:	On-Site Area Ha:	Balance to Purchase Ha:	Land Purchase £:	Equip, Main & Allotments £:	Equipment £:	100% Maintenance £:	Allotments £:	Visitor Pressure £:
1	South Norfolk Village Clusters	Areas outside main towns and key service centres	12	0.50	0.50	0.057	£7,194	£16,361	0.071	0.000	0.071	£8,992	£17,394				£2,460
2	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	20	0.71	0.71	0.089	£11,232	£25,546	0.111	0.000	0.111	£14,040	£27,162				£4,100
3	Urban	City - outside inner ring road	20	0.27	0.27	0.081	£10,222	£23,251	0.101	0.000	0.101	£12,778	£24,727				£4,100
4	Urban Centre	City - inside inner ring road	20	0.25	0.25	0.074	£9,339	£21,244	0.093	0.000	0.093	£11,674	£22,599				£4,100
5	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	50	2.02	2.02	0.232	£29,279	£66,589	0.290	0.000	0.290	£36,599	£70,791				£10,250
6	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	75	3.04	3.04	0.387	£48,840	£111,061	0.403	0.000	0.403	£50,796	£98,252				£15,375
7	Urban Centre	City - inside inner ring road	100	0.50	0.50	0.380	£47,957	£109,051	0.475	0.000	0.475	£59,946	£115,931				£20,500
8	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	100	4.05	3.77	0.444	£56,034	£127,439	0.555	0.278	0.278	£35,021		£35,277	£62,233	£2,706	£20,500
9	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	250	10.12	9.42	1.117	£140,968	£320,611	1.396	0.698	0.698	£88,105		£88,755	£156,566	£6,803	£51,250
10	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	600	24.28	20.92	2.685	£338,853	£770,662	3.356	3.356	0.000				£376,309	£16,370	£123,000
11	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	1000	40.00	34.59	4.332	£546,708	£1,243,393	5.415	5.415	0.000				£607,166	£26,447	£205,000

NB: Calculated using Broadland Council Table and figures applied in the Interim Study as indexed using Consumer Prices Index (June 2019 to October 2020)
 All Typologies have an allowance for allotments
 Assume all maintenance costs will be incurred whether provided on or off site
 Where 50% open space on site, 50% equipping assumed to be incorporated in the Site or External Works, therefore 50% payment for off site equipping
 Where 100% open space on site, 100% equipping assumed to be incorporated into the Site or External Works, therefore no payment required
 RAMS at £205 per dwelling
 Land Value for land purchase £124,814 (June 2019) indexed to £126,202 per acre (October 2020)

Appendix H – Land Values

i	Benchmark Led Values Summary
ii	BLV Sensitivity Test
iii	Market Values

Greater Norwich Local Plan Viability Assessment: Benchmark Land Value Summary

Typology:	Description:	Indicative Location:	No. Dw:	Gross Area Ha:	Gross Area		Total EUV £:	EUV / Ha £:	EUV / acre £:	Uplift or Multiplier:	Benchmark		BMLV / acre		BMLV / Dw:
					acres:						Land Value £	BMLV / Ha £:	£:		
1	South Norfolk Village Clusters	Areas outside main towns and key service centres	12	0.50			£ 12,500	£ 25,000		20	£ 250,000	£ 500,000		£ 20,833	
					1.24		£ 12,545	£ 10,117	20	£ 250,902	£ 202,340	£ 20,908			
2	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	20	0.71			£ 17,750	£ 25,000		20	£ 355,000	£ 500,000		£ 17,750	
					1.75		£ 17,705	£ 10,117	20	£ 354,095	£ 202,340	£ 17,705			
3	Urban	City - outside inner ring road	20	0.27			£ 500,000	£ 1,851,852		30%	£ 650,000	£ 2,407,407		£ 32,500	
					0.67		£ 500,000	£ 746,269	30%	£ 650,000	£ 970,149	£ 32,500			
4	Urban Centre	City - inside inner ring road	20	0.25			£ 600,000	£ 2,400,000		30%	£ 780,000	£ 3,120,000		£ 39,000	
					0.62		£ 600,000	£ 967,742	30%	£ 780,000	£ 1,258,065	£ 39,000			
5	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	50	2.02			£ 50,500	£ 25,000		17.5	£ 883,750	£ 437,500		£ 17,675	
					5.00		£ 50,585	£ 10,117	17.5	£ 885,238	£ 177,048	£ 17,705			
6	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	75	3.04			£ 76,000	£ 25,000		17.5	£ 1,330,000	£ 437,500		£ 17,733	
					7.50		£ 75,878	£ 10,117	17.5	£ 1,327,856	£ 177,048	£ 17,705			
7	Urban Centre	City - inside inner ring road	100	0.50			£ 1,000,000	£ 2,000,000		30%	£ 1,300,000	£ 2,600,000		£ 13,000	
					1.23		£ 1,000,000	£ 813,008	30%	£ 1,300,000	£ 1,056,911	£ 13,000			
8	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	100	4.05			£ 101,250	£ 25,000		17.5	£ 1,771,875	£ 437,500		£ 17,719	
					10.00		£ 101,170	£ 10,117	17.5	£ 1,770,475	£ 177,048	£ 17,705			
9	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	250	10.12			£ 253,000	£ 25,000		15	£ 3,795,000	£ 375,000		£ 15,180	
					25.00		£ 252,925	£ 10,117	15	£ 3,793,875	£ 151,755	£ 15,176			
10	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	600	24.28			£ 607,000	£ 25,000		10	£ 6,070,000	£ 250,000		£ 10,117	
					60.00		£ 607,020	£ 10,117	10	£ 6,070,200	£ 101,170	£ 10,117			
11	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	1000	40.00			£ 1,000,000	£ 25,000		10	£ 10,000,000	£ 250,000		£ 10,000	
					99.00		£ 1,001,583	£ 10,117	10	£ 10,015,830	£ 101,170	£ 10,016			

Greater Norwich Local Plan: Benchmark Land Value Sensitivity Testing

Typology:	EUV £ per Ha:	EUV £ per acre:	Uplift:	BMLV / Ha £:	BMLV / acre £:	Sensitivity Uplift:	BMLV / Ha £:	BMLV / acre £:
T1	25,000	10,117	20	500,000	202,340	22.5	562,500	227,633
T2	25,000	10,117	20	500,000	202,340	22.5	562,500	227,633
T3	1,851,852	746,269	30%	2,407,408	970,150	20%	2,222,222	895,523
T4	2,400,000	967,742	30%	3,120,000	1,258,065	20%	2,880,000	1,161,290
T5	25,000	10,117	17.5	437,500	177,048	20	500,000	202,340
T6	25,000	10,117	17.5	437,500	177,048	20	500,000	202,340
T7	2,000,000	813,008	30%	2,600,000	1,056,910	20%	2,400,000	975,610
T8	25,000	10,117	17.5	437,500	177,048	20	500,000	202,340
T9	25,000	10,117	15	375,000	151,755	17.5	437,500	177,048
T10	25,000	10,117	10	250,000	101,170	17.5	437,500	177,048
T11	25,000	10,117	10	250,000	101,170	17.5	437,500	177,048

Great Norwich Development Partnership: Land Values for the GNL

Date: November 2020

Location:	Status:	Development Details:	Area				Other information:
			Acres:	Price £:	£ per acre:	No. Dw:	
Silfield	Sold 2015	Bovis, then sold on again in part		9,540,293			NK354085
Hethersett	Sold 2015	Taylor Wimpey		7,874,524			
Silfield	Sold 2015	Vistry Homes Ltd & Taylor Wimpey		2,897,655			NK244843
Easton	On market	64 dwellings	6.20		321,904		28% AH, 85:15 AH split
Taverham	On market	Bungalow on large area land, subject to planning offers	2.80	1,000,000	357,143		
Garboldisham	On market		1.00	500,000	500,000	7	71,429
Fornsett St Peter	On market	Bungalow on large plot, dev subject to planning		425,000		5	85,000
Hoveton	On market		3.32	1,500,000	451,807	28	53,571
Spooner Row	On market		1.19			7	
Sporle	On market			180,000		1	180,000
Gt Ellingham	On market			1,950,000		60	
Norwich	On market	Former golf HQ	3.79	175,000	46,174	4	43,750
Bixley	On market	Either comm or res or combination	0.47	300,000	638,298	60	5,000
Thorpe	On market		0.37				
Norwich Bishops Bridge	On market		1.50	1,500,000	1,000,000		
Salhouse	On market	Former bowling green to pub, no vehicular access	0.44	50,000	113,636		
Beeston Lane Farm	On market	Inc farm house	5.32	1,525,000	286,654		
Swardston	On market	Care and res use	6.60	2,200,000	333,333		
Blofield	On market	Commercial - supermarket	7.10	650,000	91,549		
Martham (Gt Yarmouth)	On market	conversion barns (2 units) plus 44 dw	5.36	1,500,000	279,851	44	34,091
Fleggburgh (Gt Yarmouth)	On market		0.70	95,000	135,714	3	135,714
Caston (Breckland)	On market	5 dw plus carpark for school	0.84	395,000	470,238	5	79,000
Dereham (Breckland)	On market		1.20	600,000	500,000	12	50,000
Rickinghall (Mid Suffolk)	On market	Alternative 1.21 for 1,122.5sqm	1.33	425,000	319,549	10	42,500
							Total 831sqm

Source: Various web based sites and general knowledge of deals gained

NB: Please note many of the transactions can not be shared due to confidentiality

Agricultural Land Values

Feb-20

Countywide assessed land values

Arable land			Pasture		
Prime	Average	Poor	Prime	Average	Poor
£9,327	£8,245	£7,416	£7,642	£6,162	£5,343

Norfolk assessed land values

Arable land			Pasture		
Prime	Average	Poor	Prime	Average	Poor
£9,000	£8,500	£8,000	£5,000	£4,000	£3,000

Appendix I – Appraisals

Base Appraisals for each Typology

Typology 1 - South Norfolk Village Clusters (12 dwellings)

8 Market Units

Capital Receipt			2,433,000
Direct Sale Fees		1.50 %	-36,495
Direct Sale Legal Fees		0.25 %	-6,083
		Total	2,390,423

3 ART Units

RSL Payment 1 - 100% Capital Receipt			358,110
Legal Fees		0.35 %	-1,253
		Total	356,857

1 AHO Units

Capital Receipt			183,675
Legal Fees		0.35 %	-643
		Total	183,032

Construction Costs

Construct 12 houses	1,153.00 sq m at	1,128.00 psm	-1,300,584
Construct Garages	168.00 sq m at	600.00 psm	-100,800
Policy - water	12.00 units at	9.00	-108
Policy - energy	12.00 units at	5,000.00	-60,000
Policy - access 20% of homes	2.40 units at	1,400.00	-3,360
External Works		20.00 %	-292,970
Contingency		3.00 %	-43,946
Professional Fee		10.00 %	-146,485
		Total	-1,948,253

Planning Policy Payments

Visitor Policy	12.00 units at	205.00 a	-2,460
CIL - payment 1 25%			-19,774
CIL - payment 2 75%			-59,323
PC - informal land purchase			-7,194
PC - informal equip & maintenance			-16,361
PC - formal land purchase			-8,992
PC - formal equipping & maintenance			-17,394
		Total	-131,498

Notional Land Purchase

Construct	0.50 hectares at	500,000.00	-250,000
SDLT			-2,000
Professional Fees		1.25 %	-3,150
		Total	-255,150

Developers Profit on GDV

Market Developers Profit at 20%			-486,600
AHO Developers Profit at 6%			-11,021
ART Developers Profit at 6%			-21,487
		Total	-519,108

Debt Interest - Overall	100.00 % of Cost	-2,898,483	(31.46% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-26,308

Revenue	2,974,785
Outgoings	-2,924,791

Surplus	49,994
Per Ha	99,987
Per acre	40,465
Per Dw	4,166

Typology 2 - Main Town / Service Village (20 dwellings)

13 Market Units

Capital Receipt			3,829,400
Direct Sale Fees		1.50 %	-57,441
Direct Sale Legal Fees		0.25 %	-9,574
		Total	3,762,386

5 ART Units

RSL Payment 1 - 50% Capital Receipt			269,730
RSL Payment 2 - 50% Capital Receipt			269,730
Legal Fees		0.35 %	-1,888
		Total	537,572

2 AHO Units

Capital Receipt			426,750
Legal Fees		0.35 %	-1,494
		Total	425,256

Construction Costs

Construct 20 houses	1,789.00 sq m at	1,146.00 psm	-2,050,194
Construct Garages	189.00 sq m at	600.00 psm	-113,400
Policy - water	20.00 units at	9.00	-180
Policy - energy	20.00 units at	5,000.00	-100,000
Policy - access 20% of homes	4.00 units at	1,400.00	-5,600
External Works		20.00 %	-453,875
Contingency		3.00 %	-68,081
Professional Fee		10.00 %	-226,937
		Total	-3,018,267

Planning Policy Payments

Visitor Policy	20.00 units at	205.00 a	-4,100
CIL - payment 1 25%			-29,857
CIL - payment 2 75%			-89,572
PC - informal land purchase			-11,232
PC - informal equip & maintenance			-25,546
PC - formal land purchase			-14,040
PC - formal equipping & maintenance			-27,162
		Total	-201,509

Notional Land Purchase

Benchmark and Value	0.71 hectares at	500,000.00	-355,000
SDLT			-7,250
Professional Fees inc Bank		1.25 %	-4,528
		Total	-366,778

Developers Profit on GDV

Market at 20%			-765,880
AHO at 6%			-25,605
ART at 6%			-32,368
		Total	-823,853

Debt Interest - Overall	100.00 % of Cost	-4,480,804	(39.88% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-65,084
		Revenue	4,795,610
		Outgoings	-4,545,888

SURPLUS	249,722
per Ha	351,721
per acre	142,341
per dw	12,486

Typology 3 - Urban outside inner ring road (20 dwellings)

13 Market Units

Capital Receipt			3,866,400
Direct Sale Fees		1.50 %	-57,996
Direct Sale Legal Fees		0.25 %	-9,666
		Total	3,798,738

5 ART Units

RSL Payment 1 - 50% Capital Reciept			287,820
RSL Payment 2 - 50% Capital Reciept			287,820
Legal Fees		0.35 %	-2,015
		Total	573,625

2 AHO Units

Capital Receipt			426,600
Legal Fees		0.35 %	-1,493
		Total	425,107

Construction Costs

Construct 4 apartments	240.00 sq m at	1,403.00 psm	-336,720
Construct 16 houses	1,379.00 sq m at	1,116.00 psm	-1,538,964
Policy - water	20.00 units at	9.00	-180
Policy - energy	20.00 units at	5,000.00	-100,000
Policy - access 20% of homes	4.00 units at	1,400.00	-5,600
External Works		20.00 %	-396,293
Contingency		3.00 %	-59,444
Professional Fee		10.00 %	-198,146
		Total	-2,635,347

Planning Policy Payments

Visitor Policy	20.00 units at	205.00 a	-4,100
CIL - payment 1 25%			-35,282
CIL - payment 2 75%			-105,847
PC - informal land purchase			-10,222
PC - informal equip & maintenance			-23,251
PC - formal land purchase			-12,778
PC - formal equipping & maintenance			-24,727
		Total	-216,207

Notional Land Purchase

Benchmark Land Value	0.27 hectares at	2,407,407.00	-650,000
SDLT			-22,000
Professional Fees		1.25 %	-8,400
		Total	-680,400

Developers Profit on GDV

Market at 20%			-773,280
AHO at 6%			-25,596
ART at 6%			-34,538
		Total	-833,414

Debt Interest - Overall	100.00 % of Cost	-4,436,538	(41.45% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-71,177

Revenue	4,868,640
Outgoings	-4,507,715

Surplus	360,925
per Ha	1,336,758
per acre	540,986
per dwelling	18,046

Typology 4 - Urban Centre inside inner ring road (20 dwellings)

14 Market Units

Capital Receipt			3,577,000
Direct Sale Fees		1.50 %	-53,655
Direct Sale Legal Fees		0.25 %	-8,943
		Total	3,514,403

5 ART Units

RSL Payment 1 - 50% Capital Receipt			210,938
RSL Payment 2 - 50% Capital Receipt			210,938
Legal Fees		0.35 %	-1,477
		Total	420,399

1 AHO Units

Capital Receipt			140,625
Legal Fees		0.35 %	-492
		Total	140,133

Construction Costs

Brownfeild Allowance			-100,000
Construct 20 apartments	1,280.00 sq m at	1,403.00 psm	-1,795,840
Policy - water	20.00 units at	9.00	-180
Policy - energy	20.00 units at	5,000.00	-100,000
Policy - access 20% of homes	4.00 units at	1,400.00	-5,600
External Works		15.00 %	-300,243
Contingency		3.00 %	-60,049
Professional Fee		10.00 %	-200,162
		Total	-2,562,074

Planning Policy Payments

Visitor Policy	20.00 units at	205.00 a	-4,100
CIL - payment 1 25%			-28,796
CIL - payment 2 75%			-86,389
PC - informal land purchase			-9,339
PC - informal equip & maintenance			-21,244
PC - formal land purchase			-11,674
PC - formal equipping & maintenance			-22,599
		Total	-184,141

Notional Land Purchase

Benchmark Land Value	0.25 hectares at	3,120,000.00	-780,000
SDLT			-28,500
Professional Fees		1.25 %	-10,106
		Total	-818,606

Developers Profit on GDV

Market at 20%			-715,400
AHO at 6%			-8,438
ART at 6%			-25,313
		Total	-749,151

Debt Interest - Overall	100.00 % of Cost	-4,378,538	(46.63% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-95,697

Revenue	4,139,501
Outgoings	-4,474,235

Deficit	-334,734
per Ha	- 1,338,935
per acre	541,867
per dwelling	- 16,737

Typology 5 - Main Town /Service Village (50 dwellings)

34 Market Units

Capital Receipt			10,436,400
Direct Sale Fees		1.25 %	-130,455
Direct Sale Legal Fees		0.25 %	-26,091
		Total	10,279,854

12 ART Units

RSL Payment 1 - 25% Capital Receipt			388,103
RSL Payment 2 - 25% Capital Receipt			388,103
RSL Payment 3 - 25% Capital Receipt			388,103
RSL Payment 4 - 25% Capital Receipt			388,103
Legal Fees		0.35 %	-5,433
		Total	1,546,979

4 AHO Units

Capital Receipt			853,500
Legal Fees		0.35 %	-2,987
		Total	850,513

Construction Costs

Construct 50 houses	4,859.00 sq m at	1,146.00 psm	-5,568,414
Construct Garages	651.00 sq m at	600.00 psm	-390,600
Policy - water	50.00 units at	9.00	-450
Policy - energy	50.00 units at	5,000.00	-250,000
Policy - access 20% of homes	10.00 units at	1,400.00	-14,000
External Works		20.00 %	-1,244,693
Contingency		3.00 %	-186,704
Professional Fee		10.00 %	-622,346
		Total	-8,277,207

Planning Policy Payments

Visitor Policy	50.00 units at	205.00 a	-10,250
CIL - payment 1 25%			-123,097
CIL - payment 2 75%			-369,291
PC - informal land purchase			-29,279
PC - informal equip & maintenance			-66,589
PC - formal land purchase			-36,599
PC - formal equip & maintenance			-70,791
		Total	-705,896

Other Outgoings

Marketing Showrooms	1.00 units at	50,000.00 a	-50,000
		Total	-50,000

Notional Land Purchase

Benchmark Land Value	2.02 hectares at	437,500.00	-883,750
SDLT			-33,688
Professional Fees		1.25 %	-11,468
		Total	-928,906

Developers Profit on GDV

Market @ 17.5%			-1,826,370
AHO @ 6%			-51,210
ART @ 6%			-93,145
		Total	-1,970,725

Debt Interest - Overall	100.00 % of Cost	-12,097,701	(30.53% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-230,584
		Revenue	12,842,312
		Outgoings	-12,328,284

Surplus	514,028
per Ha	254,469
per acre	102,984
per dwelling	10,281

Typology 6 - Urban Fringe / Main Town (75 dwellings)

50 Market Units

Capital Receipt			14,481,600
Direct Sale Fees		1.25 %	-181,020
Direct Sale Legal Fees		0.25 %	-36,204
		Total	14,264,376

19 ART Units

RSL Payment 1 - 25% Capital Receipt			527,423
RSL Payment 2 - 25% Capital Receipt			527,423
RSL Payment 3 - 25% Capital Receipt			527,423
RSL Payment 4 - 25% Capital Receipt			527,423
Legal Fees		0.35 %	-7,384
		Total	2,102,308

6 AHO Units

Capital Receipt dwellings			1,252,200
Legal Fees		0.35 %	-4,383
		Total	1,247,817

Construction Costs

Construct 10 apartments	600.00 sq m at	1,370.00 psm	-822,000
Construct 65 houses	5,876.00 sq m at	1,136.00 psm	-6,675,136
Construct Garages	714.00 sq m at	600.00 psm	-428,400
Policy - water	75.00 units at	9.00	-675
Policy - energy	75.00 units at	5,000.00	-375,000
Policy - access 20% of homes	75.00 units at	1,400.00	-105,000
External Works		20.00 %	-1,681,242
Contingency		3.00 %	-252,186
Professional Fee		10.00 %	-840,621
		Total	-11,180,261

Planning Policy Payments

Visitor Policy	75.00 units at	205.00 a	-15,375
CIL - payment 1 25%			-161,091
CIL - payment 2 75%			-483,273
PC - informal land purchase			-48,840
PC - informal equip & maintenance			-111,061
PC - formal land purchase			-50,796
PC - formal equipping & maintenance			-98,252
		Total	-968,688

Other Outgoings

Marketing Showrooms	1.00 units at	50,000.00 a	-50,000
		Total	-50,000

Notional Land Purchase

Benchmark Land Value	3.04 hectares at	437,500.00	-1,330,000
SDLT			-56,000
Professional Fees inc Bank		1.25 %	-17,325
		Total	-1,403,325

Developers Profit on GDV

Market @ 17.5%			-2,534,280
AHO at 6%			-75,132
ART @ 6%			-126,581
		Total	-2,735,993

Debt Interest - Overall	100.00 % of Cost	-16,567,257	(24.35% Used)
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Charged Quarterly			
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Compounded Quarterly	6.00 %pa	Interest	-254,955
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Revenue	17,843,492
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Outgoings	-16,822,212
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Surplus	1,021,280
per Ha	335,947
per acre	135,958
per dwelling	13,617

Typology 7 - Urban Centre inside inner ring road (100 dwellings)

72 Market Units

Capital Receipt			18,052,400
Direct Sale Fees		1.25 %	-225,655
Direct Sale Legal Fees		0.25 %	-45,131
		Total	17,781,614

22 ART Units

RSL Payment 1 - 25% Capital Receipt			457,875
RSL Payment 2 - 25% Capital Receipt			457,875
RSL Payment 3 - 25% Capital Receipt			457,875
RSL Payment 4 - 25% Capital Receipt			457,875
Legal Fees		0.35 %	-6,410
		Total	1,825,090

6 AHO Units

Capital Receipt			1,134,000
Legal Fees		0.35 %	-3,969
		Total	1,130,031

Construction Costs

Brownfeild Allowance			-200,000
Construct 100 apartments	6,504.00 sq m at	1,552.00 psm	-10,094,208
Policy - water	100.00 units at	9.00	-900
Policy - energy	100.00 units at	5,000.00	-500,000
Policy - access 20% of homes	20.00 units at	1,400.00	-28,000
External Works		20.00 %	-2,164,622
Contingency		3.00 %	-324,693
Professional Fee		10.00 %	-1,082,311
		Total	-14,394,734

Planning Policy Payments

Visitor Policy	100.00 units at	205.00 a	-20,500
CIL - payment 1 25%			-143,206
CIL - payment 2 75%			-429,618
PC - informal land purchase			-47,957
PC - informal equip & maintenance			-109,051
PC - formal land purchase			-59,946
PC - formal equip & maintenance			-115,931
		Total	-926,209

Other Outgoings

Marketing Showrooms	2.00 units at	50,000.00 a	-100,000
		Total	-100,000

Notional Land Purchase

Benchmark Land Value	0.50 hectares at	2,600,000.00	-1,300,000
SDLT			-54,500
Professional Fees		1.25 %	-16,931
		Total	-1,371,431

Developers Profit on GDV

Market @ 17.5%			-3,159,170
AHO @ 6%			-68,040
ART @ 6%			-109,890
		Total	-3,337,100

Debt Interest - Overall	100.00 % of Cost	-20,410,639	(22.27% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-482,377
		Revenue	21,017,900
		Outgoings	-20,893,016

Surplus	124,884
per Ha	249,768
per acre	101,081
per dwelling	1,249

Typology 8 - Urban Fringe /Main Towns (100 dwellings)

67 Market Units

Capital Receipt			19,588,250
Direct Sale Fees		1.25 %	-244,853
Direct Sale Legal Fees		0.25 %	-48,971
		Total	19,294,426

25 ART Units

Payment 1 - 25% Capital Receipt			731,745
Payment 2 - 25% Capital Receipt			731,745
Payment 3 - 25% Capital Receipt			731,745
Payment 4 - 25% Capital Receipt			731,745
Legal Fees		0.35 %	-10,244
		Total	2,916,736

8 AHO Units

Capital Receipt			1,734,150
Legal Fees		0.35 %	-6,070
		Total	1,728,080

Construction Costs

Construct 10 apartments	540.00 sq m at	1,370.00 psm	-739,800
Construct 90 houses	8,305.00 sq m at	1,136.00 psm	-9,434,480
Construct Garages	882.00 sq m at	600.00 psm	-529,200
Policy - water	100.00 units at	9.00	-900
Policy - energy	100.00 units at	5,000.00	-500,000
Policy - access 20% of homes	20.00 units at	1,400.00	-28,000
External Works		25.00 %	-2,808,095
Contingency		3.00 %	-336,971
Professional Fee		10.00 %	-1,123,238
		Total	-15,500,684

Planning Policy Payments

Visitor Policy	100.00 units at	205.00 a	-20,500
CIL - payment 1 25%			-215,916
CIL - payment 2 75%			-647,747
PC - formal land purchase (50%)			-35,021
PC - formal equipment (50%)			-35,277
PC - formal maintenance (100%)			-62,233
PC - formal allotments (100%)			-2,706
PC - informal land purchase (100%)			-56,034
PC - informal equip & main (100%)			-127,439
		Total	-1,202,873

Other Outgoings

Marketing Showrooms	2.00 units at	50,000.00 a	-100,000
		Total	-100,000

Notional Land Purchase

Benchmark Land Value	4.05 hectares at	437,500.00	-1,771,875
SDLT			-78,094
Professional Fee		1.25 %	-23,125
		Total	-1,873,094

Developers Profit on GDV

Market @ 17.5%			-3,427,944
AHO @ 6%			-104,049
ART @ 6%			-175,619
		Total	-3,707,612

Debt Interest - Overall	100.00 % of Cost	-22,694,401	(21.91% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-472,892
		Revenue	24,249,380
		Outgoings	-23,167,293
		Surplus	1,082,087
		per Ha	267,182
		per acre	108,129
		per dwelling	10,821

Typology 9 - Urban Fringe / Main Towns (250 dwellings)

167 Market Units

Capital Receipt			48,285,200
Direct Sale Fees		1.25 %	-603,565
Direct Sale Legal Fees		0.50 %	-241,426
		Total	47,440,209

62 ART Units

RSL Payment 1 - 25% Capital Receipt			1,831,883
RSL Payment 2 - 25% Capital Receipt			1,831,883
RSL Payment 3 - 25% Capital Receipt			1,831,883
RSL Payment 4 - 25% Capital Receipt			1,831,883
Legal Fees		0.35 %	-25,646
		Total	7,301,886

21 AHO Units

Capital Receipt			4,409,550
Direct Sale Fees		0.35 %	-15,433
		Total	4,394,117

Construction Costs

Construct 26 apartments	1,500.00 sq m at	1,370.00 psm	-2,055,000
Construct 224 houses	20,749.00 sq m at	1,136.00 psm	-23,570,864
Construct Garages	2,268.00 sq m at	600.00 psm	-1,360,800
Policy - water	250.00 units at	9.00	-2,250
Policy - energy	250.00 units at	5,000.00	-1,250,000
Policy - access 20% of homes	50.00 units at	1,400.00	-70,000
External Works		25.00 %	-7,077,229
Contingency		3.00 %	-849,267
Professional Fee		10.00 %	-2,830,891
		Total	-39,066,301

Planning Policy Payments

Visitor Policy	250.00 units at	205.00 a	-51,250
CIL - payment 1 20%			-434,057
CIL - payment 2 30%			-651,086
CIL - payment 3 50%			-1,085,142
PC - formal land purchase (50%)			-88,105
PC - formal equipment (50%)			-88,755
PC - formal maintenance (100%)			-156,566
PC - formal allotments (100%)			-6,803
PC - informal land purchase (100%)			-140,968
PC - informal equip & main (100%)			-320,611
		Total	-3,023,343

Other Outgoings

Marketing Showrooms	5.00 units at	50,000.00 a	-250,000
		Total	-250,000

Notional Land Purchase

Benchmark Land Value	10.12 hectares at	375,000.00	-3,795,000
SDLT			-179,250
Professional Fees		1.25 %	-49,678
		Total	-4,023,928

Developers Profit on GDV

Market @ 17.5%			-8,449,910
AHO @ 6%			-264,573
ART @ 6%			-439,652
		Total	-9,154,135

Debt Interest - Overall	100.00 % of Cost	-56,403,778	(11.35% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-563,546
		Revenue	60,022,282
		Outgoings	-56,967,325

Surplus	3,054,957
per Ha	301,873
per acre	122,168
per dwelling	12,220

Typology 10 - Urban Fringe / Main Towns (600 dwellings)

400 Market Units

Capital Receipt			115,459,000
Direct Sale Fees		1.25 %	-1,443,238
Direct Sale Legal Fees		0.25 %	-288,648
		Total	113,727,115

150 ART Units

RSL Payment 1 - 25% Capital Receipt			4,467,375
RSL Payment 2 - 25% Capital Receipt			4,467,375
RSL Payment 3 - 25% Capital Receipt			4,467,375
RSL Payment 4 - 25% Capital Receipt			4,467,375
Legal Fees		0.35 %	-62,543
		Total	17,806,957

50 AHO Units

Capital Receipt			10,431,000
Legal Fees		0.35 %	-36,509
		Total	10,394,492

Construction Costs

Construct 90 apartments	5,800.00 sq m at	1,370.00 psm	-7,946,000
Construct 510 houses	47,385.00 sq m at	1,136.00 psm	-53,829,360
Construct Garages	8,190.00 sq m at	600.00 psm	-4,914,000
Policy - water	600.00 units at	9.00	-5,400
Policy - energy	600.00 units at	5,000.00	-3,000,000
Policy - access 20% of homes	120.00 units at	1,400.00	-168,000
External Works		30.00 %	-20,958,828
Contingency		3.00 %	-2,095,883
Professional Fee		10.00 %	-6,986,276
		Total	-99,903,747

Planning Policy Payments

Visitor Policy	600.00 units at	205.00 a	-123,000
CIL - payment 1 15%			-746,717
CIL - payment 2 15%			-746,717
CIL - payment 3 20%			-995,622
CIL - payment 4 50%			-2,489,056
PC - formal land pur (nil on site)			-1
PC - formal equip (nil on site)			-1
PC - formal maintenance (100%)			-376,309
PC - formal allotments (100%)			-16,370
PC - informal land purchase (100%)			-338,853
PC - informal equip & main (100%)			-770,662
		Total	-6,603,308

Other Outgoings

Marketing Showrooms	6.00 units at	50,000.00 a	-300,000
		Total	-300,000

Notional Land Purchase

Benchmark Land Value	24.28 hectares at	250,000.00	-6,070,000
SDLT			-293,000
Professional Fees		1.25 %	-79,538
		Total	-6,442,538

Developers Profit on GDV

Market @ 17.5%			-20,205,325
AHO @ 6%			-625,860
ART @ 6%			-1,072,170
		Total	-21,903,355

Debt Interest - Overall	100.00 % of Cost	-136,983,884	(8.16% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-2,082,640

Revenue	143,759,500
Outgoings	-139,066,524

Surplus	4,692,976
per Ha	193,286
per acre	78,223
per dwelling	7,822

Typology 11 - Urban Fringe / Main Towns (1000 dwellings)

667 Market Units

Capital Receipt			183,912,600
Direct Sale Fees		1.25 %	-2,298,908
Direct Sale Legal Fees		0.25 %	-459,782
		Total	181,153,911

250 ART Units

RSL Payment 1 - 25% Capital Receipt			7,376,243
RSL Payment 2 - 25% Capital Receipt			7,376,243
RSL Payment 3 - 25% Capital Receipt			7,376,243
RSL Payment 4 - 25% Capital Receipt			7,376,243
Legal Fees		0.35 %	-103,267
		Total	29,401,705

83 AHO Units

Capital Receipt			17,258,400
Legal Fees		0.35 %	-60,404
		Total	17,197,996

Construction Costs

Construct 222 apartments	12,900.00 sq m at	1,370.00 psm	-17,673,000
Construct 778 houses	72,109.00 sq m at	1,136.00 psm	-81,915,824
Construct Garages	7,560.00 sq m at	600.00 psm	-4,536,000
Policy - water	1,000.00 units at	9.00	-9,000
Policy - energy	1,000.00 units at	5,000.00	-5,000,000
Policy - access 20% of homes	200.00 units at	1,400.00	-280,000
External Works		30.00 %	-32,824,147
Contingency		3.00 %	-3,282,415
Professional Fee		10.00 %	-10,941,382
		Total	-156,461,768

Planning Policy Payments

Visitor Policy	1,000.00 units at	205.00 a	-205,000
CIL - payment 1 15%			-1,208,368
CIL - payment 2 15%			-1,208,368
CIL - payment 3 20%			-1,611,157
CIL - payment 4 50%			-4,027,893
PC - formal land pur (nil on site)			-1
PC - formal equip (nil on site)			-1
PC - formal maintenance (100%)			-607,166
PC - formal allotments (100%)			-26,447
PC - informal land purchase (100%)			-546,708
PC - informal equip & main (100%)			-1,243,393
		Total	-10,684,502

Other Outgoings

Marketing Showrooms	10.00 units at	50,000.00 a	-500,000
		Total	-500,000

Notional Land Purchase

Benchmark Land Value	40.00 hectares at	250,000.00	-10,000,000
SDLT			-489,500
Professional Fees		1.25 %	-131,119
		Total	-10,620,619

Developers Profit on GDV

Market @ 17.5%			-32,184,705
AHO @ 6%			-1,035,504
ART @ 6%			-1,770,298
		Total	-34,990,507

Debt Interest - Overall	100.00 % of Cost	-216,179,757	(8.23% Used)
Charged Quarterly			
Compounded Quarterly	6.00 %pa	Interest	-3,673,746
Accrual Interest	0.00 %pa (apr)	Accrual Intr.	0

Revenue	230,675,972
Outgoings	-219,853,503

Surplus	10,822,469
per Ha	270,562
per acre	109,497
per dwelling	10,822

Appendix J - Surplus Deficit

Summary showing appraisal surplus or deficit per typology, includes sensitivity results

Greater Norwich Local Plan Viability Assessment: Summary of Base Appraisal Viability Surplus or Deficit per Typology

			BASE INFORMATION			PER TYPOLOGY						
Typology:	Description:	Indicative Location:	No. Dw:	Gross Site Area Ha:	Net of Site Area Ha:	Testing Scenario:	Surplus £:	Deficit £:	% Decrease from Base:	Per Dwelling:	Per Ha:	Per Acre:
1	South Norfolk Village Clusters	Areas outside main towns and key service centres	12	0.50	0.50	Base	£49,994			£4,166	£99,988	£40,473
						- 5% Rev		£73,123	246%			
						+ 5% BC		£38,509	177%			
						+10% BC		£128,846	358%			
						-5% R, +10% BC		£252,449	605%			
						BLV uplift +2.5	£16,743		67%			
2	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	20	0.71	0.71	Base	£249,722			£12,486	£351,721	£142,368
						- 5% Rev	£50,743		80%			
						+ 5% BC	£109,161		56%			
						+10% BC		£32,221	113%			
						-5% R, +10% BC		£232,854	193%			
						BLV uplift +2.5	£201,798		19%			
3	Urban	City - outside inner ring road	20	0.27	0.27	Base	£360,925			£18,046	£1,336,759	£541,089
						- 5% Rev	£158,999		56%			
						+ 5% BC	£231,356		36%			
						+10% BC	£101,715		72%			
						-5% R, +10% BC		£101,691	128%			
						BLV uplift -10%	£414,924		-15%			
4	Urban Centre	City - inside inner ring road	20	0.25	0.25	Base		£334,734		£16,737	£1,338,936	£541,970
						- 5% Rev		£506,483				
						+ 5% BC		£455,103				
						+10% BC		£575,472				
						-5% R, +10% BC		£747,221				
						BLV uplift -10%		£269,173				
5	Main Town/Service Village	Acle, Aylsham, Brundall Dickleburgh, Harleston, Mulbarton, Wymondham	50	2.02	2.02	Base	£514,028			£10,281	£254,469	£103,003
						- 5% Rev		£152,973	130%			
						+ 5% BC	£124,471		76%			
						+10% BC		£267,292	152%			
						-5% R, +10% BC		£941,692	283%			
						BLV uplift +2.5	£370,414		28%			
6	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	75	3.04	3.04	Base	£1,021,280			£13,617	£335,947	£135,984
						- 5% Rev	£254,614		75%			
						+ 5% BC	£510,022		50%			
						+10% BC		£14,163	101%			
						-5% R, +10% BC		£800,554	178%			
						BLV uplift +2.5	£805,609		21%			
7	Urban Centre	City - inside inner ring road	100	0.50	0.50	Base	£124,884			£1,249	£249,768	£101,100
						- 5% Rev		£824,379	760%			
						+ 5% BC		£623,178	599%			
						+10% BC		£1,376,979	1203%			
						-5% R, +10% BC		£2,342,874	1976%			
						BLV uplift -10%	£247,623		-98%			
8	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	100	4.05	3.81	Base	£1,082,087			£10,821	£267,182	£108,149
						- 5% Rev	£3,550		100%			
						+ 5% BC	£335,662		69%			
						+10% BC		£440,610	141%			
						-5% R, +10% BC		£1,553,198	244%			
						BLV uplift +2.5	£777,180		28%			
9	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	250	10.12	9.51	Base	£3,054,957			£12,220	£301,873	£122,191
						- 5% Rev	£392,118		87%			
						+ 5% BC	£1,212,027		60%			
						+10% BC		£685,925	122%			
						-5% R, +10% BC		£3,427,608	212%			
						BLV uplift +2.5	£2,264,743		26%			
10	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	600	24.28	21.35	Base	£4,692,976			£7,822	£193,286	£78,237
						- 5% Rev		£1,539,626	133%			
						+ 5% BC	£214,900		95%			
						+10% BC		£4,386,680	193%			
						-5% R, +10% BC		£10,797,932	330%			
						BLV uplift +7.5		£1,708,082	136%			
11	Urban Fringe/Main Town	Bowthorpe Aylsham, Drayton, Hellesdon, Costessey Harleston, Wymondham	1000	40.00	35.28	Base	£10,822,469			£10,822	£270,562	£109,517
						- 5% Rev	£606,584		94%			
						+ 5% BC	£3,488,408		68%			
						+10% BC		£4,086,140	138%			
						-5% R, +10% BC		£14,815,977	237%			
						BLV uplift +7.5		£518,550	105%			

NB: Base Appraisal with the base data inputs
 - 5% Rev Base data inputs but reduction 5% to sales
 + 5% BC Base data inputs but additional 5% to build costs
 +10% BC Base data inputs but additional 10% to build costs
 -5% R, +10% BC Base data but reduction 5% to sales and additional 10% to build costs
 BLV uplift +2.5 Base data inputs with additional 2.5 points to multiplier
 BLV uplift +7.5 Base data inputs with additional 7.5 points to multiplier T10 & T11 only

