
**LOCAL PLAN AND SITE ALLOCATIONS
VIABILITY STUDY**

**PREPARED ON BEHALF OF
STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**

By



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1.0 INTRODUCTION

- 1.01 Staffordshire Moorlands District Council ('the Council') is in the process of preparing a new Local Plan for the District which will guide development in the period 2016 up to 2031. The new Local Plan will include a development strategy, strategic and development management policies to deliver it, land designations and site allocations. It will set out how much land should be provided to accommodate new homes and jobs and where this should be located, alongside the need for associated infrastructure such as shops, schools, transport, open space, sport and recreation. The plan will set out what the Council would like to achieve in each of the main towns and rural areas outside of the Peak District National Park. The Local Plan will also provide the framework for detailed guidance to supplement the policies.
- 1.02 The emerging Local Plan contains a number of planning policies that may impact on the viability of development. To inform the site allocations and overall Plan delivery, the Council needs to determine the impact of plan policies on development viability. This will ensure that in accordance with the National Planning Policy Framework (NPPF) the sites and scale of development are not subject to such a scale of obligations, standards and policy burdens that cumulatively threatens the plan's ability to be developed viably.
- 1.03 Alongside the preparation of the Local Plan, the Council is also considering the introduction of a Community Infrastructure Levy (CIL) to help the delivery of the District's known infrastructure needs.
- 1.04 In order to ensure a robust and realistic Plan a viability evidence base which assesses and tests the policies and sites contained in the emerging Local Plan is required, this will also inform any decisions that are made in relation to CIL. Keppie Massie, in conjunction with the WYG Group and Arup have been commissioned by the Council to establish the economic viability and deliverability implications of the emerging Local Plan policies and allocations. This is to ensure that they are realistic and can deliver sustainable development without putting the delivery of the Plan at risk. The aim of the study is to satisfy the tests of viability and deliverability laid down in the NPPF.
- 1.05 Our report therefore provides an assessment of the overall viability of development in the District, considering the viability implications of emerging plan policies. It also provides a viability framework within which to consider the proposed site allocations. Ultimately the study provides conclusions about 'whole plan viability' and deliverability and helps to inform the prospect for the introduction of CIL in the District.

- 1.06 As part of the commission ARUP have prepared a separate Infrastructure Delivery Plan. A separate report also deals with the prospects for the introduction of CIL in the District.

Format of Report

- 1.07 The report is presented to provide a timeline of the work undertaken in the preparation of this viability assessment, an overview of the Local Plan and its key policies, details of our methodology, a property market commentary, our financial appraisal assumptions, the results of our testing and conclusions regarding Plan viability and delivery.

- 1.08 For ease of reference the report is structured based on the following sections:

Section 2 – Timeline

- 1.09 Here we have provided a timeline of the study together with information relating to the consultation that has been undertaken.

Section 3 – Planning Policy Context

- 1.10 This section contains an overview of the emerging Local Plan together with details of the proposed allocations and plan policies which impact on viability and delivery.

Section 4 – Methodology

- 1.11 In this section we outline the methodology that has been adopted for the study and the viability assessments, together with the rationale for the development scenarios tested and the implications of the Local Plan development management policies.

Section 5 – Overview of Staffordshire Moorlands

- 1.12 This section provides general information about the social and economic characteristics of Staffordshire Moorlands, together with an overview of the residential and commercial property markets.

Section 6 – Financial Appraisal Assumptions

- 1.13 This section outlines the key assumptions that we have made in preparing our financial assessments including details of how we have addressed specific Local Plan Policies.

Section 7 – Viability Results and Policy Impacts

- 1.14 This section provides an overview of the results from the viability testing together with a commentary on the results, individual site viability and also the impact of the Local Plan policies on viability.

Section 8 – Plan Viability and Delivery

- 1.15 At Section 8 we provide our conclusions about the key policies that have implications for economic viability and comment on the viability and deliverability of Staffordshire Moorlands' emerging Local Plan.

2.0 TIMELINE

Timeline

- 2.01 The Council undertook a Site Options Consultation between July and September 2015. Following this we were commissioned at the end of 2015 to begin the preparation of a Viability Assessment as part of the Local Plan Evidence Base.
- 2.02 The initial property market research was undertaken during spring and summer of 2016. This research was used to compile our transactional and construction cost evidence base for the District and inform our initial assumptions for the viability testing.
- 2.03 Following the completion of the Preferred Options Sites and Boundaries Consultation held between April and June 2016 we undertook some preliminary viability testing for the Council based on the emerging policies and sites at that time. This was used to assist the Council in formulating the Preferred Options Version of the Plan.
- 2.04 We prepared a Methodology and Assumptions Consultation Document that was distributed to stakeholders and published on the Council's Website. This document contained details of our Approach to Testing and Appraisal Assumptions and invited comments and supporting evidence from Stakeholders. The closing date for receipt of comments was 16 December 2016.
- 2.05 We have provided at **Appendix 1** the Methodology and Assumptions Consultation Document. At **Appendix 2** we have included the responses received to this document.
- 2.06 Whilst this consultation was ongoing the Council paused in the preparation of the new Local Plan to await publication of the revised National Planning Policy Framework (NPPF) which was expected in the summer of 2017. This was to ensure that the policies contained in the Local Plan were consistent with the government framework, especially on affordable housing and brownfield land. It was also to enable the Local Plan evidence base to be tested against the new policies to assess whether any changes were needed.
- 2.07 The Government published the Housing White Paper, Fixing our Broken Housing Market, in February 2017.

- 2.08 The Council has now prepared a Preferred Options Version of the Plan dated July 2017. Consultation on this document took place until 22 September 2017. The comments received from this consultation have been used to inform a Publication Version of the Plan dated February 2018. The viability testing in this report is based on the Policies contained in the Publication Version of the Plan together with the proposed site allocations.

Viability Consultation

- 2.09 As part of the study we undertook web based consultation at the end of 2016. The consultation document was based on the Preferred Options Sites and Boundaries Consultation held in spring 2016 and hence was based on the wide range of potential sites contained in that consultation. We also identified plan policies contained in the Core Strategy and also emerging local plan policies which would have an impact on viability and hence required a test of viability.
- 2.10 The consultation document identified the sample of sites for testing together with our methodology and approach to undertaking the viability testing in terms of the site type, mix and size of dwellings, local plan policies to be tested and the viability model.
- 2.11 The consultation document also contained information relating to the property market evidence at that time and based on this it contained an initial assessment of the values to be adopted in our viability testing both for residential and commercial development scenarios. We also provided details of our views about the threshold land values and other appraisal assumptions including build costs that we intended to adopt in the preparation of our viability assessments. Further details are contained in the document at **Appendix 1**.
- 2.12 A total of 234 stakeholders were invited to comment on the Methodology and Assumptions Consultation Document. A total of 12 responses were received and these are contained at **Appendix 2**.
- 2.13 A number of the responses received contained no specific comments regarding the Methodology and Assumptions document itself. Of those responses that did comment on the document all were broadly in agreement with the methodology and approach to testing. We have provided below a brief summary of the relevant comments received.

2.14 *Methodology*

- Residual approach to valuation most common method but use of land comparables should also be considered.

2.15 *Testing Typologies*

- Smaller housing developments should be tested in the rural villages based on a flatter mix ie. with a greater number of dwellings at the lower end and at the higher end of the range;
- More rural sites should be considered;
- Need to look at a min of 15% of the proposed site allocations in the viability testing;
- Large proportion of 1 and 2 bed properties (50%) being tested is not reflective of what the market will want or supply;
- Need to clarify that starter homes are 20% of overall provision not just 20% of affordable total;
- Testing of 4 employment sites quite limited;
- Built areas for employment too dense.

2.16 *Evidence Base*

- The evidence should also consider sales on new schemes in other LPA areas close to LPA boundary;
- Would like to see reference made to the housing markets in each of the 3 main towns;
- Data sources suitable and in line with market practice.

2.17 *Residential Assumptions*

- Values generally reasonable but appear to be at top end of the range compared to evidence of actual sales;
- Residential values adopted are broadly representative of value range for Staffordshire Moorlands, more granular analysis required for specific sites tested;

- Affordable rent may be as low as 40% of market value and starter homes at 70% in lower value postcodes;
- Sales of 2.5 to 3 dwellings per month too ambitious in low value postcodes;
- There should be an allowance in the cost of development risk for abnormals and demolition on brownfield sites;
- BCIS should be employed as the data source for residential costs;
- Should there be a difference between greenfield and brownfield profit margins;
- Profit on small residential schemes at 15% of GDV too low, profit should be a 20% of GDV as a minimum on all schemes;
- Professional fees should be higher at 8-12%;
- Reference made to the additional costs of developing near heritage assets;
- Reference is made to ensuring that the residual S106 assumption is correct and is collectable; otherwise S106 monies will just end up going back to the developer as profit;
- Need clarity on the costs of infrastructure and mechanism for collection in the approach taken for CIL prospects;
- Clarity required on what the future use of S106 is likely to be, including nature and level of contributions likely to still be able to be collected. Method needs to set out and agree up front the infrastructure that is being built into the assessment.

2.18 *Commercial Assumptions*

- Industrial and retail capital values are reasonable.

2.19 *Threshold Land Values*

- Methodology employed in relation to threshold land value robust but a flexible approach needs to be maintained to reflect individual site characteristics;

- Should Brownfield sites be more expensive to buy than greenfield ones?

Evidence Base

2.20 The initial planning and property market evidence base was prepared during the first part of 2016. This has now been updated to reflect the Publication Version of the Local Plan and property market evidence has been brought up to date as at January 2018.

3.0 PLANNING POLICY CONTEXT

Background

- 3.01 The Staffordshire Moorlands Core Strategy was adopted in March 2014. The Planning Inspector in considering the Core Strategy determined that an early and comprehensive review of the Core Strategy for the period 2016 – 2031 would be required to take into account longer term development requirements. The review of the Core Strategy would also roll it forward into a single Local Plan combined with site allocations.
- 3.02 The Council is presently preparing this new Local Plan. Once adopted, it will replace the current Core Strategy which runs to 2026, with a single document containing district wide policies and land allocations. The new Local Plan will guide development in the District to 2031.
- 3.03 Public consultation on Site Options took between July and September 2015. The responses to this helped to inform the Preferred Options Sites and Boundaries document. Between April and June 2016 consultation took place in relation to this document.
- 3.04 Consultation in relation to the Preferred Options version of the Plan took place over the summer of 2017. The comments received from this consultation were used to inform a Publication Version of the Local Plan.
- 3.05 Our study has regard to the Staffordshire Moorlands Local Plan – Publication Version dated February 2018 as the most up to date version of the plan.

Spatial Strategy and Strategic Policies

- 3.06 A number of the policies within the Local Plan guide the location and scale of new development within the District and we have provided a short summary of those most relevant to the study within the paragraphs that follow. The Local Plan seeks to carry forward the development approach from the Core Strategy which focused development on the three market towns of Leek, Cheadle and Biddulph and the larger villages but allowed for limited development of other settlements. To inform this approach **Policy SS 2** identifies a **Settlement Hierarchy** as follows:-

Towns – the 3 largest settlements of Leek, Cheadle and Biddulph. The spatial strategy seeks to focus future growth in these settlements and strengthen their role as service centres.

Rural Area Larger Villages - these are the most sustainable settlements in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres.

Rural Area Smaller Villages – here only limited development of an appropriate nature will be allowed.

Other Rural Areas – this comprises open countryside and the greenbelt where further development is generally inappropriate.

Policy SS 3: Future Provision and Distribution of Development

- 3.07 This policy informs the future provision and distribution of development. Provision is to be made for a minimum of 6,080 additional dwellings and 27 hectares of employment land together with new retail, transport, recreational, community and tourism facilities and services. Development is to be distributed between the towns and rural areas as identified in table 3.1.

Location of Development	Housing	Employment
Leek	30%	30%
Biddulph	20%	20%
Cheadle	25%	20%
Rural Areas	25%	30%

Table 3.1: Distribution of Development

Policy SS 4: Strategic Housing and Employment Land Supply

- 3.08 As a result of existing commitments and completions, the net housing requirement over the period 2017-2031 is **3,859 dwellings**. Policy SS 4 states that in order to meet this housing requirement sufficient land will be identified to accommodate these additional dwellings based on the distribution contained in table 3.2. The policy goes on to state that this housing requirement will be met from sites in **Policy H2** and a windfall allowance for small sites. The Blythe Vale employment allocation is identified as being in addition to the District's requirement.

Location of Development	% District Total	No Dwellings
Leek	30%	1,015
Biddulph	20%	885
Cheadle	25%	1,166
Rural Areas	25%	793
Total	100%	3,859

Table 3.2: Distribution of Housing Development

- 3.09 The policy also deals with new land for new employment and table 3.3 contains details of the distribution of land for new employment development.

Location of Development	% District Total	Land (ha)
Leek	30%	8.1
Biddulph	20%	5.4
Cheadle	20%	5.4
Rural Areas	30%	8.1
Total	100%	27

Table 3.3: Distribution of Employment Land

- 3.10 Neighbourhood Plans are also being prepared for 6 areas in the District and the policy contains details of the Neighbourhood Plan housing requirements in these areas.
- 3.11 The Plan also includes **Policies SS 5 – SS 11** that provide area strategies for the 3 main towns together with the larger and smaller villages, other rural areas and the Churnet Valley.
- 3.12 The strategy for Leek identifies in particular the need for education infrastructure with the provision of a new first school and the expansion of the existing middle school. Similarly the strategy for Cheadle also identifies the provision of a new primary school to support North Cheadle. Within Cheadle the respective policy also makes reference to the need to address traffic issues in the town by developing and implementing transport improvement. This will include identifying the need and viability of a bypass to relieve traffic in the town. The policy for Biddulph includes amongst other things the allocation of land for a new food store of 1,000 sq.m (net sales).

- 3.13 In terms of the larger villages the policy indicates that these settlements shall retain and enhance their role as rural service centres, providing for the bulk of the rural housing requirement and also for employment needs of a scale and type appropriate to the settlement. The smaller villages will provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. Within the other rural areas only development which has an essential need will be provided for.
- 3.14 **Policy SS 11** deals with the strategy for the Churnet Valley which is identified as an area for sustainable tourism and rural regeneration. Any development here is to be in accordance with the Churnet Valley Masterplan.

Development Management Preferred Options Policies related to Viability Testing

- 3.15 The emerging Local Plan also contains the Development Management Policies that will guide the delivery of new development in Staffordshire Moorlands. Having regard to the development management policies contained within the Publication Version of the Local Plan, we have summarised below the key policies which will have an impact on development viability and have been addressed as part of our viability testing.

Policy SS 12: Planning Obligations and Community Infrastructure Levy

- 3.16 This policy states that development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms through the appropriate use of planning obligations and/or conditions. It is intended that a Developer Contributions SPD will provide further guidance on how contributions will be calculated. The policy also makes provision for the introduction of a Community Infrastructure Levy subject to an assessment of development viability and further consideration by the Council.

Policy SD 1: Sustainable Use of Resources

- 3.17 The Council will require all development to make sustainable use of resources, and adapt to climate change. Amongst other things applicants for all major-scale planning applications (10 or more residential units or 1,000+ square metres floor area) will be required to demonstrate that they have considered the energy efficiency, water conservation, sourcing of construction materials, and site orientation aspects of the scheme, and where possible the feasibility of integrating micro-renewables. The degree of detail expected will depend on the scale/complexity of the proposal.

Policy SD 5: Flood Risk

- 3.18 Of relevance to our viability testing this policy states that all applicable developments should incorporate SuDS which will be expected to contribute to on-site flood alleviation, as well as taking opportunities to contribute to wider Council objectives such as its emerging Green infrastructure Network; to enhancing biodiversity and recreation opportunities; landscape character etc. In all cases the Council will work with developers, stakeholders and landowners to encourage and promote implementation of natural flood management measures which will contribute to flood risk mitigation.

Policy H1: New Housing Development

- 3.19 This policy specifically addresses the requirements for new housing development in the District. Amongst other things it provides that:-
- 3.20 New housing development should provide for a mix of housing sizes, types and tenures including a proportion of affordable housing as set out in **Policy H3**, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies.
- 3.21 The policy states that housing proposals of 10 dwellings or more will be required to provide a mix of housing in terms of size, type and tenure on the site. The final mix will be negotiated with the developer based on housing needs as informed by the Strategic Housing Market Assessment (or successor document) and other relevant factors such as available supply and market demand.
- 3.22 In terms of density new housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area.
- 3.23 The policy also includes provision for all new dwellings to aim to provide flexible accommodation, capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the **Nationally Described Space Standard**. The dwellings are also to be delivered to meet accessibility standards set out in the **Optional Requirement M4 (2) of Part M** of the Building Regulations. This will be determined on a case by case basis subject to considerations such as viability and design.

Policy H 3: Affordable Housing

- 3.24 This policy addresses the provision of affordable housing in new residential developments. In the towns, in relation to residential developments of **15 dwellings (0.5 hectares) or more** the requirement is to provide a target of **33%** affordable housing on-site from all sources. The actual level of provision is to be determined through negotiation taking into account development viability and other contributions.
- 3.25 Elsewhere, for residential developments of **5 dwellings (0.16 hectares) or more** the target requirement is also **33%** affordable housing on-site from all sources, unless there are exceptional circumstances which dictate otherwise. In relation to these sites the policy indicates that exceptionally this may be provided through a commuted sum payment in lieu. Again the actual level of provision will be determined through negotiation taking into account development viability and other contributions.
- 3.26 In terms of the tenure of any affordable provision then unless circumstances dictate otherwise and in agreement with the Council, **60%** of all affordable dwellings provided on each site will be **social / affordable rented** housing with the remaining **40%** being **intermediate / starter** homes.

Policy DC 1: Design Considerations

- 3.27 All development is to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, in the context of our viability testing new development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area.
- 3.28 (New residential and commercial development should) be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.

Policy C 2: Sport, Recreation and Open Space

- 3.29 The policy states that the Council will promote the provision of high quality recreational open space by implementing and supporting schemes that will protect and improve the quantity, quality and accessibility of open space and outdoor sports, leisure and children's play facilities throughout the district, in accordance with the Open Space Study, Playing Pitch Strategy and Indoor Sports Facility Assessment (2017) and successor documents.

- 3.30 Where there is a proven deficiency, qualifying new residential development will be expected to make provision, or a contribution towards provision of open space, sports and recreation facilities which are necessary and reasonably related in form and scale in accordance with the recommendations set out in the above studies. Further guidance will be set out in the Open Space, Sport and Recreation SPD

Policy NE 2: Trees, Woodland and Hedgerows

- 3.31 This policy addresses a number of elements but of particular relevance to our viability testing is the requirement for new developments where appropriate to provide tree planting and soft landscaping, including where possible to increase canopy cover across the site (or in some cases, off-site).

Policy T 1: Development and Sustainable Transport

- 3.32 This policy notes that parking provision in developments will be dealt with on a case by case basis with recourse to the parking guidance set out in Appendix 8 of the Local Plan.
- 3.33 In addition development which generates significant demand for travel or is likely to have significant transport implications (as identified within a Transport Assessment) will, where appropriate be required to:-
- Contribute to improved public transport provision;
 - Provide contributions for junction improvements, traffic management and highway infrastructure;
 - Provide proactive facilities and measures to support sustainable transport modes including on-site features to encourage sustainable travel methods e.g. cycle path links, cycle storage facilities, bus stops etc;
 - Provide and actively promote travel plans.

Site Allocations and Strategic Development Site Policies

- 3.34 **Policy H2: Housing Allocations** identifies a number of sites that are to be allocated for housing or mixed use development. A number of these sites are also subject to Strategic Development Site Policies within the plan, which identify in more detail the specific development requirements for the particular allocation. Tables 3.4 – 3.7 contain details of the site allocation together with the strategic development site policy (SDSP) reference. In addition for the mixed use allocations we have also included details of the employment allocations taken from **Policy E 2: Employment Allocations** or any other uses identified within the site specific policy for example education.

Location	Total Site Area (ha)	No Dwellings	Other Uses (ha)	SDSP Ref
Land East of Horsecroft Farm (ADD01)	0.89	15	Education	DSL 1
Land at the Mount (LE066, LE128a&b, LE140, LE142a, LE142b)	11.38	345	0.76 (Education)	DSL 2
Land at Newton House (LE150)	9.27	179	1.5 (Employment)	DSL 3
Cornhill, East (LE235)	3.13	50	0.83 (Employment)	DSL 4
Land west of Ashbourne Road (LE022)	0.45	16		n/a
Land north of Macclesfield Road (LE102)	0.94	25		n/a

Table 3.4: Housing Allocations – Leek

Location	Total Site Area (ha)	No Dwellings	Other Uses (ha)	SDSP Ref
Wharf Road Strategic Development Area (BD055, BD071, BD071a, BD106, BD156, BD076, BD076a, BD108, BD016, BD104)	23.4	588	1.0 (Employment) 0.5 (Food Store) 1.5 (School Playing field)	DSB 1
The Mills - Yarn and Minster Mills, Stringer Street, Biddulph (BD101 & BD102)	0.38	57		DSB 2
Tunstall Road Strategic Development Area, Biddulph (BD117)	7.18	85	4.49 (Employment)	DSB 3

Table 3.5: Housing Allocations – Biddulph

Location	Total Site Area (ha)	No Dwellings	Other Uses (ha)	SDSP Ref
Cheadle North Strategic Development Area (CH001 & CH132)	11.2	320	2.0 (Primary School and community playing pitches)	DSC 1
Cecilly Brook Strategic Development Area (CH002a, CH002b, CH024)	3.1	106		DSC 2
Land to the rear of Froghall Road, Cheadle (CH004)	1.3	45		n/a
Land to the rear of the Birches (CH013)	1.4	51		n/a
Stoddards Depot, Leek Road (CH015)	0.72	32		n/a
Land north of the Green, Cheadle (CH020)	1.2	42		n/a
Mobberley Farm (CH085A, CH085B, CH085C, CH085D, CH128)	16.64	430		DSC 3

Table 3.6: Housing Allocations – Cheadle

Location	Total Site Area (ha)	No Dwellings	Other Uses (ha)	SDSP Ref
Land at Capri, Gallows Green, Alton (AL012)	0.6	13		n/a
Blythe Vale, Blythe Bridge	48.5	300	Employment	DSR 1
Land at corner of Brookfield Avenue / Stoney Lane, Endon (EN128)	0.83	22		n/a
Haulage Depot, St Thomas's Road, Upper Tean (UT019)	0.4	15		n/a
Land adj to Waterhouses Enterprise Centre, Leek Road, Waterhouses (WA004)	1.66	36	Employment	n/a
Land off Ash Bank Road, Werrington (WE003 & WE052)	3.8	75		DSR 4

Table 3.7: Housing Allocations – Rural

3.35 In addition to the above **Policy E 2** makes provision for three other sites which are identified solely for employment use. These are:-

- Land East of Brooklands Way, Leekbrook (DSR 2) – 4.01ha
- Land to the west of Basford Lane, Leekbrook (DSR 3) – 0.8ha
- Land off New Haden Road, Cheadle (DSC4) – 4.27ha

3.36 The Publication Version of the Local Plan contains proposed sites that are spread across the main towns of Leek, Biddulph and Cheadle together with the larger villages. In formulating our development typologies for viability testing we have therefore had regard to both the strategic and development management plan policies. These policies have informed the location, size, mix and form of development for testing, together with the planning contributions policies that need to be accounted for in our modelling. Section 4 explains how the relevant preferred options policies have been addressed in our methodology.

4.0 METHODOLOGY

Economic Viability Framework

- 4.01 The National Planning Policy Framework 2012 (the NPPF) introduces a focus on viability in considering appropriate Development Plan Policies. In particular Paragraph 173 states that:-

'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.'

- 4.02 In addition to the above, the NPPF (paragraph 174) states that:-

'Local Planning Authorities should set out their Policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.'

- 4.03 This report provides an analysis of the deliverability and economic viability (satisfying the requirements of the NPPF) of the future development sites in Staffordshire Moorlands, taking into account the policy standards contained within the emerging local plan.

- 4.04 The Local Housing Delivery Group has published advice for planning practitioners titled 'Viability Testing Local Plans'. This guidance recommends that (page 10):-

'The approach to assessing plan viability should recognise that it can only provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability. It cannot guarantee that every development in the plan period will be viable, only that the plan policies will be viable for the sufficient number of sites upon which the plan relies in order to fulfil its objectively assessed needs.'

- 4.05 The guidance states that:-

'An individual development can be said to be viable if, after taking account of all costs, including central and local government Policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.'

- 4.06 In addition the advice set out within the NPPF (paragraph 175) states that *'where practical, CIL charges should be worked up and tested alongside the Local Plan.'*

Appraisal Methodology

- 4.07 In preparing our viability assessments we have adopted the Residual Approach. This is where the value of the completed development is assessed and the cost of undertaking the development (including the cost of land, finance and planning obligations) is deducted, along with a target developer's profit return. The residual sum that is left represents the development surplus or "headroom". Consideration of this then allows an informed decision to be made about the viability of the development in general, and in particular, the ability to fund Local Plan policies involving additional costs for development such as developer contributions policies and also CIL.

4.08 Table 4.1 provides a simple diagram illustrating this approach.

<i>Gross Development Value (value of the completed development scheme)</i>
<i>Less</i>
<i>Cost of Development (inclusive of build costs, fees, finance, land cost)</i>
<i>Less</i>
<i>Other Costs (inclusive of planning obligations)</i>
<i>Less</i>
<i>Developers Target Profit</i>
<i>= Development Surplus or "Headroom"</i>

Table 4.1: Residual Appraisal Approach

- 4.09 This methodology is recognised and supported by the Royal Institution of Chartered Surveyors (RICS) in relation to the valuation of development land. The RICS Guidance Note 'Financial Viability in Planning' defines viability for planning purposes as (paragraph 2.1.1): '*an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the land owner and a market risk adjusted return to the developer in delivering that project*'.
- 4.10 The guidance note defines site value as follows (paragraph 2.3.1): '*site value should equate to the market value subject to the following assumption; that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan.*'
- 4.11 When undertaking area wide viability testing, the guidance suggests that a second assumption needs to be applied to this definition, namely (paragraph 2.3.3): '*Site value may need to be further adjusted to reflect the emerging Policy/CIL charging level. The level of the adjustment assumes that site delivery would not be prejudiced.*'
- 4.12 We have assessed Market Value in accordance with VPS4 and IVS 104 paragraph 30.1. Under these provisions, the term '*Market Value*' is defined as '*the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion.*'

- 4.13 The document 'Viability Testing Local Plans' suggests that viability testing of Local Plans does not require a detailed viability appraisal of every site anticipated to come forward over the plan period. As a consequence of the potentially widely different economic profiles of sites within the local area, it suggests:-

'A more proportionate and practical approach in which local authorities create and test a range of appropriate site typologies reflecting the mix of sites upon which the plan relies.'

- 4.14 In preparing our residual appraisals, it has been necessary to make certain assumptions, both in relation to the form of development and also the variables adopted in each of the appraisals based upon a significant quantity of data. Inevitably, given the character of the property market in Staffordshire Moorlands, the data does not necessarily fit all eventualities and every development site will be unique. It has therefore been necessary to draw upon our development experience and use our professional knowledge to derive a data set that best fits the typical characteristics of the emerging site allocations, likely future development sites and form of development in the District and can be considered reasonable.
- 4.15 It should be noted that when adopting the Residual Appraisal Approach, the end result is extremely sensitive to even the smallest of changes in any of the assumptions which feed into the appraisal process. We are satisfied however that our approach and the assumptions that we have made are appropriate to the property market characteristics within Staffordshire Moorlands and represent the most reasonable approach given the appropriate available evidence at the time of preparing this study.

Sites and Typologies for Testing

Residential Sites

- 4.16 The Council undertook consultation on the Preferred Options Sites and Boundaries document during the period from 28 April to 13 June 2016. The Preferred Options Site and Boundaries document contained close to 60 housing sites including a number of mixed use sites and 6 employment sites or extensions.
- 4.17 The preferred options housing sites that were identified in the document had capacities from 6 up to 430 dwellings and were a mix of both previously developed brownfield sites and also greenfield sites around the edges of existing settlement areas. The sites identified were located across all of the 3 main towns and predominantly in the larger rural villages.

4.18 Following consultation and further assessment of these preferred options sites a number have now been discounted and the Publication Version of the Plan contains a reduced number of allocation sites. Further details of the proposed allocations are contained at tables 3.4 to 3.7 and at paragraphs 3.34 and 3.36.

4.19 Having regard to the sites contained in the Publication Version of the Plan and those previously consulted on within the Preferred Options Sites and Boundaries document, it is likely that future residential development in Staffordshire Moorlands will take place on both greenfield but also on some previously developed sites across all of the main towns in the District and in some of the larger rural villages. The estimated housing yields from the allocations range in size from 13 units to in some cases very significant large developments with capacity for over 300 dwellings and in one case nearly 600 dwellings.

4.20 The Planning Advisory Service in the note 'Successful Plan Making – Advice for Practitioners' suggests that:-

'Under the NPPF, authorities need to test the whole plan and all its policies together to show its impact on viability; however, separate viability testing of strategic sites is also recommended if they are key to the delivery of the plan.'

4.21 The Harman Guidance suggests that:-

'Planning Authorities may build up data based on the assessment of a number of specific local sites included within the land supply, or they may create a number of hypothetical sites, typologies or reasonable assumptions about the likely flow of development sites.'

'What is important is that partners have confidence that the profile of sites included within an assessment is a good match with likely future supply over the plan period, and avoid making assumptions that could be contested.'

'The appraisal should be able to provide a profile of viability across a geographical range and/or range of different types of site.'

'Once this profile is established, it may also help to include some tests of case study sites, based on more detailed examples of actual sites likely to come forward for development if this information is available.'

- 4.22 There are a number of large housing and mixed use sites identified around the main towns of Leek, Biddulph and Cheadle which are significant to the delivery of new housing and employment land in the District. In a number of cases these sites are identified as 'urban extensions' in the form of greenfield sites on the edge of the settlement boundaries. Our approach has been to undertake site specific viability testing of all 'urban extensions' and the large housing allocations in the three towns including a number of mixed use sites.
- 4.23 Within the main towns there are also a number of smaller housing sites and we have therefore chosen a sample of these sites to test reflecting broad typologies.
- 4.24 In terms of the rural settlements, sites are identified in a number of villages. Planning consent has already been granted for one of these sites, and we have not included the respective site in our testing. Otherwise we have undertaken viability testing in relation to all of the rural allocations.
- 4.25 We have identified in the following tables the proposed allocation sites for which we have prepared a viability assessment. The gross site areas and capacities are taken from the Publication Version of the Plan. Where the site area is not stated in the local plan we have referred to the Council's Site Assessment forms. These assessment forms also contain some information about the densities and net developable areas that have been assumed.
- 4.26 The tables are presented for each of the four areas as follows:-

Table 4.2 – Leek

Table 4.3 – Biddulph

Table 4.4 - Cheadle

Table 4.5 – Rural

Test Ref	Site Ref	Address	Gross Site Area (Hectares)	Gross Area Housing (Hectares)	Land Type	No Dwellings	Comments/ Other Uses
1	ADD01	Land East of Horsecroft Farm (DSL 1)	0.89	0.5	Greenfield	15	Land for education – 0.39ha
2	LE066, LE128a&b, LE140, LE142a, LE142b	Land at the Mount (DSL 2)	11.38	10.62	Greenfield	345	Land for education – 0.76ha
3	LE150	Land at Newton House (DSL 3)	9.27	5.25	Brownfield	179	Land for Employment – 1.5ha Land for Wildlife Buffer and Pond – 2.52ha
4	LE235	Cornhill East (DSL 4)	3.13	1.35	Brownfield	50	Land for Employment – 0.83ha. Other land not available for housing or employment. – 0.95ha
5	LE102	Land north of Macclesfield Road	0.94	0.94	Greenfield	25	

Table 4.2: Leek - Summary of Sites Tested

Test Ref	Site Ref	Address	Gross Site Area (Hectares)	Gross Area Housing (Hectares)	Land Type	No Dwellings	Comments/ Other Uses
6	BD055, BD071, BD071A, BD016, BD156, BD076, BD076a, BD108, BD106, BD104, BDNEW	Wharf Road Strategic Development Area (DSB 1)	23.4	21.9 (inc retained school playing field)	Mixed	588	Land for Employment – 1.0ha Land for Food store – 0.5ha Retention of School Playing Field – 1.5ha
7	BD101/102	Biddulph Mills – Yarn and Minster (DSB 2)	0.38	0.38	Brownfield	57	
8	BD117	Tunstall Road Strategic Development Area (DSB 3)	7.18	2.19	Mixed	85	Land for Employment – 4.99ha

Table 4.3: Biddulph - Summary of Sites Tested

Test Ref	Site Ref	Address	Gross Site Area (Hectares)	Gross Area Housing (Hectares)	Land Type	No Dwellings	Comments/ Other Uses
9	CH001, CH132	Cheadle North Strategic Development Area (DSC 1)	11.2	9.2	Greenfield	320	Land for Primary School and community playing pitches- 2ha
10	CH002a, CH002b, CH024	Cecilly Brook Strategic Development Area (DSC 2)	3.1	3.1	Greenfield	106	
11	CH015	Stoddards Depot, Leek Road	0.72	0.72	Brownfield	32	
12	CH085a, CH085b, CH085c, CH085d, CH128	Mobberley Farm (DSC 3)	16.64	16.64	Greenfield	430	Site to accommodate route of potential link road

Table 4.4: Cheadle - Summary of Sites Tested

Test Ref	Site Ref	Address	Gross Site Area (Hectares)	Gross Area Housing (Hectares)	Land Type	No Dwellings	Comments/ Other Uses
13		Blythe Vale, Blythe Bridge	48.5	10.73	Greenfield	300	Land for Employment and supporting infrastructure
14	EN128	Land at the Corner of Brookfield Avenue/Stoney Lane, Endon	0.83	0.83	Greenfield	22	
15	UT019	Haulage Depot St Thomas's Road, Upper Tean	0.4	0.4	Brownfield	15	
16	WA004	Land adj to Waterhouses Enterprise Centre, Waterhouses	1.66	1.22	Mixed	36	Land for Employment – 0.44 ha
17	WE003, WE052	Land off Ash Bank Road, Werrington	3.8	2.6	Greenfield	75	Land for open space – 1.2ha

Table 4.5: Rural - Summary of Sites Tested

- 4.27 In addition to the above to ensure robustness in the context of plan polices and to take account of for example any windfall sites that may come forward over the plan period we have also prepared viability testing based a framework of generic development typologies for new residential development. Table 4.6 contains details of the testing undertaken based on generic development typologies.

Generic Ref	No of Dwellings	Market Areas Tested	Land Type
1	5	All	Brownfield and Greenfield
2	10	All	Brownfield and Greenfield
3	25	All	Brownfield and Greenfield
4	50	All	Brownfield and Greenfield
5	75	All	Brownfield and Greenfield
6	100	All	Brownfield and Greenfield

Table 4.6: Generic Residential Testing Typologies

- 4.28 We have assumed a development density of 35 dwellings per hectare for these generic typologies which is broadly consistent with the assumptions made by the Council in assessing housing capacities for the proposed allocations. For each of the typologies that we have tested, the net developable site area has been calculated at the respective density. We have then calculated the gross site area with reference to the formula contained in Table 4.7.

Total Site Area	Gross-to-Net Ratio
< 0.4 hectare	100%
0.4 - 2 hectares	90%
Sites over 2 hectares	75%

Table 4.7: Gross/Net Site Area Calculations

- 4.29 Although it is not anticipated that there will be any significant development of standalone apartments in the District, we have for completeness also undertaken viability testing in relation to two forms of apartment development, namely a small apartment scheme of 15 units (**Generic Ref 7**) and a larger development of 50 units (**Generic Ref 8**).

Employment Sites

- 4.30 The Publication Version of the Plan contains a number of sites that are identified specifically for employment uses, together with mixed use sites that include an element of employment uses. Table 4.8 contains details of those sites proposed for employment/mixed use and identifies those where we have undertaken a viability assessment.

Site Ref	Site	Employment Allocation (ha)	Viability Testing	Comments
LE150	Newton House, Leek (DSL 3)	1.5	Yes	Tested as part of wider mixed use scheme
LE235	Cornhill East, Leek (DSL 4)	0.83	Yes	Tested as part of wider mixed use scheme
ADD09	Basford Lane, Leekbrook (DSR 3)	0.8	Yes	Tested with reference to generic typologies
BD117	Tunstall Road, Strategic Development Area, Biddulph (DSB 3)	4.99	Yes	Tested as part of wider mixed use scheme
BD076, BD076a	Wharf Road, Strategic Development Area, Biddulph (DSB 1)	1.0	Yes	Tested as part of wider mixed use scheme
Cheadle EM1	Land off New Haden Road, Cheadle (DSC 4)	4.27	Yes	Tested with reference to generic typologies
WA004	Land Adj Enterprise Centre, Waterhouses (mixed-use)	0.44	Yes	Tested as part of wider mixed use scheme

Table 4.8: Employment/Mixed Use Allocations Tested

Form of Development assumed for Testing

Residential (Mix and Dwelling Size)

- 4.31 For site specific viability tests we have adopted the capacities identified for the proposed site in the Publication Version of the Local Plan. Typically the testing is undertaken at densities of around 35 dwellings per hectare. Reductions from the gross site area have been made to reflect matters such as access requirements, gradients and flood risk together with open space and landscaping likely to be required on the development site. In addition in a number of cases there is a requirement for the site in question to provide land for a new school. The respective gross and net areas for each site are used to inform the land acquisition costs and also the costs of external works. The same approach is used for the testing of generic development typologies.

4.32 Having established the size and capacity for each site (allocation and generic) we have then adopted a typical housing mix and house size reflecting the development density. In order to inform this we have considered both the Emerging Local Plan and also the evidence base documents that support this including the Strategic Housing Market Assessment (SHMA) 2014/17. We have also undertaken an analysis of recent planning applications relating to residential development in Staffordshire Moorlands. This analysis has been prepared based on the available information from the 23 recent residential planning applications in the District for developments in excess of 10 dwellings. These applications in total provide 905 dwellings on sites ranging in size from 10 up to 197 dwellings. Further details are contained at **Appendix 3**. Table 4.9 provides a summary of the average housing mix and dwelling size, taken from this analysis. NIA indicates that no information is available in the application documents about the size of the particular dwelling.

	1 bed	2 bed	3 bed	4 bed	5 bed	1 bed apt	2 bed apt
% of mix	1.7%	19.9%	43.4%	7.7%	3.2%	17.8%	6.3%
Size (sq.m)	NIA	74	86	127	NIA	47	64
Size (sq.ft)	NIA	802	928	1,369	NIA	507	690

Table 4.9: Analysis of Mix and Dwelling Sizes taken from Planning Application Analysis

4.33 **Policy H1 New Housing Development** sets out requirements for the provision of a mix of housing types and sizes on sites of 10 dwellings or more. The final mix is to be negotiated with the developer based on housing needs informed by the SHMA and other relevant factors such as available supply and demand.

4.34 The SHMA suggests that going forward the requirement would be 60% 1 and 2 beds and 40% 3 and 4 beds. Although it is recommended that Officers take a flexible approach to applying this advice when dealing with housing applications in the District, as relatively lower levels of housing viability in urbanised parts of the District could be compromised by an unsuitable housing mix. The analysis of recent planning applications at table 4.9 indicates an overall split of approximately 46%, 1 and 2 bed dwellings with 54% being 3 bed or larger.

- 4.35 Following discussions with Council officers regarding the most appropriate mix to adopt for the purpose of our viability testing it was agreed that a 50/50 mix should be appraised, as this would sit between the bedroom split recommended by the SHMA and recent trends. Over time, following the adoption of the new Local Plan, the Council anticipates pro-actively encouraging a housing mix more in line with the SHMA recommendations.
- 4.36 For the viability testing of the site specific and generic housing development typologies we have therefore adopted the overall housing mix contained in table 4.10.

	1 bed	2 bed	3 bed	4 bed
% of mix	15%	35%	40%	10%

Table 4.10: Housing Mix Adopted for Viability Testing

- 4.37 We have assumed that the one bedroom houses will be bungalows for the purpose of the viability testing. We have also undertaken some sensitivity analysis assuming a 40/60 mix to understand more fully the impact on viability of the proposed mix policy.
- 4.38 **Policy H3 Affordable Housing** requires a target of 33% affordable housing on site. The policy is silent on the required mix of house types required to fulfil this target. The SHMA however recognises that there is a need to provide smaller one, and in particular two bed affordable units and suggests a target of 60% of affordable provision. There is a more limited need for larger dwellings with a suggested requirement of 40%. For the purpose of our viability testing we have therefore assumed that the affordable units will be 1, 2 and 3 bed units and we have adopted the affordable mix contained at table 4.11.

	1 bed	2 bed	3 bed
% of mix	20%	40%	40%

Table 4.11: Affordable Housing Mix Adopted for Viability Testing

- 4.39 In terms of the size of the dwellings that have been adopted for the purpose of our testing we have considered the analysis of recent planning applications and have also had regard to the emerging Local Plan requirements at **Policy H1 New Housing Development** that seeks to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standards.

4.40 Figure 4.1 is a reproduction of Table 1 taken from the National Space Standards and contains details of the minimum gross internal floor area requirements.

No of Beds (b)	No of Bed Spaces (persons)	1 storey dwellings (sq.m)	2 storey dwellings (sq.m)	3 storey dwellings (sq.m)	Built in storage
1b	1p	39 (37) ²			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

Figure 4.1: National Space Standards

4.41 Having regard to these factors table 4.12 contains details of the respective dwelling sizes that we have adopted for the purpose of our viability testing which are reflective of the analysis of dwelling sizes from recent developments in the District however have been adjusted as necessary to accord to the National Space Standards.

No Beds	Size (sq.m)	Size (sq.ft)
1	50	538
2	74	797
3	91	980
4	116	1,250

Table 4.12: House Sizes

- 4.42 In terms of the apartment size and mixes we have undertaken testing based on the schemes at table 4.13. The average apartment sizes in the planning application analysis are slightly below the minimum Space Standards. We have therefore increased the sizes to accord with the minimum threshold in the space standards.

	1 Bed	2 Bed	Total No Dwellings
Size (sq.m)	50	61	
Size (sq.ft)	538	655	
Generic Ref 7	5	10	15
Generic Ref 8	18	32	50

Table 4.13: Summary of Apartment Mixes and Sizes Tested

- 4.43 In modelling the impact of affordable housing provision our viability testing has regard to the requirements of **H3 Affordable Housing** which requires that for proposals in the towns of 15 dwellings (0.5 hectares) or more and elsewhere 5 dwellings (0.16 hectares) or more, the on-site target will be 33% of homes. The target will be based on a tenure split of 60% rented and 40% intermediate/starter homes.
- 4.44 **Policy H1 New Housing Development** also seeks to ensure that new housing development is delivered to meet the accessibility standards set out in Optional Requirement M4(2) of Part M of the Building Regulations. Following discussions with officers regarding the particular requirements in this respect we have assumed that 20% of all dwellings will be required to meet these requirements. We have therefore incorporated an additional amount of £1,050 per house and £750 per apartment to meet the cost of the requirements of M4 (2).

Employment Allocations and Commercial Typologies

- 4.45 In preparing the employment development typologies to be tested, we have had regard to emerging allocations policy and have discussed the forms of development that are likely to come forward on these sites during the Local Plan period with the Council.
- 4.46 Table 4.8 contains a summary of the mixed use and non-residential development site specific tests that have been undertaken as part of the viability assessment.

- 4.47 We have also undertaken testing based on a range of generic development typologies which are representative of the forms of development that may come forward in the District over the period of the Local Plan.
- 4.48 Table 4.14 contains a summary of these commercial typologies that have been tested as part of the viability assessment.

Type	Floor Area (sq.m)	Floor Area (sq.ft)
Industrial B2	929	10,000
Industrial B2	1,857	20,000
Industrial B2/B8	4,643	50,000
Industrial B2/B8	9,287	100,000
Offices	464	5,000
Offices	1,857	20,000
Retail	279	3,000
Retail	929	10,000

Table 4.14: Summary of Non-Residential Development Testing Typologies

Local Plan Development Management Policies

- 4.49 For the generic and allocated sites that we have tested, table 4.15 contains a summary of the key policies that impact on viability and how these have been dealt with in our testing.

Requirements	Viability Consideration	Policy
Density and Mix of New Residential Development	<p>Policy H1 requires housing proposals of 10 dwellings or more to provide a mix of housing in terms of size, type and tenure. The final mix to be negotiated with the developer as informed by the SHMA and other factors such as available supply and market demand.</p> <p>We have adopted a mix that whilst moving towards the target for smaller dwellings identified in the SHMA is also reflective of recent planning consents. We have also undertaken some sensitivity analysis with alternative mixes adopted.</p> <p>The Policy indicates that development should be at the most appropriate density compatible with the site and its location. We have undertaken testing based on the dwelling capacities indicated in the Local Plan that are typically at around 35 dwellings per hectare. In addition we have prepared generic testing of smaller sites at densities of 35 dwellings per hectare.</p> <p>We have also considered the viability of standalone apartment developments.</p>	Policy H1: New Housing Development

Requirements	Viability Consideration	Policy
Compliance with National Space Standards for New Homes	The dwelling sizes that have been assumed for the purpose of our testing accord to the requirements of the National Space Standards.	Policy H1: New Housing Development
Optional Technical Standards M4 (2)	The costs associated with meeting these requirements have been incorporated into 20% of the dwellings. We have assumed £1,050 per house and £750 per apartment.	Policy H1: New Housing Development
Affordable Housing	<p>Testing has been undertaken based on a target of 33% affordable housing provision for developments of 15 dwellings or more in the towns and 5 dwellings elsewhere. We have also undertaken testing based on lower thresholds.</p> <p>We have assumed a mix of 60% affordable rent and 40% intermediate/starter homes.</p> <p>Reflecting the findings of the SHMA we have assumed that the affordable provision will be 60% 1 and 2 beds with the balance 3 beds.</p>	Policy H3: Affordable Housing
Flood Risk and Water Management	<p>The construction cost assessments prepared by WYG will achieve the minimum standards for water efficiency, as defined by Building Regulations and include a cost for surface water attenuation.</p> <p>The form of development tested and in particular the inclusion of open spaces addresses the requirement for Sustainable Urban Drainage Systems, and the costs assessed by WYG make provision for all associated SUDS costs.</p>	SD5: Flood Risk
Infrastructure Provision and Developer Contributions	<p>Our appraisals are inclusive of S106/S278 contributions. We have assumed contributions to either on-site or off site public open space and sports provision and education contributions. This is based on advice provided by the Council and Staffordshire County Council as Education Authority. Further details are provided at paragraphs 6.41 to 6.43 and table 6.5.</p> <p>We have also included an allowance for a residual highways contribution based on £500 per dwelling.</p> <p>For the viability testing of the allocations sites we have built in a cost for known highway requirements.</p>	<p>SS12: Planning Obligations and CIL</p> <p>T1: Development and Sustainable Transport</p>

Requirements	Viability Consideration	Policy
Open Space Provision	The development typologies for each site reflect any relevant requirements for public open space (either on or off site), and therefore the assessments are reflective of this together with the costs of future maintenance of the open space.	Policy C2: Sport, Recreation and Open Space
Provision Of Broadband	The construction cost assessments are inclusive of the costs associated with the provision of sufficient and suitable ducting to facilitate ease of high speed broadband installation at a future date.	DC1: Design Considerations
Car Parking Standards	The development typologies tested and hence the construction cost assessments are in accordance with the parking guidance contained at Appendix 8 of the Local Plan.	Policy T1: Development and Sustainable Transport

Table 4.15: Implications of Development Management Policies

5.0 OVERVIEW OF STAFFORDSHIRE MOORLANDS

Key Characteristics

- 5.01 Staffordshire Moorlands is a local government district of Staffordshire in the West Midlands. The main town and administrative centre is Leek and the District also includes the market towns of Biddulph and Cheadle. Staffordshire Moorlands covers an area of approximately 57,624 hectares and has a population of just over 97,000 people according to 2011 Census. Approximately 54% of the population is located in the 3 main towns, with around 22% of the population located in the larger villages of Cheddleton, Endon, Werrington and Cellarhead and Blythe Bridge. The remainder of the population lives in the smaller rural settlements.
- 5.02 About one third of the district lies in the Peak District National Park (which is excluded from Staffordshire Moorlands Planning Authority) and of the remainder of the District 30% is designated as greenbelt. The City of Stoke on Trent is located on the western boundary of the District and has strong connections with the western part of the area.
- 5.03 As well as Stoke on Trent to the west neighboring Local Authorities include Stafford and East Staffordshire to the south, Cheshire East to the North West, High Peak to the north and Derbyshire Dales to the east. A map showing the boundaries of Staffordshire Moorlands is contained at figure 5.1. There is a distance of approximately 20 miles between the village of Flash, close to the northern boundary of Staffordshire Moorlands and Blythe Bridge which is to the south of the District close to the boundary with Stoke on Trent.

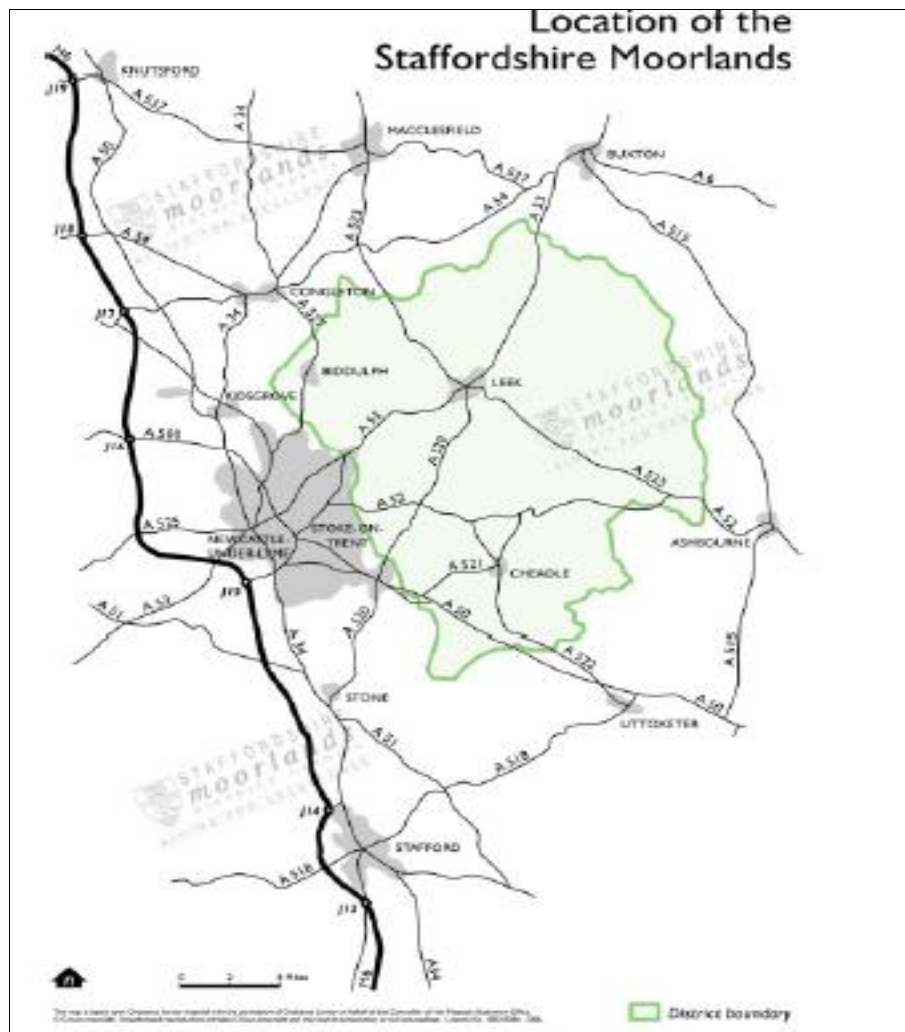


Figure 5.1: Map of Staffordshire Moorlands

- 5.04 The major roads within the District tend to run in a broadly north-south direction. There is fairly limited connectivity in a west-east direction although the main A50 does run along the southern boundary of the district linking with the M6, Stoke on Trent, Uttoxeter and Derby. There is only one railway station in Staffordshire Moorlands at Blythe Bridge which is on the Crewe-Stoke-Derby Line.
- 5.05 The main employment sectors in the District are public administration, education and health sectors as well as distribution, hotels and restaurants and manufacturing. There are also a number of nationally significant businesses such as JCB and Alton Towers however the business structure in Staffordshire Moorlands is principally dominated by small businesses with 10 employees or less.
- 5.06 The area has relatively low unemployment rates and according to the 2014 Employment Land Review (ELR) the then latest employment data showed an unemployment rate of 5.6% in comparison with a regional figure of 9.2% and a national figure of 7.8%.

- 5.07 The District is ranked 203rd out of 326 Districts in England in the 2015 Index of Multiple Deprivation, with a ranking of 1 being the most deprived and 326 the least. Higher levels of deprivation are more prevalent in certain areas including the Biddulph East area – a former coal board housing estate.

Property Market Overview (January 2018)

- 5.08 The initial research to prepare the property market evidence base for the purpose of this study was undertaken during the early part of 2016. This has been updated to inform the viability testing for the Publication Version of the Plan and has regard to the most up to date market information as at January 2018.

Residential Property Market

- 5.09 The Strategic Housing Market Assessment (SHMA) prepared by NLP as part of the Local Plan evidence base noted significant migration and travel to work patterns from Staffordshire Moorlands with many of the neighbouring authorities and in particular Stoke on Trent and Cheshire East. The relevant data considered in the SHMA suggested that Staffordshire Moorlands was not a self-contained housing market area (HMA). The report noted that there was a complex position in terms of the HMA for Staffordshire Moorlands that did not necessarily allow for a straightforward demarcation of the boundaries. However there was a clear relationship with the Stoke on Trent HMA.
- 5.10 To put house prices in Staffordshire Moorlands into context we have sourced average price data from Land Registry for Staffordshire Moorlands and the neighbouring authorities. This data is for September 2017 which is the most recent complete data set provided by Land Registry. Table 5.1 contains details of overall average house prices and then average price by house type for the various local authority areas together with the West Midlands as a whole. The overall average house price information has been sorted so that the most expensive authority based on overall average price is shown first and then the remaining authorities are ranked in descending order.

Authority	Overall (£)	Detached (£)	Semi (£)	Terraced (£)	Flat (£)	No Sales
Derbyshire Dales	£254,642	£357,370	£229,631	£198,434	£162,645	76
Cheshire East	£219,844	£352,613	£202,077	£157,515	£127,676	579
Stafford	£200,912	£285,024	£180,136	£145,495	£105,276	168
High Peak	£192,235	£322,895	£202,441	£153,716	£121,921	132
East Staffordshire	£176,173	£265,938	£168,367	£129,839	£88,569	159
Staffordshire Moorlands	£175,719	£240,473	£159,729	£125,923	£95,715	152
Newcastle Under Lyme	£142,826	£213,844	£135,175	£107,435	£104,160	139
Stoke on Trent	£105,466	£168,331	£108,888	£86,273	£73,516	320
West Midlands	£188,966	£310,194	£182,091	£148,529	£125,087	6,527

Table 5.1: Average House Prices September 2017

- 5.11 The data shows that based on average prices Derbyshire Dales is the most expensive area to buy a house, in comparison with the neighbouring authorities with an average house price of £254,642. Of the 8 local authorities considered Staffordshire Moorlands has the 6th lowest average house price with only Newcastle under Lyme and Stoke on Trent cheaper. Average house prices in Stoke are however considerably lower than in Staffordshire Moorlands with an average price of £105,466 compared to £175,719.
- 5.12 Average house prices in Staffordshire Moorlands are also below average house prices for the West Midlands as a whole.
- 5.13 For completeness we have also tracked average house prices in Staffordshire Moorlands over the period since the start of 2007 to understand how average prices have performed pre and post-recession. **Figure 5.2** is based on data taken from Land Registry relating to average house prices over this period.

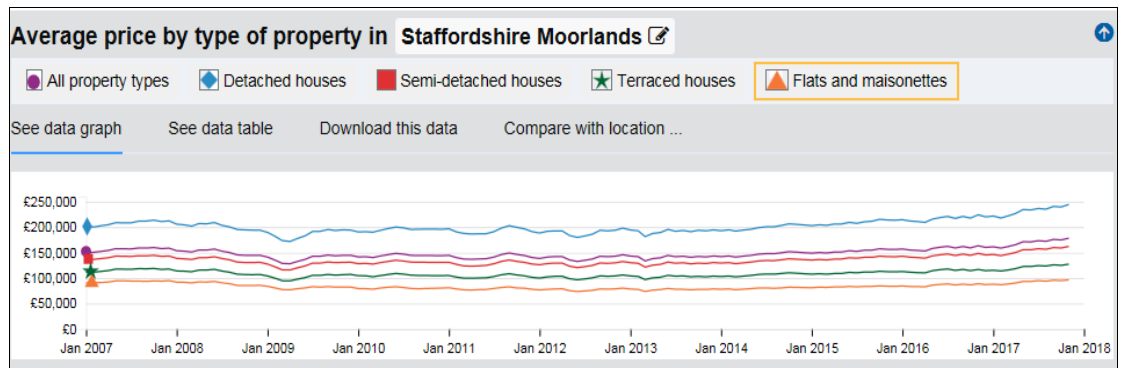


Figure 5.2: Average House Prices in Staffordshire Moorlands since January 2007

- 5.14 The data shows a high point in average house prices in Staffordshire Moorlands prior to the recession of £159,749. Thereafter house prices fell to a low of £127,950 in April 2009. Prices then remained fairly static until March 2013 with an average price at that point of £133,481. Since then house prices have risen steadily and at September 2017 the average house price in the District was above the pre-recession high at £175,719. In March 2016 when our original evidence base was gathered the average house price in the District was £154,078. With reference to the data for September 2017 there has been a rise of 14% in average house prices in the District since March 2016.
- 5.15 We have also included at table 5.2 data from Land Registry relating to the average price of new build sales in Staffordshire Moorlands in comparison with the average price paid for the re-sales of existing properties. For completeness the table also contains details of the percentage difference between the average monthly prices paid for new build in comparison with existing stock.

Month 2017	New Build Sales Average (£)	Existing Sales Average (£)	Percentage Difference
Jan	£210,255	£160,433	31.05%
Feb	£209,704	£157,966	32.75%
March	£215,991	£160,782	34.34%
April	£219,925	£164,536	33.66%
May	£226,647	£170,253	33.12%
June	£225,457	£170,008	32.62%
July	£230,833	£172,220	34.03%
August	£230,543	£171,078	34.76%
Sept	£236,725	£174,749	35.47%

Table 5.2: Comparison of Average Prices New Build v Existing Stock

- 5.16 The data shows that on average new dwellings sold for around 33% more than the existing housing stock. The new build sales data is however based on a relatively small sample as over the period there were 38 sales of new build houses compared to 1,093 sales of existing dwellings.

New Housing Developments

- 5.17 The data contained in the preceding paragraphs is helpful to an understanding of relative house prices in Staffordshire Moorlands and underlying house price trends. As demonstrated in table 5.2 new houses typically sell for more than existing stock. The prices paid for existing houses will reflect the size, condition and characteristics of those properties. To fully inform the study we therefore need to understand the prices that are likely to be achieved for the sale of newly constructed dwellings. Therefore the best evidence of house prices for the purpose of the study comes from sales of new dwellings that have recently taken place in the District.
- 5.18 Over the last few years as some confidence has returned to the housing market a number of new housing developments have commenced in the District. However there are still relatively few new developments in comparison with some of the neighbouring Authorities.
- 5.19 To inform our study evidence base we have undertaken an analysis of sales prices for these newly built housing developments in Staffordshire Moorlands. **Appendix 4** contains an overview of the research that we have undertaken in relation to the sales prices for dwellings on these various developments. We have also included some of the more historic information sourced early in 2016 as part of our initial research. The sales price data has been obtained from Land Registry and has then been analysed based on the size of the dwelling to provide for comparative purposes a price per sq.m (and per sq.ft). The floor areas for the dwellings have been sourced either from the planning application documents where this is provided or the Energy Performance Certificates for the respective dwelling.
- 5.20 For ease of reference we have tabulated at table 5.3 relevant information in relation to the principal new housing developments in the District. The information is presented by reference to the 3 main towns and then the villages where development has taken place. For each development we have provided a brief description of the development together with details of overall average selling prices.

Address	Settlement	Developer	Ave Sale Price (per sq.m)	Ave Sale Price (per sq.ft)	Comments
Mount Square	Leek		£2,010	£187	A development of 11no, 2.5 storey houses off Ashbourne Road. The last 4 sales on the development related to large dwellings over 115 sq.m. 3 sales took place in 2015 and the last new build sale took place in March 2016. This related to a substantial detached house of 168 sq.m which sold for £354,000 or £2,107 per sq.m (£196 per sq.ft).
Meadow Close	Leek		£1,972	£183	A small development of detached houses on the outskirts of Leek off Ashbourne Road. The data relates to 7 sales of detached houses which have taken place on this development over the period from May 2015 to October 2017. All of the dwellings are large and in excess of 129 sq.m.
Nightingale Gardens	Leek	Your Housing Group /Staffordshire Moorlands Council	£1,734	£161	Development of 35no 1 bed apartments, 2 and 3 bed houses and 2 bed bungalows undertaken as part of a joint venture by Staffordshire Moorlands Council and Your Housing Group. The development is located on edge of a former Local Authority Housing Estate. The dwellings are available by way of a shared equity scheme.
Uplands Mill	Biddulph	Bovis Homes	£2,144	£199	A development of 197no 2, 3, 4 and 5 bed houses. The development contains a significant number of 2.5 and 3 storey dwellings which typically sell at a discount to traditional 2 storey houses. The analysis at Appendix 4 shows that the average price paid on this development in 2015 was £1,830 per sq.m (£170 per sq.ft). This increased to £2,126 per sq.m (£198 per sq.ft) during 2016 and £2,144 per sq.m (£199 per sq.ft) for the final sales in 2017.
Springfield Heights	Biddulph	Humphries Builders	£1,686	£157	This is a small development of 12 semi-detached houses on a local authority housing estate on the eastern side of Biddulph.
Scholars Gate	Werrington	Lovell Homes	£2,193	£204	This is a development of 31 houses on a former school site. The sales that took place during 2016 were at an average price of £2,236 per sq.m (£208 per sq.ft) reflecting the higher proportion of detached houses in the earlier phase.
Black Lane	Whiston	Sherwood Homes	£2,207	£205	This is a development of 13 dwellings in the village of Whiston. The development comprises a number of large detached plots together with some smaller semi-detached houses.
Tean Hall Mills	Tean		£1,340	£124	The data relates to the limited number of sales of apartments in 2017 (2) that have taken place in this converted former mill building in the centre of Tean.
The Cloisters	Caverswall	Walton Homes	£2,252	£209	A new development of 11 houses in a courtyard setting on the edge of the village of Caverswall. The dwellings are all relatively large with an average of 121 sq.m.

Table 5.3: Summary of New Housing Developments in Staffordshire Moorlands

- 5.21 Table 5.3 contains a summary of recently completed or on-going new developments in Staffordshire Moorlands. The sale price information has been obtained from Land Registry and represents the average price paid without any adjustments for the incentives that may have been required to secure a sale, such as part exchange, stamp duty paid etc. In our experience the level of incentives has tended to reduce over recent years with a typical range of 0-2% of the purchase price, and in very limited cases up to 5%.
- 5.22 The data shows that there has been very little new housing development in the District over the last few years. In addition the majority of developments have tended to be of a relatively small scale. The Uplands Mill development by Bovis Homes represents the only scheme of a significant size greater than 50 dwellings. The information also shows that there has been limited development by major housebuilders with only Bovis and Lovell Homes undertaking developments. A number of recent developments have been also been carried out by the Council in conjunction with Your Housing Group such as Nightingale Gardens in Leek.
- 5.23 We are also aware of a number of new houses currently on the market in small developments in the District. Abbey View Fields is a development of 11 no 3 and 4 bed dormer bungalows in a semi-rural location on the northern outskirts of Leek. The development is currently subject to a reserved matters planning application however the asking prices have just been released and are £244,950 for a 3 bed detached house and £309,950 for a 4 bed detached house.
- 5.24 155 Park Lane, Knypersley is a bespoke 4 bed detached house which is currently sold subject to contract based on an asking price of £435,000. According to the agent's particulars the house is 185 sq.m (2,000 sq.ft) and hence the asking price equates to £2,347 per sq.m (£218 per sq.ft).
- 5.25 1 Stanley Road in Stockton Brook is a 4 bed detached house currently on the market at £425,000 this is also sold subject to contract. The house is 126 sq.m (1,356 sq.ft) so the asking price equates to £3,369 per sq.m (£313 per sq.ft).

- 5.26 The new build sales data in table 5.3 shows that large detached houses in Leek would be able to achieve sales prices in the region of £1,938 - £2,045 per sq.m (£180 - £190 per sq.ft). We would typically expect prices in excess of this to be paid for smaller 2 and 3 bed dwellings particularly 3 bed detached houses. In this context it may be possible to achieve sales prices in excess of £2,152 per sq.m (£200 per sq.ft) for new houses in Leek dependent on the location. The data for Nightingale Gardens is not really representative of the likely selling prices given the location of the development and nature of the tenure.
- 5.27 In Biddulph the sales data for Uplands Mill shows that for new housing developments prices of £2,144 per sq.m (£199 per sq.ft) could be achieved. There are also some lower value areas in the town and Springfield Heights shows that infill developments on Local Authority housing estates achieve much lower prices at £1,686 per sq.m (£157 per sq.ft).
- 5.28 There has been no recent new build development in Cheadle.
- 5.29 In the larger villages the development by Lovells in Werrington indicates that prices for new build houses are likely to be in the region of £2,207 - £2,260 per sq.m (£205 - £210 per sq.ft). The new developments in the smaller rural villages of Caverswall and Whiston have also achieved a similar level of pricing.

Re-Sales Data

- 5.30 Given the lack of new build housing developments in the District, to further inform our consideration of house prices we have also considered selling prices for all dwellings in the main settlements in the District. This enables us to obtain a broad understanding of relative values within the towns and villages and also provides a guide as to likely selling prices. Table 5.4 contains details of the analysis we have undertaken. To enable comparison we have obtained data relating to all sales over the period since the beginning of 2017 from Land Registry. This data has then been sorted with reference to the settlement and the sold prices have been analysed to arrive at the overall average sale price for each of the locations. The resultant analysis is presented to show the lowest overall average price first with the settlements then ranked in ascending order. We have also included details of the average price paid with reference to house type and also the number of sales.

Settlement	No Sales	Ave Price	Ave Price Detached	Ave Price Semi	Ave Price Terraced	Ave Price Flat
Leek	346	£153,894	£255,976	£154,995	£114,712	£91,448
Cheadle	165	£157,830	£217,536	£142,591	£103,291	£101,500
Biddulph/Knypersley	238	£161,044	£214,654	£134,119	£120,696	£76,498
Kingsley/ Kingsley Holt	28	£163,480	£219,606	£158,600	£112,778	
Werrington	86	£168,692	£205,809	£147,423	£139,856	
Tean	60	£171,202	£256,182	£146,511	£122,139	£109,214
Brown Edge	37	£182,782	£226,339	£139,767	£122,000	
Cheddleton	64	£185,735	£277,816	£151,838	£128,429	£103,144
Biddulph Moor	20	£197,913	£235,589	£160,295	£235,000	
Blythe Bridge	110	£203,123	£250,764	£167,177	£139,994	£80,967
Whiston	10	£218,195	£249,998	£211,714	£199,950	
Waterhouses	12	£230,788	£273,707	£191,333	£139,750	
Endon	35	£260,312	£319,258	£194,610	£130,145	
Ipstones	20	£261,843	£342,079	£177,300	£146,875	
Bagnall	9	£262,100	£354,250	£164,950		£194,238
Wetley Rocks	10	£289,900	£351,714	£156,500	£157,000	£123,500
Stockton Brook	18	£294,583	£332,091	£235,643		
Alton	14	£329,429	£400,000	£159,000	£135,000	
Longsdon	5	£338,400	£386,667	£266,000		

Table 5.4: Average Sales Prices by Settlement since January 2017

- 5.31 The analysis of average prices shows that Leek had the lowest overall average house prices over the period, with Biddulph and Cheadle also having relatively low prices in comparison with many of the smaller settlements. The price paid information is reflective of the character of the dwellings that we would expect in the main towns with a greater number of older, smaller terraced properties and former Council housing stock. This is likely to skew the data and lead to lower overall prices, than in some of the villages. Typically the housing stock in the villages is more likely to be characterised by larger dwellings and some character properties with purchasers willing to pay a premium for this type of property.
- 5.32 The information regarding re-sales reflects the style and condition of the property being analysed and in certain cases houses may be character properties which command a premium value, whilst in other instances houses may be in poor order and in need of modernisation with a lower price paid. Typically we would expect a premium to be paid for a new build house over a re-sale property albeit this does depend on the type of property concerned.
- 5.33 The Publication Version of the Local Plan identifies new housing development in many of the larger villages in the District, however in recent years in common with the main towns there has been little new housing development in these locations on which to base our assessment of likely values.
- 5.34 To further inform our assessment of likely new build house prices in the towns and villages of the District we also considered re-sales of more modern properties which are likely to be more closely related to the values of new housing. The prices paid for these more modern houses will reflect the condition of the properties but nevertheless provides a guide as to likely prices for new build houses in the respective towns and villages. We have included at **Appendix 5** data relating to the modern re-sales that have taken place and have provided a summary of this at table 5.5. The resultant analysis is presented to show the lowest overall average price first with the settlements then ranked in ascending order.

Settlement	Ave Price (per sq.m)	Ave Price (per sq.ft)
Blythe Bridge	£1,729	£161
Tean	£1,815	£169
Cheddleton	£1,859	£173
Brown Edge	£1,986	£185
Biddulph/Knypersley	£2,009	£187
Werrington	£2,044	£190
Ipstones	£2,056	£191
Kingsley/Kingsley Holt	£2,072	£193
Leek	£2,085	£194
Cheadle	£2,100	£195
Endon	£2,304	£214
Waterhouses	£2,499	£232
Stockton Brook	£2,694	£250
Alton	£2,920	£271
Bagnall	£3,090	£287

Table 5.5: Re-sales Average Prices since January 2017

- 5.35 Over the period there were no re-sales of more modern dwellings in Biddulph Moor, Whiston and Wetley Rocks.
- 5.36 The re-sales of apartments in Blythe Bridge, Tean and Cheddleton have resulted in lower values than elsewhere in the District and if the sales of apartments are excluded the sales prices increase as shown in table 5.6.

Settlement	Ave Price (per sq.m)	Ave Price (per sq.ft)
Blythe Bridge	£1,798	£167
Tean	£1,992	£185
Cheddleton	£2,104	£195

Table 5.6: Re-Sales Average Prices Excluding Apartments since January 2017

- 5.37 Excluding the sales of apartments brings Tean and Cheddleton in line with the vast majority of settlements in the District where the recent modern re-sales that have taken place have been at prices in the range of £1,992 - £2,100 per sq.m (£185 - £195 per sq.ft).

- 5.38 Blythe Bridge still has relatively low prices in comparison with the remainder of the District at £1,798 per sq.m (£167 per sq.ft) although in part this may be a result of the fact that a number of very large detached houses are included in the sample.
- 5.39 The villages of Endon, Waterhouses, Stockton Brook, Alton and Bagnall have the highest prices for modern re-sales with the prices achieved at over £2,304 per sq.m (£214 per sq.ft). This follows the pattern of overall average prices shown in table 5.4 with these settlements along with Wetley Rocks and Ipstones having the highest average house prices in the District.
- 5.40 In relation to Bagnall the high prices are influenced by the sale of apartments in a popular over 55s apartment development. In Alton there is also a small sample size with only one modern re-sale.
- 5.41 We would expect a premium to be paid for new build houses in comparison with the sales of existing stock. The data contained at table 5.2 shows that based on Land Registry data there is an uplift of around 33% in the prices paid for new build in comparison with existing stock. The price paid for existing stock reflects the sales of all types of houses including older dwellings, former local authority housing and also dwellings in poor condition. In contrast we would not expect such a significant uplift in the average prices paid for modern re-sales in comparison with new build houses. An uplift of up to 10% would be more typical.
- 5.42 The previous consultation (at Appendix 1) was undertaken based on sales prices ranging from £2,098 - £2,368 per sq.m (£195 - £220 per sq.ft). House prices have however increased over the period since this consultation. Based on the data from new build sales and modern re-sales together with the relative prices in the District we consider that in terms of house prices it would be appropriate to test based on 4 broad value zones. Further details are contained in table 5.7.

Zone	Settlement	Ave Price (per sq.m)	Ave Price (per sq.ft)
1	Blythe Bridge and Forsbrook	£1,991	£185
2	Biddulph, Upper Tean, Brown Edge, Biddulph Moor	£2,153	£200
3	Cheadle, Leek, Cheddleton, Werrington and Cellarhead, Ipstones, Kingsley	£2,260	£210
4	Endon, Alton, Waterhouses, Wetley Rocks	£2,422	£225

Table 5.7: Value Zones by Main Towns and Larger Villages

- 5.43 Dependent in the specific location of a site it is likely that slightly higher or conversely slightly lower values may be appropriate to the particular location. This is relevant to the testing of the proposed allocations where the location is known and the values adopted reflect the circumstances of the site. Details of our assumptions are contained in **Appendix 6**.
- 5.44 In respect of the rural areas then for the smaller villages we expect values generally reflective of the zone 3 and 4 levels and in some locations for example Bagnall, Stockton Brook and Longsdon values will be similar too and in some cases higher than those assumed for zone 4.

Commercial Property Market (Overview)

- 5.45 According to the Office of National Statistics, the UK Economy grew by 0.4% in Q3 2017. Whilst such figures provide a positive outlook for the economy, there remains an imbalance between sectors. Services remained the strongest contributor to GDP growth in Q3 2017. Construction was the largest downward pull on quarterly GDP growth, following a second consecutive quarter with a decrease in growth after a sustained period of positive growth in all quarters since Quarter 4 (Oct to Dec) 2015.
- 5.46 Whilst the predicted outlook for the national economy is more positive, there remains some unease about sustained growth. A combination of international and national external factors has impacted upon the property market and will likely continue to do so during 2017. In particular, the volatility within the stock markets, slow down within China's economy, weak commodity prices and uncertainty over the UK's position within the EU has, and will continue to have, some bearing on investment activity moving forward.

- 5.47 Furthermore, there is currently a degree of caution amongst commentators concerning reduced growth following the UK's decision to leave the European Union (following the Referendum on 23 June 2016). Until such time as the terms of the UK's withdrawal from the EU are known, it is difficult to predict the impact on the UK economy (which is particularly dependent on the UK's continued access to the common market). The Monetary Policy Committee at the Bank of England recently decided to increase interest rates to 0.5% after a period of maintaining them at a historic low of 0.25%, although the impact this will have on Bank lending remains to be seen.
- 5.48 In addition to the above, there has been some speculation that inflation may increase as a result of the devaluation of Sterling following the UK's decision for withdrawal. Whilst this may immediately impact on the UK economy, by and large prime investment classes funds have adopted somewhat of a "wait and see" approach before committing to longer term projects to assess what the immediate outlook for the UK economy is likely to be. A degree of inertia, in addition to existing uncertainty could further harm the prospects of growth in the immediate future. However within the wider "general market" liquidity remains good and there has been no tangible evidence of a drastic change within the current market.
- 5.49 We have provided a brief overview of the different commercial property market sectors relevant to our Local Plan viability testing in Staffordshire Moorlands.

Employment

- 5.50 The Employment Land Review Update completed in 2017 noted that in 2015/16, Staffordshire Moorlands had over 560,000 sq.m of industrial/office floorspace. The vast majority of this related to industrial/warehousing floorspace – 517,000 sq.m, or 92% of the total.
- 5.51 Employment space within the District is predominantly located in key towns with Leek having the largest cluster of employment floorspace followed by Cheadle and Biddulph. Employment uses also tend to be located close to the main transport corridors that serve the District for example the A52 linking with Stoke.
- 5.52 The Employment Land Review estimates that take up of employment sites within the District averages 1.26 ha per annum, although it is suggested that there is a lack of good quality small to medium-sized industrial premises, which is suppressing demand. In particular, the limited level of development in recent years has restricted the availability of sites for local businesses to expand.

- 5.53 It is suggested that demand may be further restricted due to the current poor and ageing existing stock, and generally poor access to many industrial estates/business parks. It is also noted that there is a weak inward investment offering relative to adjoining areas (notably Stoke on Trent).
- 5.54 Stoke on Trent does tend to dominate take up for employment enquiries. Its better connections to the M6 mean that inward investment in general locates in Stoke rather than travel 15 or 20 minutes further to the main employment locations in Staffordshire Moorlands. As a result demand for premises in the District tends to be more localised and is principally driven by local businesses wishing to expand or to relocate.
- 5.55 The main employment locations in the District include Barnfield Industrial Estate and Leekbrook Industrial Estate (Leek), Victoria Business Park and Brown Lees Industrial Estate (Biddulph), and Brookhouse Industrial Estates (Cheadle). Major employers include the Headquarters of the Britannia Building Society situated to the south of Leek and JCB Earthmovers and Compact Products with a 500,000 sq.ft factory north of Cheadle.
- 5.56 We have provided at Table 5.8 details taken from Co-Star of the most recent lettings of more modern industrial accommodation in the District.

Date	Address	Location	Floor Area (sq.ft)	Rent (per sq.m)	Rent (per sq.ft)
Dec-17	Unit 3, Former Adams Foods, Prince Street	Leek	915	£70.50	£6.55
Dec-17	Unit 6, Former Adams Foods, Prince Street	Leek	4,984	£37.67	£3.50
Dec-17	Unit 7, Former Adams Foods, Prince Street	Leek	6,210	£26.91	£2.50
Nov-15	Draycott Cross Road	Cheadle	2,000	£51.77	£4.81
Jul-15	Prospect Way	Biddulph	5,066	£41.44	£3.85
Feb-15	Forge Way	Biddulph	600	£54.90	£5.10
Sep-14	Building A, Prospect Way	Biddulph	1,960	£68.67	£6.38
Sep-14	Building C, Prospect Way	Biddulph	1,500	£68.67	£6.38

Table 5.8: Recent Industrial Rental Transactions Staffordshire Moorlands

- 5.57 For completeness we have provided at table 5.9 details of industrial accommodation that is currently available to let.

Unit NO	Address	Location	Floor Area (sq.ft)	Asking Rent (per sq.m)	Asking Rent (per sq.ft)
Unit 1	Brook Street	Biddulph	1,076	£72.01	£6.69
Unit 8-8A	Leekbrook Way	Leek	8,224	£45.85	£4.26
	Former Adams Foods, Prince Street	Leek	20,609	£37.67	£3.50
Unit 3&4	Brookhouse Industrial Estate	Cheadle	9,429	£37.78	£3.51
Various	Churnet Park	Leek		£48.44 to £59.20	£4.50 to £5.50
Various	Tunstall Arrow, James Brindley Way	Stoke	Various	£69.97	£6.50

Table 5.9: Current Asking Rents Industrial Accommodation Staffordshire Moorlands

- 5.58 Of the recent lettings those at Prospect Way relate to buildings constructed in the last 10 years and indicate that for best new accommodation it may be possible to achieve rents in the region of £70 per sq.m (£6.50 per sq.ft) for smaller units.
- 5.59 Table 5.9 contains details of asking rents for Churnet Park in Leek. This development was constructed approximately 5-6 years ago alongside the Sainsbury's supermarket in the town. We understand that a number of the units have recently become vacant and these range in size from 37 up to 1,101 sq.m (397 to 11,848 sq.ft). Current asking rents are £48.44 to £59.20 per sq.m (£4.50 to £5.50 per sq.ft).
- 5.60 For comparison purposes we have also included details of the Tunstall Arrow development to the south of Biddulph in Stoke on Trent. The development by Network Space is located adjacent to the A50 and the A527 and is within an Enterprise Zone. Phase 1 of the development comprises units ranging in size from 929 sq.m to 4,088 sq.m (10,000 up to 44,000 sq.ft). Current asking rents are £70 per sq.m (£6.50 per sq.ft). This provides evidence of likely rental values for new well located units in a better position in Stoke on Trent. Within Staffordshire Moorlands by comparison we would expect rents for the best accommodation typically at between £48 - £59 per sq.m (£4.50 - £5.50 per sq.ft). For smaller new units similar to those at Prospect Way rents may be achieved in the order of £70 per sq.m (£6.50 per sq.ft).
- 5.61 We have included in table 5.10 details taken from Co-Star of sales of industrial units that have taken place in the District. These are a mix of sales that have taken place to owner occupiers together with some investment sales.

Date	Address	Location	Size (sq.ft)	Price Paid	Price (per sq.m)	Price (per sq.ft)
Nov-17	Unit 1-2, Ryandra	Cheadle	2,814	£112,200	£429	£40
Oct-17	Unit 6, Keates Way	Cheadle	2,137	£156,000	£786	£73
Sep-17	Unit 2 Basford	Leek	7,785	£402,500	£557	£52
Apr-17	Unit 1A Churnetside	Leek	623	£100,000	£1,727	£160
Jun-16	Unit 2-4A, Prospect	Biddulph	4,612	£287,000	£670	£62
Nov-15	MB Trucks Ltd, New	Cheadle	12,083	£495,000	£441	£41
Nov-14	Former PC Interworks,	Biddulph	10,000	£625,000	£673	£63
Oct-14	JCB, Leek Road	Cheadle	564,760	£29,500,000	£562	£52

Table 5.10: Sales of Industrial Premises Staffordshire Moorlands

- 5.62 With reference to the sales information the best units such as those at Prospect Way in Biddulph have sold for prices close to £700 per sq.m (£65 per sq.ft). The sale of Unit 2-4A was an investment sale at a yield of 7.09%.
- 5.63 Yields for industrial accommodation are linked to the covenant strength of the tenant, the terms of the lease, condition of the building and the local market. We anticipate that prime yields in Staffordshire Moorlands for new build industrial units will be in the order of between 7% and 8%. Capital values are likely to be in the region of £646 - £807 per sq.m (£60-£75 per sq.ft).
- 5.64 By comparison there have been relatively few transactions involving offices in the District. At table 5.11 we have provided details of the most recent office lettings that have taken place. This information is taken from Co-Star. All of the lettings relate to older second hand accommodation.

Date	Address	Location	Floor Area (sq.ft)	Rent (per sq.m)	Rent (per sq.ft)
Mar-17	Former Library, Leek Road	Cheadle	1,105	£92.46	£8.59
Aug-16	Alder House, Station Road	Endon	1,298	£37.35	£3.47
May-16	Eaton House, Buxton Road	Leek	565	£85.68	£7.96
Apr-16	Derby Street	Leek	1,508	£46.39	£4.31
Sep-15	Former Medical Centre, Well Street	Biddulph	4,452	£60.49	£5.62
Aug-15	Former Medical Centre, Well Street	Biddulph	4,451	£36.27	£3.37
Feb-15	10 Stockwell Street	Leek	2,229	£53.71	£4.99
Feb-15	Eaton House, Buxton Road	Leek	3,218	£76.96	£7.15

Table 5.11: Recent Office Rental Transactions Staffordshire Moorlands

- 5.65 The information suggests that rents for second hand office accommodation are likely to be at most around £97 per sq.m (£9 per sq.ft) in the main towns. We are aware that the entirety of Newton House in Leek comprising 8,863 sq.m (95,400 sq.ft) is currently available to let. The property has been marketed for approximately 2 years since the Co-op Bank vacated. The asking rent is £135 per sq.m (£12.50 per sq.ft) although we understand that the landlord is willing to accept a reduced rent.
- 5.66 We anticipate that if new offices are developed in the District then for smaller lettings it may be possible to achieve rents in the order of £135 per sq.m (£12.50 per sq.ft). For larger accommodation however we would expect rents slightly below this at around £118 per sq.m (£11 per sq.ft).
- 5.67 We have not been able to identify any office sales in the District. As with industrial accommodation, yields are inevitably linked to the covenant strength of the tenant, the terms of the lease, condition of the building and the local market. We anticipate that prime yields in Staffordshire Moorlands for new build offices will be in the order of between 8% and 8.5%, although this is heavily dependent on the specific nature of the transaction (and could well be higher or lower depending on the tenant and specific terms of the lease).

Convenience Retail

5.68 Convenience retail supermarket accommodation typically lets at rents of between £130 per sq.m (£12 per sq.ft) and £215 per sq.m (£20 per sq.ft), which is dependent on the type of operator, location, catchment and competition. Rental levels have decreased in recent years from the upper end of the range identified above to around £162 per sq.m (£15 per sq.ft) as the larger supermarket operators have seen reduced footfall and profitability due to increased competition from budget retailers such as Aldi and Lidl and online retailing. This is evidenced within the lettings that are detailed at Table 5.12.

Unit	Tenant	Rent	Floor Area	Term	Date
1083 Stockport Road, Manchester	Morrisons	£45,000 pa (£161 psm or £15.03 psf)	278 sq.m (2,993 sq.ft)	Term Undisclosed. Existing Unit.	Nov 2017
Vulcan Park Way, Newton Le Willows	Aldi	£282,994 (£164 psm or £15.25 psf)	1,724 sq.m (18,557 sq.ft)	New build unit. 20 year lease.	April 2017
Whitworth Road, Rochdale	The Food Warehouse by Iceland	£176,998 pa (£169 psm or £15.73 psf)	1,045 sq.m (11,250 sq.ft)	New 15 year lease. Existing Unit.	Dec 2016
Tarvin Bridge, Chester	Aldi	£485,000 pa (£137 psm or £12.70 psf)	3,547 sq.m (38,178 sq.ft)	New build Unit. 20 Year Lease. 5 yearly upward only RR at 2.5%.	Sept 2013
London Road, Northwich	Waitrose	£481,500 pa (£141 psm or £13.12 psf)	3,410 sq.m (36,702 sq.ft)	New build Unit.	Jan 2013

Table 5.12: Supermarket Lettings from 2013 Onwards (Source: CoStar and Land Registry)

5.69 Partly as a result of their perceived covenant strength, supermarket premises are popular amongst investors despite their performance in recent years. This is evident within the yields that are outlined at Table 5.13, which shows that supermarket premises have sold at yields of between 4.7% and 6.5% over the last 3 years. The level of yield is informed by the specific covenant strength of the operator, alongside other factors including the age, condition and performance of the specific store.

Unit	Tenant	Floor Area	Yield	Date
Vulcan Park Way, Newton Le Willows	Aldi	1,724 sq.m (18,557 sq.ft)	4.7%	May 2017
Commercial Road, Stockport	Marks and Spencer	794 sq.m (8,553 sq.ft)	5.2%	January 2017
1,147 Oldham Road, Manchester	Farmfoods	929 sq.m (10,003 sq.ft)	6.5%	October 2016
Entwistle Road, Rochdale	Aldi	1,300 sq.m (13,986 sq.ft)	6.1%	July 2016
Queensbury Way, Widnes	Morrisons Local	425 sq.m (4,580 sq.ft)	6.2%	April 2016
School Lane, Standish, Wigan	Aldi	1,765 sq.m (18,998 sq.ft)	5.4%	June 2015
Crossley Street, Little Lever, Bolton	Tesco	2,740 sq.m (29,500 sq.ft)	5.1%	April 2015
Tarvin Bridge, Tarvin, Chester	Aldi	3,546 sq.m (38,178 sq.ft)	5.35%	December 2013

Table 5.13: Supermarket Investment Yields (Source: CoStar and Land Registry)

5.70 We would expect rents for mid-size and smaller supermarkets in the District to be at around £162 per sq.m (£15 per sq.ft) with a yield typically in the region of 6% dependent on the ultimate operator.

Land Sales

Agricultural

5.71 We have provided at Table 5.14 details of agricultural land holdings that are currently on market in the District. A number have sold subject to contract.

Address	Settlement	Area (ha)	Area (acres)	Asking Price	Price (per ha)	Price (per acre)
Luzlow	Bagnall	9	22.3	£150,000	£16,667	£6,726
Mollets Wood Road	Ladderedge	17.4	43	£325,000	£18,669	£7,558
Butterton	Leek	7.3	18.03	£47,500	£6,507	£2,634
	Kingsley Holt	2.2	5.37	£40,000	£18,399	£7,449

Table 5.14: Agricultural Land Prices

- 5.72 The asking prices show a range typically at around £18,500 per hectare (£7,500 per acre) down to £6,500 per hectare (£2,634 per acre) for land with no road frontage. The asking prices are influenced by the quality of the land, suitability for equestrian purposes and also the type and range of buildings on the site. In relation to the site at Mollets Wood Road in Ladderage the vendor is willing to consider sales of smaller parcels of land from 0.8 hectares (2 acres) at £37,050 per hectare (£15,000 per acre). The RICS/RAU Rural Land Market Survey H1 2017 shows that in the West Midlands average prices for arable farm land are £22,230 per hectare (£9,000 per acre) and £18,525 per hectare (£7,500 per acre) for pasture land.

Commercial Land

- 5.73 We have obtained from Co-Star information relating to current asking prices and sales of commercial land in the District since January 2015 however there is very limited evidence of commercial land sales. We are aware that Canal Saw Mills in Leek comprising 0.79 hectare (1.94 acres) of storage yard together with ancillary buildings sold in January 2015 for £605,000 which equates to £765,800 per hectare (£311,855 per acre). We are also aware that a 0.12 hectare (0.3 acre) site on High Street in the centre of Leek sold for £120,000 in March 2016. The site comprises an area of rough ground and car parking. The price paid equates to £988,000 per hectare (£400,000 per acre). The lack of commercial land sales is reflective of the limited new development for employment uses.

Residential Land

- 5.74 For completeness we have also provided as part of **Appendix 3** available evidence in relation to sales of residential land with planning consent. With reference to the transactions since the beginning of 2014 the prices paid range from £177,494 per acre (£438,400 per hectare) based on the total site area, for a greenfield site on the edge of Leek up to £755,155 per acre (£1,865,233 per hectare) for a mill site that has just been acquired by McCarthy and Stone in the Centre of Leek.
- 5.75 The highest prices have been paid for the denser apartment led schemes at over 80 dwellings per hectare in the town centres. With reference to the land prices paid for the housing schemes with densities of 45 dwellings per hectare or below these are significantly less and range from £177,404 per acre (£438,400 per hectare) for a greenfield site developed for affordable housing up to £404,686 per acre (£999,574 per hectare) for the brownfield site developed by Walton Homes in Caverswall. However this permission did not include any affordable housing. We have also noted that Lovell Homes paid £213,972 per acre (£528,500 per hectare) for their development site on school playing fields in Werrington which included some affordable housing provision.

- 5.76 We are aware that a 3.18 acre (1.29 hectare) greenfield site known as Abbey View Fields on the edge of Leek is being marketed for sale with an asking price of £500,000. The site has planning consent for 11 market dwellings. Based on the total site area the asking price equates to £157,232 per acre (£388,365 per hectare).

6.0 FINANCIAL APPRAISAL ASSUMPTIONS

6.01 In this section, we have outlined the assumptions that have been adopted in our financial appraisals in relation to the residential and commercial development scenarios and also used within our site allocations testing.

Base Input Land Cost

6.02 Land value is difficult to assess for a number of reasons. Firstly, development land value is an utterly derived value, with land being bought as a factor of production in the course of development. The price is generally determined by the development potential of the site. Secondly, the comparison of land value in terms of prices paid for sites is extremely difficult because of the large number of site specific variables that will impact upon the price paid. For example, the amount of remediation or other abnormal costs are likely to differ from site to site. Hence, any evidence of land transactions needs to be treated with a degree of subjectivity as adjustments may be necessary for factors such as abnormal site conditions, contamination and development density.

6.03 The National Planning Policy Framework states that viability should consider *"competitive returns to a willing landowner and willing developer to enable the development to be deliverable."*

6.04 Paragraph: 015 of the Planning Practice Guidance notes that:-

'A competitive return for the land owner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy.'

- 6.05 Building on this approach, the document 'Viability Testing in Local Plans' advocates the use of 'threshold land value'. This should represent the value at which a typical willing landowner is likely to release land for development, before the payment of taxes. The guidance suggests that threshold land value needs to take account of the fact that future plan Policy requirements will have an impact on land values and landowner expectations, and therefore using a market value approach as a starting point carries the risk of building in assumptions of current Policy costs rather than helping to inform the potential for future Policy. As a result it suggests that market values can be a useful 'sense check' and suggests that the threshold land value is based on a premium over current use values and credible alternative use values. The latter would be most appropriate where there is competition for land among a range of alternative uses such as in town centres.
- 6.06 The RICS Guidance Note 'Financial Viability in Planning' explains that for a development to be financially viable, any uplift from the current use value of land that arises when planning permission is granted should be able to meet the cost of planning obligations, whilst at the same time, ensuring an appropriate site value for the land owner and a risk adjusted return to the developer for delivering the project. The return to the land owner will be in the form of a land value increase in excess of current use value. The land value will be based on market value which will be risk adjusted, so it will normally be less than current market prices for development land on which planning permission has been secured and planning obligation requirements are known. The guidance note recognises that the market value will be by definition at a level at which the landowner would be willing to sell.
- 6.07 In arriving at our assessments of land values in Staffordshire Moorlands, we have had regard to available transactional evidence in the District. We have undertaken research using Land Registry data and other databases such as EGi and CoStar. We have provided at **Section 5** and also **Appendix 3** details of land transactions that we have considered.

Residential Land Values

- 6.08 The future residential development sites within the District are likely to be either previously developed sites, or more likely Greenfield sites located immediately adjacent or close to the existing settlements. This is reflected within the proposed allocations, which include some Brownfield sites although the majority particularly around Leek and Cheadle comprise Greenfield sites that are located on the edge of existing settlements.

- 6.09 Having regard to the likely characteristics of future development within the District, we have identified a number of possible development scenarios on both Brownfield and Greenfield sites. We have had regard to these classifications for the purpose of our testing.
- 6.10 In arriving at a market value for previously developed, brownfield land in this case, both the land owner and the developer would have regard to a site's current use value, albeit a landowner would be seeking an uplift in value above this level. Conversely, a developer would be reluctant to pay a full residential value for the site, having regard to the risk and cost involved in obtaining planning consent and the likely policy contributions being sought by the Council. In arriving at an assessment of market value for these purposes it is therefore necessary to have regard to both evidence of current use values as well as evidence from sites with residential planning permissions and then make reasonable adjustments to reflect factors such as the land owner's aspirations, the developer's concerns, risks inherent in the development process, and potential planning obligations.
- 6.11 Within Staffordshire Moorlands we would expect current values for previously developed land in the settlement areas with extant planning consents for commercial development to be in the range of £247,000 per hectare (£100,000 per acre) to £494,000 per hectare (£200,000 per acre). The definition of viability in the context of planning recognises the issue of a landowner receiving an appropriate site value, which whilst being less than full residential value is likely to be higher than current use value. Having regard to this we have considered the level of site value at which a landowner is likely to release a site for development in the towns and settlement areas. This will also be influenced by the supply of competing residential development sites available in the area. A large number of sites will have a limiting effect on value, and conversely a more limited number of sites is likely to increase the landowners' expectations of a value uplift.
- 6.12 The landowner in making a decision regarding site value will also have regard to the likely house prices in the area and inevitably those in higher value areas will be seeking a greater site value than those in lower house price areas.

- 6.13 Having regard to these factors we have considered the range of land values based on the likely revenues that residential developments would be expected to achieve across the District and the availability of land for development. In the circumstances we believe that it is reasonable to assume a land input cost or 'threshold land value' for previously developed brownfield land to be in the region of £617,500 per hectare (£250,000 per acre) for the highest value areas in the District and a figure of £432,250 per hectare (£175,000 per acre) for the lowest value locations around Blythe Bridge and parts of Biddulph.
- 6.14 In order to deliver the growth proposed in the Local Plan and due to the characteristics of the District there are a number of Greenfield development sites that are likely to come forward for development. Many of the site allocations in the Publication Draft Local Plan comprise greenfield sites.
- 6.15 At the present time, these sites will normally be used for agricultural and grazing purposes or informal open space with site values on this basis typically in the region of £12,500 - £50,000 per hectare (£5,000 - £20,000 per acre) or less. It is probable that a number of such sites have had development expectations, since they are at the edge of or within the settlement area and in some cases may already be subject to option agreements. Naturally, any land owner is unlikely to sell such sites for that level of value and clearly a land owner will be seeking an uplift in value if they are to consider releasing the site for development.
- 6.16 With reference to the RICS guidance and that from the Housing Delivery Group, it would be inappropriate to assume land values based on sites with full residential planning permission, and in reality the site value for viability purposes will lie somewhere between this and current value. In addition, greenfield sites may require expenditure on services and infrastructure to enable them to be developed for residential purposes. We believe that for greenfield locations it would be reasonable to assume a land input cost or 'threshold land value' in the region of £432,250 per hectare (£175,000 per acre) to £617,500 per hectare (£250,000 per acre) dependent on site size and location as being the level at which a landowner would consider releasing a site for development in the first instance.

- 6.17 The NPPF requires local authorities to provide a buffer of 5% or 20% in relation to their supply of sites to ensure choice and competition in the market for land. This is intended to ensure that the landowner will have to compete in the market to sell their site so will have to competitively price the site to sell, albeit they will still want a return in excess of its current or alternative use value. If a landowner has unrealistic expectations of value, then the theory is that developers will just acquire a more competitively priced site elsewhere and the overpriced site will remain undeveloped.
- 6.18 Having regard to these factors we have considered the range of land values based on the likely revenues that residential developments would be expected to achieve across the District and the availability of land for development. Table 6.1 provides a summary of the ranges of base input land costs ('threshold land values') that we have adopted in our viability testing. These are identified with reference to the board value zones contained at table 5.7, with zone 1 being the lowest value and zone 4 the highest. The land values adopted are in line with those that formed part of our consultation save for the value in the lowest value area has been increased slightly from £370,500 per hectare (£150,000 per acre).

	Greenfield/Brownfield	
	(£ per net ha)	(£ per net acre)
Zone 1	432,250	175,000
Zone 2	494,000	200,000
Zone 3	555,750	225,000
Zone 4	617,500	250,000

Table 6.1: Residential Threshold Land Value Assumptions

- 6.19 As a sense check we have also considered residential land sales based on the available evidence. From the sales listed at **Appendix 3** it is clear that there is a range of prices that have been paid for land with residential planning permission reflecting the differing characteristics of the development sites, the landowner's expectations and the existing planning policy requirements. The sales data shows no clear pattern of values save for higher prices being paid for land for denser apartment developments and also for those housing sites without a requirement for affordable housing provision. As previously noted these values can only provide guidance in relation to the subject viability testing as these sales will include the pre-existing policy requirements and as a consequence are not directly comparable for this exercise. The prices paid will also reflect the unique characteristics ie. level of abnormal development costs for the specific site.

Commercial Land Values

- 6.20 Consideration of current use values has also been applied to the sites for non-residential development to assess the commercial land values. Over the last few years, there have been limited land sales in Staffordshire Moorlands as a result of limited development activity in the commercial development sector. Having regard to this, considered adjustments have been made in order to reach land values based on both the reported transactional evidence elsewhere and our market experience within the area.
- 6.21 Potential commercial development sites are most likely to be vacant Previously Developed Land, opportunity sites within or adjacent to existing industrial areas, or alternatively the extension of current industrial areas into the surrounding Greenfield areas.
- 6.22 In arriving at our assessment of market value, current use values have been considered and allowances made to reflect both the land owner's aspirations and the developer's concerns. The specific characteristics of each form of development have been taken into account.
- 6.23 Table 6.2 provides a summary of the land values for commercial uses that we have adopted, together with an explanation of the differences.

Type	Land Value (price/ha)	Land Value (price/acre)	Rationale
Industrial (B1b, B1c, B2, B8)	£247,000	£100,000	Located outside of Town Centre locations. Use requires fairly accessible location, although does not usually require significant frontage.
Office (A2, B1a)	£247,000	£100,000	Office land values can differ depending on whether site is in town centre or periphery. Assumed lower land value to test viability in this instance. Accessible location with frontage required.
Retail	£740,000	£300,000	Use requires highly accessible location in close proximity to key public transport interchanges or main arterial routes. Requires significant plot sizes. Competition for land from other uses.

Table 6.2: Commercial Base Land Input Values adopted within Testing

Acquisition Costs

- 6.24 In addition to the base input land values detailed above, we have also assumed land acquisition costs based on a total of 1.8% of the purchase price for agent's fees and legal fees. This is in line with normal market practice and rates. We have also assumed payment of stamp duty in accordance with HMRC thresholds and rates which are summarised in table 6.3.

Property or lease premium or transfer value	SDLT rate
Up to £150,000	Zero
The next £100,000 (the portion from £150,001 to £250,000)	2%
The remaining amount (the portion above £250,000)	5%

Table 6.3: HMRC Stamp Duty Rates

Timing of Land Acquisition

- 6.25 Our viability appraisals assume that the land is acquired on day 1 of the development programme and hence the purchase carries finance costs from the outset. For most of the small development sites and allocations considered this would be usual practice. However, it should be noted that for the larger residential developments typically above 100 units it would be unusual for a developer to acquire the entirety of such a large site from day 1. A large development site would normally be the subject of a phased acquisition programme, with the land only being drawn down by the developer as required. As a result, land acquisition costs are more likely to be phased over the development period and so the cost of finance would be reduced with a corresponding increase in viability and the amount of development surplus. Whilst each development will depend on its own circumstances inevitably a landowner would expect and accept a phased draw down of land from a developer. Hence in our assessments the landowner is benefitting from the entire land receipt at the outset.

Residential Appraisal Assumptions

Development Programme

- 6.26 In our experience a developer would seek to construct and sell around 30-40 dwellings per annum. For the purpose of the assessments we have assumed an average sales rate for each site of between 2 and 3 per month, depending on the size of the development, with the first sales typically taking place at between 7 months and 10 months after the start on site again dependent on the size of the development.
- 6.27 Sales rates tend to increase in respect of larger sites as developers seek to 'double up' and develop out a site in tandem. This may take the form of affiliated developers (such as Barratt and David Wilson Homes) or separate house builders. We have factored this into the sales rates assumed within the testing parameters for the largest developments and have adopted a rate of 4 per month.

Sales Values

Market Housing

- 6.28 Having regard to the market commentary contained at Section 5 and the detailed comparable sales evidence at **Appendix 4** and **5** we have applied the net sales prices detailed at Table 6.4. The prices reflect the values that we would expect to be paid for new houses in these locations. We have adjusted these prices by 10% for the bungalows that are included in our testing to reflect the premium that purchasers are prepared to pay for this type of dwelling.

Value Zone	Location	Net Sales Price (per sq.m)	Net Sales Price (per sq.ft)
1	Blythe Bridge and Forsbrook	£1,991	£185
2	Biddulph, Upper Tean, Brown Edge, Biddulph Moor	£2,153	£200
3	Cheadle, Leek, Cheddleton, Werrington and Cellarhead, Ipstones, Kingsley	£2,260	£210
4	Endon, Alton, Waterhouses, Wetley Rocks	£2,422	£225

Table 6.4: Sales Prices Adopted for Viability Testing

6.29 New development in the small rural villages is likely to achieve the sales prices identified for zones 3 and 4 and hence our viability testing for these small villages adopts these prices. In preparing this assessment we have undertaken a broad test of viability and it is possible that in the settlements detailed higher or conversely lower values may be achieved dependent on site specific and locational circumstances. In undertaking the viability testing of the site allocations we have been able to address this aspect and in certain cases adjustments have been made to the sales revenue assumptions to reflect site specific circumstances of the site. This may include for example sites with an extensive views or conversely sites within or adjacent too areas of poorer housing stock. We have provided at **Appendix 6** further details of the assumptions that have made in undertaking the site specific viability assessments.

Affordable Housing

6.30 The values that have been assumed for the affordable homes are based on the likely bid by a Registered Provider. In this respect we have assumed average bid prices for the different tenure options based on a percentage of market value. The average bid prices adopted for our testing are in line with those previously consulted on and are as follows:-

- Affordable Rent 50% of market value
- Intermediate 60% of market value
- Starter Homes 80% of market value

6.31 These values are in line with those assumed as part of the earlier consultation and appear to be broadly acceptable to stakeholders. Our testing assumes a zero grant position.

Construction Costs

6.32 The construction costs that have been adopted have been prepared by WYG Quantity Surveyors. A report containing their methodology and generic cost assessments is contained at **Appendix 7**. In addition the individual construction cost assessments for the site specific viability appraisals are contained as Appendix D to their report.

6.33 These costs are based on current building regulation requirements and reflect the car parking standards contained in Appendix 8 of the Local Plan. They are inclusive of substructures, super structures, all external works, incoming services and drainage, preliminaries, fees and a contingency and also the provision of suitable ducting to facilitate ease of high speed broadband installation.

- 6.34 The construction costs exclude the provision of on-site public open space, play areas and the cost of future maintenance, as these costs have been provided separately by the Council and added into each of the viability assessments.
- 6.35 To account for future development on previously developed sites, some of which may be subject to significant contamination, WYG have made an additional allowance for dealing with the additional costs associated with these matters. Further details are provided in their report. Similarly in relation to the greenfield sites WYG have assessed a site opening up cost per dwelling which has been inputted into the generic viability assessments.
- 6.36 In addition to the base construction cost assessments WYG have also assessed additional costs per dwelling for the policy requirements relating to elderly provision at Policy H1. These are:-

Accessible and Adaptable Dwellings in line with Building Regulations Requirement M4 (2) - £1,050 per house and £750 per apartment. We have applied these costs to 20% of the dwellings contained in the schemes that have been viability tested.

Section 106/Section 278 and Emerging Planning Policy Requirements

- 6.37 **Policy H3 – Affordable Housing.** The viability testing that we have undertaken for each of the generic development typologies and also the site specific viability assessments assumes in the first instance 33% affordable housing provision in line with the target contained in the Local Plan. This requirement has been applied to our testing of developments of 15 dwellings or more in the towns and 5 dwellings elsewhere. In addition we have also undertaken viability testing at lower levels of 10% and 20% affordable provision.
- 6.38 Following discussions with Council Officers regarding affordable requirements and reflecting the findings of the SHMA we have assumed that 60% of the affordable provision comprises 1 and 2 bed units and the remaining 40% 3 bed dwellings.
- 6.39 We have assumed a tenure mix of 60% affordable rent and 40% intermediate/starter homes.

- 6.40 **Policy SS12 Planning Obligations and Community Infrastructure** makes provision for development proposals to provide or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities or mitigation necessary to make a development acceptable in planning terms through the appropriate use of planning obligations and/or conditions. In order to model the impact of developer contributions on viability we have specifically considered the elements detailed below.
- 6.41 **Sport, Recreation and Open Space (Policy C2)** in line with the requirements of Policy C2 the Council have assessed a contribution of **£1,440 per dwelling** to meet all open space requirements either on site or as a contribution to offsite provision. In addition they have assessed an associated maintenance contribution of **£492 per dwelling**.
- 6.42 Our viability assessments therefore assume a total contribution/cost of open space provision of **£1,932 per dwelling**.
- 6.43 **Education** – based on the discussions that have taken place between Council Officers and Staffordshire County Council we have adopted the education contributions per dwelling contained in table 6.5.

Location	Education Contribution (per dwelling)
Leek	£4,784.94
Cheadle	£4,256.20
Biddulph	£4,667.14
Blythe Bridge	£5,679.19
Rural specific Allocation	£2,199.26
Rural non-specific allocations	£5,362.60

Table 6.5: Education Contributions

- 6.44 **Highways** – in preparing the generic viability assessments we have included a residual contribution to offsite highways requirements of **£500 per dwelling**. The viability testing of the allocation sites includes a cost for known highways requirements and further details are provided in WYG's construction cost assessments.

- 6.45 **Policy H1 New Housing Development** requires that new dwellings should aim to provide accommodation delivered to meet accessibility standards set out in the optional requirement M4 (2) of the Building Regulations. Following discussions with Council Officers we have applied this requirement to 20% of the dwellings contained within our viability testing at an additional cost of £1,050 per dwelling and £750 per apartment.

Sales and Marketing Costs

- 6.46 Disposal costs, including sales and marketing expenses, have been assumed at a rate of 3.5% of the Gross Development Value of the market housing. This is in line with typical development industry rates for housing development and our previous consultation. We have included an allowance of £500 per unit for the costs associated with the transfer of the affordable homes to a registered provider.

Finance

- 6.47 For all of the residential viability testing we have assumed a finance rate of 7% inclusive of arrangement and monitoring fees. This reflects the cost of finance currently available in the development market for residential developments of the type contained in our viability assessments and reflects the previous consultation.

Developer's Profit and Overhead

- 6.48 In assessing the appropriate level of developer's profit, we have had regard to both the size and form of the proposed development and the likely risk associated with the development as a result. The level of profit requirement will principally reflect the risk of constructing a particular development site and as a result a developer will typically require different levels of profit as reward for risk across different sites.
- 6.49 Many factors will govern risk in relation to a development site; these include location, the local property market, the size and scale of the development, potential contamination and other abnormal costs and the type of accommodation being provided. Other considerations affecting risk could include the planning status of the site, and specifically whether a planning consent is in place for the proposed scheme.

- 6.50 In terms of residential development, a smaller residential development would be considered less risky than a large scale strategic residential development site. On a larger site it may take many years for the developer to build out and complete the sale of all of the houses. There could be significant changes (for better or worse) in the property market during the lifetime of the development. Therefore, the risk associated with having capital tied up in the development is carried for many years. As a result, a developer would require a higher profit return than on the smaller development site.
- 6.51 The industry standard measure of profit return is typically based on a percentage of either Gross Development Value (GDV) or cost. In certain instances developers may use an internal rate of return as an additional check measure. In our experience profit based on GDV is more commonly used for residential developments although not exclusively, whilst a return based on cost is more typical for commercial development.
- 6.52 From our development market experience, residential developments would tend to command a profit return of 15-20% GDV, inclusive of a developer's overhead.
- 6.53 The HCA Guidance Note '*Investment and Planning Obligations: Responding to the Downturn*¹' suggests that a figure of 16% of values rather than cost may be targeted for private residential sales. The HCA's User Manual ² accompanying their Development Appraisal Tool suggests a typical figure at that time (July 2009) of 17.5-20% GDV, but this is given as a guide only as the manual suggests that profit will depend on the state of the market and the size and complexity of the scheme. It is notable that the manual, to accompany the newer versions of the HCA Development Appraisal Tool, refrain from giving any form of guidance on the measure of any appraisal variables.
- 6.54 Looking at planning decisions, Planning Inspectors in certain instances have made reference in decisions to the level of profit adopted and what is typical, including the following examples:-

Flambard Way, Godalming³ (a mixed development of 225 flats and commercial accommodation): the inspector refers to an industry norm of 15-20% profit and although not explicitly stated this seems to be based on cost;

¹ HCA Guidance Note '*Investment and Planning Obligations: Responding to the Downturn*' (HCA, 2009)

² HCA Economic Appraisal Tool User Manual (HCA, 2009)

³ Planning Inspectorate Decision in relation to 'Waverley Borough Council appeal by Flambard Development Limited' APP/R3650/A/08/2063055 (Planning Inspectorate 2008)

Flemingate, Beverly⁴ (a mixed use development): Here the Inspector accepted 15% of cost;

Clay Farm⁵ (2,300 dwellings and retail, health centre, education): Here the Local Planning Authority suggested a profit return based on 20% of cost or 16% of GDV. 16% GDV was considered by the Council to be consistent with the profit based on GDV in the HCA document detailed above. The Inspector appears to accept the LPA's approach albeit the key point at issue related to whether the scheme should be assessed on a residual land value basis, or based on the actual historic purchase price.

Former Royal Hotel, Newbury⁶ (35 sheltered apartments): The Inspector here decided that the profit range of 17.5%-20% of GDV detailed in the HCA EAT user manual was the correct level of profit for this development.

Shinfield, Reading⁷ (residential development comprising 126 dwellings and a sports pavilion): The inspector determined that a figure of 20% profit on GDV was appropriate for this development.

- 6.55 As the above demonstrates, the profit return requirement is not at a fixed level and will vary from site to site, depending upon the risk profile which is driven by many factors.

⁴ Planning Inspectorate Decision in relation to Application by CP Group, Wykeland Group and Quintain Estates & Development PLC, LPA: East Riding of Yorkshire' APP/E2001/V/08/1203215 (Planning Inspectorate 2008)

⁵ Planning Inspectorate Decision in relation to 'Applications by Countryside Properties PLC & Countryside Properties (UK) Ltd to Cambridge City Council' APP/Q0505/A/09/2103599 and APP/ Q0505/A/09/2103592 (Planning Inspectorate, 2009)

⁶ Planning Inspectorate Decision in relation to 'Former Royal Hotel, Newbury, Gillingham, Dorset SP8 4QJ' APP/N1215/A/09/2117195

⁷ Planning Inspectorate Decision in relation to 'Land at the Manor, Shinfield, Reading RG2 9BX and bordered by Brookers Hill to the North, Hollow Lane to the East and Church Lane to the West' APP/X0360/A/12/2179141 (Planning Inspectorate 2013)

- 6.56 On the basis of the above and having regard to the nature of the site typologies and allocated sites, a profit level based on 17.5% of GDV (inclusive of overheads) has been applied for the smaller housing schemes of 5 and 10 dwellings. Increased from 15% of GDV in our earlier consultation. For all other sites a developer's return (inclusive of overheads) of 20% of GDV has been adopted. This level of profit return has been applied to both the market and affordable houses. Our previous consultation was based on a developer's profit of 20% of GDV for the larger schemes.

Non-Residential Appraisal Assumptions

Development Programme

- 6.57 The development programme for non-residential sites will vary depending on the specific characteristics of each scheme. Table 6.6 contains details of the development programmes that we have assumed from the start of construction.

Type	Floor Area (sq.m)	Construction Period
Industrial B2	929	7 months
Industrial B2	1,857	8 months
Industrial B2/B8	4,643	9 months
Industrial B2/B8	9,287	11 months
Offices	464	7 months
Offices	1,857	12 months
Retail (Convenience)	279	6 months
Retail (Convenience)	929	9 months

Table 6.6: Commercial Development Programme Assumptions

Sales Values

- 6.58 Having regard to the market commentary at Section 5, Table 6.7 contains details of the rents and yields that have been adopted for the non-residential uses forming the hypothetical development scenarios.

Use	Rent (per sq.m)	Rent (per sq.ft)	Yield
B2/B8	£55-70	£5.00-6.50	8%
Office	£118	£11	8%
Retail (Convenience)	£161	£15	6.5%

Table 6.7: Rents and Capital Values for Commercial Viability Testing

- 6.59 There are also a number of site specific viability assessments where we have assumed that either serviced employment or retail land will be provided. In preparing these assessments we have adopted the serviced land values contained at table 6.8.

Use	Land Value (per ha)	Land Value (per acre)
Retail	£1,111,500	£450,000
Employment	£370,500	£150,000

Table 6.8: Serviced Land Value Assumptions

Construction Costs

- 6.60 The construction costs that have been adopted in the viability appraisals have been prepared by WYG Quantity Surveyors and their methodology is included in their report. For ease of reference, Appendix C of WYGs report summarises the construction costs that we have adopted. These costs are calculated on a cost per sq.m basis, and are inclusive of substructures, super structures, all external works, incoming services and drainage, preliminaries, fees and a contingency.

Sales and Marketing

- 6.61 We have assumed marketing and letting fees based on 15% of rental value. Sales disposal fees have been included at a rate of 1.5% (1% agent's fees and 0.5% legal fees). Such fees are considered reasonable at the present time and are typical market charges.

Finance

- 6.62 A finance rate of 6% has been uniformly applied across all commercial development, which is inclusive of arrangement and monitoring fees. This quantum reflects the profile of commercial developers and the characteristics of the development.

Developer's Profit and Overhead

- 6.63 In assessing the appropriate level of developer's profit, we have had regard to both the size and form of the proposed development and the likely risk associated with the development as a result. As identified above in reference to the assumptions made in relation to developers profit in the residential appraisals, the level of profit requirement will principally reflect the risk associated with a particular development site and as a result a developer will typically require different levels of profit as reward for risk across different sites.

- 6.64 In the context of most forms of commercial development, the developer will typically seek a profit requirement of approximately 15% on cost. The figure is widely used, and has been applied to all forms of non-residential development that we have tested.

7.0 VIABILITY TESTING RESULTS

7.01 This section sets out the results and findings from the viability assessments undertaken for the generic typologies both residential and commercial together with the proposed allocation sites tested.

Residential Results – Generic Typologies

7.02 In each case the results tables are presented to show the scheme reference, number of dwellings and the average dwelling size for the scheme. The 'Surplus' is the residual sum that is left once the gross costs (inclusive of developers profit and threshold land cost) are deducted from gross revenues. The development surplus is presented on the basis of an amount per sq.m of built floor space.

7.03 The first column under the overall heading of surplus shows the base surplus. This is the viability of development having regard to the base construction cost position which reflects current building regulation requirements including provision for surface water attenuation. In addition these appraisals make provision for the costs associated with the Local Plan policy requirements relating to the following: -

- Provision of onsite/offsite open space;
- Residual S106/S278 Highways costs at £500 per dwelling;
- Sustainable Drainage Systems and;
- The provision of adequate ducting for broadband fibre to the dwellings.

7.04 The base position assumes a development of entirely market housing.

- 7.05 The viability of the generic schemes is then tested with the inclusion of other Local Plan policies which have an impact on viability. Policy H3 makes provision for a target of 33% affordable housing for developments of 15 dwellings or more in the towns and 5 dwellings elsewhere. The actual level of provision is to be determined through negotiation taking into account development viability and other contributions. We have therefore undertaken viability testing based on differing levels of onsite affordable housing provision at 10%, 20% and the target level of 33% to establish the likely viability of affordable housing provision in the differing value areas across the District. The respective columns titled 10% Affordable, 20% Affordable and 33% Affordable show the respective development surplus per sq.m at that level of provision. A minus figure shows that the development makes a loss and hence is not viable at that particular level of provision.
- 7.06 In relation to those results where the development is not viable the cells have also been shaded red. In Zone 1 the results show that development with 20% affordable provision is not generally viable and hence we have not undertaken further testing at the higher 33% level.
- 7.07 Obviously viability and hence the level of planning obligations that can be supported varies across the District. To allow consideration of the impact of other plan policies in combination with affordable housing we have included the columns in the right hand section of the tables. Based on the results of our testing, these columns show the impact on viability of Policy H1 in terms of its requirements relating to M4 (2) and also differing levels of education contributions in accordance with Policy SS12. The education contributions are as contained at table 6.5 and these have been included in the testing with reference the respective settlements in the appropriate value zone. For example in Zone 3 we have undertaken testing based on 3 different levels of education contribution namely for the towns of Cheadle, Leek and then the rural areas which fall into this zone.

7.08 The results in the right hand side of the tables show the impact or reduction in viability due to the respective policy in the form of the per sq.m reduction to the 'Surplus'. This allows the viability impact to be considered in relation to these requirements both singularly and cumulatively. Taking the result for Scheme 6 in table 7.6 as an example, with 20% affordable housing provision the development has a surplus of £106 per sq.m and hence is viable. If the requirements for M4 (2) are added this would reduce the surplus by £2 to £104 per sq.m. If the development was undertaken in Cheadle or Leek the development could also support the required contributions to education with the reductions in surplus at £43 and £48 respectively. Similarly in the rural areas development is also viable on this basis with a reduction in the surplus of £54 per sq.m. At 20% affordable provision the development would be sufficiently viable to support an education contribution at the required level and requirements in relation to M4 (2). With these requirements taken into account the revised surpluses would be:-

Cheadle - £61 per sq.m (ie £106-£2-£43);

Leek - £56 per sq.m (ie £106-£2-£48);

Rural - £50 per sq.m (ie £106-£2-£54).

7.09 The development surplus and the policy impact per sq.m have in all cases been rounded to the nearest £ per sq.m.

7.10 The results tables are presented with reference to each of the four value zones, so for each zone in turn we have provided the results tables for our testing based on brownfield and then greenfield sites. The relevant tables relating to each zone are:-

Zone 1

Tables 7.1 to 7.2

Zone 2

Tables 7.3 to 7.4

Zone 3

Tables 7.5 to 7.6

Zone 4

Tables 7.7 to 7.8

7.11 We have also undertaken viability testing of standalone apartment developments across all 4 value areas and the results of our testing on this basis are contained in tables 7.18 to 7.21.

Zone 1

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education 1 ⁸	Education 2	Education 3
1	5	89	-£22	-£141	-£141		-£2	-£61		
2	10	89	£64	£5	-£36		-£2	-£60		
3	25	80	£15	-£44	-£86		-£2	-£64		
4	50	82	£71	£24	-£23		-£2	-£61		
5	75	82	£59	£14	-£34		-£2	-£59		
6	100	82	£81	£35	-£11		-£2	-£58		

Table 7.1: Zone 1 – Brownfield

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education 1	Education 2	Education 3
1	5	89	£52	-£67	-£67		-£2	-£61		
2	10	89	£134	£76	£36		-£2	-£60		
3	25	80	£51	-£7	-£49		-£2	-£64		
4	50	82	£88	£41	-£7		-£2	-£61		
5	75	82	£75	£30	-£18		-£2	-£59		
6	100	82	£84	£38	-£8		-£2	-£58		

Table 7.2: Zone 1 – Greenfield

⁸ Blythe Bridge - £5,679.19 per dwelling

Zone 1

Base Position

- 7.12 The results of the viability testing show that at the base position development is viable across all of the schemes tested on both brownfield and greenfield sites, save for one result. This relates to the smallest scheme of 5 dwellings (scheme 1 on a brownfield site). All other scenarios tested were viable.

Affordable Housing

- 7.13 The inclusion of 10% affordable housing provision has an impact on viability in the low value zone particularly in relation to the smaller developments tested. Of the 12 schemes tested 4 (33%) become unviable when 10% affordable housing is included. The most unviable scheme was the smallest (scheme 1), however it should be noted that the result for scheme 1 (on brownfield sites) was unviable at the base position before the inclusion of 10% affordable provision.
- 7.14 At 20% affordable housing provision only 1 of the 12 schemes tested is viable.
- 7.15 The results of the viability testing for Zone 1 show that the development of greenfield sites is generally more viable than brownfield. A number of the developments tested could support affordable housing with 67% of the developments tested able to support at least 10% affordable housing. One of the schemes tested could also support 20% affordable housing provision.

Part M4 Category 2

- 7.16 The impact on viability of the inclusion of the requirement to achieve M4 (2) on 20% of new dwellings is limited with a reduction in the 'surplus' of £2 per sq.m. In those cases where development is viable the inclusion of this cost is unlikely to be significant and make development unviable.

Education Contributions

- 7.17 Zone 1 covers Blythe Bridge and Forsbrook. We have therefore undertaken viability testing to model the impact of an education contribution in this location of £5,679.19 per dwelling.

7.18 The results of the viability testing on this basis are contained in the column headed Education 1. The results for Blythe Bridge show that the impact of this level of contribution is a reduction in the surplus of between £58 and £64 per sq.m. With reference to the base results (ie with no affordable housing provision) the inclusion of the education contribution at this level means that 8 of the schemes tested remain viable (67%). With reference to the results based on 10% affordable housing provision, the inclusion of the education contribution means that only one of the schemes tested would be sufficiently viable to support 10% affordable housing and an education contribution of £5,679.19 per dwelling.

Summary

7.19 The results for the housing typologies tested show that the development of both brownfield and greenfield land in the lowest value Zone 1 area is generally viable at the base position. Of the 12 schemes tested only one scheme of 5 dwellings on a brownfield site is unviable at the base position. Viability improves for greenfield sites and all of the typologies tested are viable at the base position.

7.20 The results of the testing including the provision of 10% affordable housing show that 4 of the 12 schemes tested are unviable (33%). The smallest scheme is generally least viable. The majority of schemes tested (67%) could support at least 10% affordable housing provision.

7.21 The impact on viability of achieving M4 (2) compliance for 20% of the dwellings is limited and on its own is unlikely to make development unviable. Education contributions at the levels proposed in Zone 1 (ie Blythe Bridge) do however have a significant impact on viability. The inclusion of an education contribution and 10% affordable provision means that in only one case development remains viable.

7.22 The results of our testing suggest that in the lower value areas it may be difficult to achieve the policy target of 33% affordable provision. Many of the schemes tested can support some affordable provision at around 10% and in some cases more. The smallest scheme tested of 5 dwellings would be required to provide affordable housing outside of the main towns and the results of our testing indicate that in the lowest value areas a scheme of this size would not be sufficiently viable to support any affordable provision on site. The results suggest that it might be possible to achieve a limited contribution in lieu to offsite provision in relation to greenfield sites.

7.23 Our results show that the requirements for education contributions in the lower value area will limit the amount of affordable housing that can be provided and in most cases the viability position is such that the full education requirement would reduce the ability of the developments tested to provide any affordable housing.

Zone 2

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education 1 ⁹	Education 2 ¹⁰	Education 3
1	5	89	£79	-£50	-£50	-£139	-£2	-£50	-£58	
2	10	89	£162	£100	£56	-£7	-£2	-£48	-£55	
3	25	80	£104	£40	-£4	-£70	-£2	-£52	-£60	
4	50	82	£157	£106	£55	-£21	-£2	-£50	-£57	
5	75	82	£142	£93	£41	-£27	-£2	-£48	-£56	
6	100	82	£161	£112	£62	-£2	-£2	-£47	-£54	

Table 7.3: Zone 2 – Brownfield

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education 1	Education 2	Education 3
1	5	89	£153	£24	£24	-£65	-£2	-£50	-£58	
2	10	89	£230	£169	£126	£63	-£2	-£48	-£55	
3	25	80	£140	£76	£32	-£34	-£2	-£52	-£60	
4	50	82	£173	£122	£71	-£4	-£2	-£50	-£57	
5	75	82	£158	£109	£57	-£10	-£2	-£48	-£56	
6	100	82	£164	£115	£65	£1	-£2	-£47	-£54	

Table 7.4: Zone 2 – Greenfield

⁹ Biddulph - £4,667.14 per dwelling¹⁰ Rural - £5,362.60 per dwelling

Zone 2

Base Position

- 7.24 The results of the viability testing at the base position show that development is viable across all of the schemes tested.

Affordable Housing

- 7.25 Based on 10% on site affordable housing provision, only one of the 12 schemes tested in Zone 2 is unviable. This is the smallest scheme tested based on 5 dwellings on a brownfield site.
- 7.26 At 20% on site affordable housing provision 10 of the 12 schemes tested are viable. The two unviable results relate to the smallest 5 dwelling scheme tested and also the 25 dwelling scheme (no 3) both in relation to brownfield sites.
- 7.27 At the 33% affordable housing target only 2 of the 12 schemes tested are viable and these are in relation to greenfield typologies.
- 7.28 The results for Zone 2 indicate that many of the developments tested could support affordable housing particularly on greenfield sites. 83% of the developments tested (10) could support at least 20% affordable housing and 2 of the schemes tested could support 33% affordable housing.

Part M4 Category 2

- 7.29 As in Zone 1 the impact on viability of the inclusion of the requirement to achieve M4 (2) for 20% of new dwellings is limited with a reduction in the 'surplus' of £2 per sq.m. In those cases where development is viable the inclusion of this cost is unlikely to be significant and make development unviable.

Education Contributions

- 7.30 We have assumed that Zone 2 will include Biddulph and the lower value rural areas, specifically the larger villages of Upper Tean, Brown Edge and Biddulph Moor. For completeness we have therefore undertaken viability testing to model the impact of education contributions of £4,667.14 per dwelling in Biddulph and £5,362.60 per dwelling in the rural areas.

- 7.31 The results of the testing for Biddulph are contained in the column headed Education 1 and those for the rural areas in Education 2. The results for Biddulph show that the impact of this level of contribution is a reduction in the surplus of between £47 and £52 per sq.m. With reference to the base results the inclusion of the education contribution at this level means that all of the schemes tested can support the education contribution at the base position.
- 7.32 With reference to the results at 10% affordable housing provision, the inclusion of the education contribution means that 3 of the schemes tested are unviable however the remaining 9 (75%) are viable and able to support 10% affordable housing and a contribution of £4,667.14 per dwelling. At 20% affordable provision 7 of the 12 schemes tested can support the education contribution and remain viable. There is only one scheme that is sufficiently viable to support 33% affordable housing provision and an education contribution at the required level.
- 7.33 The results for the lower value rural areas show that the impact of the education contribution is a reduction in the level of surplus of between £54 and £60 per sq.m. With reference to the base results the results are very similar to those for Biddulph in that the inclusion of an education contribution at the level identified means that at the base position all of the schemes tested can support the education contribution and remain viable.
- 7.34 With reference to the results at 10% affordable housing provision, the position is the same as for Biddulph in that the inclusion of the education contribution means that 9 of the schemes tested (75%) are viable and able to support 10% affordable housing and a contribution of £5,362 per dwelling. At 20% affordable provision the position is slightly worse in comparison to Biddulph with 6 of the 12 schemes tested able to support the education contribution and remain viable. There is only one scheme that is sufficiently viable to support 33% affordable housing provision and an education contribution at the required level.

Summary

- 7.35 The results for the housing typologies tested show that at the base position all of the schemes tested are viable.

- 7.36 The results of the testing including the provision of 10% affordable housing show that 11 of the 12 schemes tested are viable. The unviable result relates to the smallest scheme tested of 5 units on a brownfield site. The results indicate that aside from the smallest scheme the housing typologies tested in Zone 2 are generally able to support 10% affordable housing with greenfield sites generally more viable than brownfield sites.
- 7.37 At 20% affordable housing the majority of schemes 83% can also support 20% affordable provision. At the target level of 33% only two of the schemes tested are viable, although the limited level of deficit in a number of cases shows that these results are marginal and that some of the developments are very close to being viable.
- 7.38 The impact on viability of achieving M4 (2) compliance for 20% of the dwellings is limited and on its own is unlikely to make development unviable.
- 7.39 Education contributions at the levels proposed do have a significant impact on viability. In the case of Biddulph the inclusion of an education contribution means that at 10% affordable provision the number of viable schemes drops from 11 to 9. At 20% affordable provision the number of viable schemes reduces from 10 to 7. At 33% affordable provision there is only one scheme sufficiently viable to also support the education contribution.
- 7.40 In the rural areas the impact of the education contributions is slightly greater. It is the same at 10% affordable provision however at 20% affordable provision the number of viable schemes reduces from 10 to 6. At 33% provision one scheme is sufficiently viable to support the education contributions.
- 7.41 The results of our testing suggest that in Zone 2 although viability improves in comparison with Zone 1 it may still be difficult to achieve the policy target of 33% affordable provision. The majority of the schemes tested (83%) can support affordable provision at around 20% and in some cases more. The smallest scheme tested of 5 dwellings would be required to provide affordable housing outside of the main towns and the results of our testing indicate that in Zone 2 a scheme of this size would not generally be sufficiently viable to support any affordable provision except for on greenfield sites at up to 20% affordable provision.
- 7.42 Our results show that the requirements for education contributions in the Zone 2 locations will limit the amount of affordable housing that can be provided and at 20% provision the inclusion of the Education contribution reduces the number of viable schemes from 10 to 7 in Biddulph and 6 in the rural areas.

Zone 3

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education 1 ¹¹	Education 2 ¹²	Education 3 ¹³
1	5	89	£139	£4	£4	-£90	-£2	-£46	-£51	-£58
2	10	89	£218	£154	£109	£43	-£2	-£43	-£49	-£55
3	25	80	£154	£88	£45	-£28	-£2	-£48	-£54	-£60
4	50	82	£206	£153	£99	£20	-£2	-£45	-£51	-£57
5	75	82	£189	£138	£84	£13	-£2	-£44	-£50	-£56
6	100	82	£207	£156	£103	£36	-£2	-£43	-£48	-£54

Table 7.5: Zone 3 – Brownfield

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education 1	Education 2	Education 3
1	5	89	£212	£78	£78	-£16	-£2	-£45	-£51	-£57
2	10	89	£286	£222	£177	£113	-£2	-£43	-£49	-£55
3	25	80	£190	£124	£78	£8	-£2	-£48	-£54	-£60
4	50	82	£223	£169	£116	£36	-£2	-£45	-£51	-£57
5	75	82	£205	£154	£100	£29	-£2	-£44	-£50	-£56
6	100	82	£210	£159	£106	£39	-£2	-£43	-£48	-£54

Table 7.6: Zone 3 – Greenfield

¹¹ Cheadle - £4,256.20 per dwelling¹² Leek - £4,784.94 per dwelling¹³ Rural - £5,362.60 per dwelling

Zone 3

Base Position

- 7.43 The results of the viability testing for the locations in Zone 3 namely the towns of Leek and Cheadle and some of the rural areas, show that at the base position development is viable across all of the schemes tested.

Affordable Housing

- 7.44 Based on both 10% and 20% on site affordable housing provision all of the 12 schemes tested in Zone 3 are viable.
- 7.45 At the 33% affordable housing target the majority of schemes, 9 out of the 12 tested, are viable (75%). The unviable results relate to the small 5 dwelling scheme (scheme 1) which is unviable in all cases and the scheme of 25 dwellings (no 3) on a brownfield site.
- 7.46 The results of the viability testing for Zone 3 indicate that 75% of the developments tested (9) could support the target of 33% affordable housing.

Part M4 Category 2

- 7.47 As in Zones 1 and 2 the impact on viability of the inclusion of the requirement to achieve M4 (2) for 20% of new dwellings is limited with a reduction in the 'surplus' of £2 per sq.m. In those cases where development is viable the inclusion of this cost is unlikely to be significant and make development unviable.

Education Contributions

- 7.48 We have assumed that Zone 3 will include Cheadle, Leek and the mid-value rural areas. For completeness we have therefore undertaken viability testing to model the impact of education contributions of £4,256 per dwelling in Cheadle, £4,784 per dwelling in Leek and £5,362 per dwelling in the rural areas.
- 7.49 The results of the testing for Cheadle are contained in the column headed Education 1, those for Leek in Education 2 and the Rural areas in Education 3.
- 7.50 The results for Cheadle show that the impact of this level of contribution is a reduction in the surplus of between £43 and £48 per sq.m. With reference to the base results the inclusion of the education contribution at this level means that all of the schemes tested are viable.

- 7.51 With reference to the results at 10% affordable housing provision, the inclusion of the education contribution means that one of the schemes tested becomes unviable however the remaining 11 (92%) are viable and able to support 10% affordable housing and a contribution of £4,256 per dwelling to education. At 20% affordable provision 10 (83%) of the 12 schemes tested can support the education contribution and remain viable. There are 2 schemes that are sufficiently viable to support 33% affordable housing provision and an education contribution at the required level.
- 7.52 The results for Leek are generally similar. The education contribution is slightly higher than for Cheadle and hence the impact is a reduction in the level of surplus of between £48 and £54 per sq.m. With reference to the base results the inclusion of an education contribution at the level identified shows that all schemes are viable.
- 7.53 With reference to the results at 10% affordable housing provision, the inclusion of the education contribution means that like Cheadle 11 of the 12 schemes tested are viable and able to support 10% affordable housing and a contribution of £4,784 per dwelling. At 20% affordable provision the position is slightly worse with 10 (67%) of the 12 schemes tested able to support the education contribution and remain viable. There is only one scheme that is sufficiently viable to support 33% affordable housing provision and an education contribution at the required level.
- 7.54 In the Rural locations in Zone 3 the education contribution is higher than for the towns of Cheadle and Leek. As a result the impact is greater with a reduction in the level of surplus of between £54 and £60 per sq.m. The base results show that all schemes are viable with the inclusion of an education contribution at the level identified.
- 7.55 With reference to the results at 10% affordable housing provision, the inclusion of the education contribution means that like Cheadle and Leek only one of the schemes tested is unviable and the remaining 11 (92%) are viable and able to support 10% affordable housing and a contribution of £5,362 per dwelling. At 20% affordable provision the position is the same as for Cheadle and Leek, with 10 (83%) of the 12 schemes tested able to support the education contribution and remain viable. There is only one scheme that is sufficiently viable to support 33% affordable housing provision and an education contribution at the required level.

Summary

- 7.56 The results for the housing typologies tested show that at the base position all of the schemes tested are viable.
- 7.57 The results of the testing including the provision of 10% and 20% affordable housing show that all of schemes tested are viable. At the target of 33% affordable housing provision 9 of the 12 schemes tested (75%) are viable.
- 7.58 The impact on viability of achieving M4 (2) compliance for 20% of the dwellings is limited and on its own is unlikely to make development unviable.
- 7.59 Education contributions at the levels proposed do have an impact on viability. In all cases the inclusion of the education contribution means that at 10% affordable provision the number of viable schemes drops from 12 to 11. At 20% affordable provision the number of viable schemes reduces from 12 to 10. At 33% affordable provision only one scheme is sufficiently viable to support the education contributions in Leek and the Rural areas with two viable schemes in Cheadle.
- 7.60 The results of our testing suggest that in Zone 3 although viability improves in comparison with Zones 1 and 2 it may still not be possible to achieve the policy target of 33% affordable provision on all schemes, although 9 of the 12 schemes tested at this level are viable.
- 7.61 Our results show that the requirements for education contributions in the Zone 3 locations will limit the amount of affordable housing that can be provided and at 33% affordable provision the inclusion of the required education contributions reduces the number of viable schemes to one and two in Cheadle. The level of surplus however suggests that the majority of schemes would be able to support in excess of 20% affordable housing provision together with the required education contributions.

Zone 4

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education 1 ¹⁴	Education 2	Education 3
1	5	89	£239	£96	£96	-£4	-£2	-£57		
2	10	89	£313	£244	£197	£128	-£2	-£55		
3	25	80	£243	£171	£122	£48	-£2	-£60		
4	50	82	£292	£235	£177	£92	-£2	-£57		
5	75	82	£272	£217	£159	£83	-£2	-£56		
6	100	82	£288	£232	£177	£105	-£2	-£54		

Table 7.7: Zone 4 – Brownfield

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education 1	Education 2	Education 3
1	5	89	£311	£169	£169	£70	-£2	-£57		
2	10	89	£381	£313	£265	£196	-£2	-£55		
3	25	80	£279	£207	£158	£84	-£2	-£60		
4	50	82	£308	£251	£194	£109	-£2	-£57		
5	75	82	£288	£233	£175	£99	-£2	-£56		
6	100	82	£291	£235	£180	£108	-£2	-£54		

Table 7.8: Zone 4 – Greenfield

¹⁴ Rural - £5,362.60 per dwelling

Zone 4**Base Position**

7.62 The results of the viability testing at for the large and small villages contained in Zone 4 show that at the base position development is viable across all of the schemes tested.

Affordable Housing

- 7.63 At 10% and 20% affordable housing provision all of the schemes tested is viable.
- 7.64 At the 33% affordable housing target, only one of the 12 schemes tested are unviable. This is the small 5 dwelling scheme (scheme 1) on a brownfield site with a small deficit of -£4 per sq.m.
- 7.65 The results of the viability testing for Zone 4 indicate that 91% of the developments tested (11) could support 33% affordable housing.

Part M4 Category 2

7.66 As in the other Zones the impact on viability of the inclusion of the requirement to achieve M4 (2) for 20% of new dwellings is limited with a reduction in the 'surplus' of £2 per sq.m. In those cases where development is viable the inclusion of this cost is unlikely to be significant and make development unviable.

Education Contributions

- 7.67 We have assumed that Zone 4 will mainly include the higher value large and small villages in the rural areas. We have therefore undertaken viability testing to model the impact of education contributions at £5,362 per dwelling.
- 7.68 The results for show that the impact of this level of contribution is a reduction in the surplus of between £54 and £60 per sq.m. With reference to the base results the inclusion of the education contribution at this level means that all of the schemes tested are viable.
- 7.69 At 10% and 20% affordable housing provision all schemes remain viable with the inclusion of the education contribution. At 33% affordable provision 10 (83%) of the 12 schemes tested can support the education contribution and remain viable.

Summary

7.70 The results for the housing typologies tested show that at the base position all of the schemes tested are viable.

- 7.71 The results of the testing including the provision of 10% and 20% affordable housing are also all viable. At 33% affordable provision 91% of the developments tested (11) are also viable.
- 7.72 The impact on viability of achieving M4 (2) compliance for 20% of the dwellings is limited and on its own is unlikely to make development unviable.
- 7.73 Education contributions at the level proposed do have an impact on viability. In all cases however the inclusion of the education contribution and 10% and 20% affordable provision does not make development unviable. At 33% affordable provision the number of viable schemes reduces from 11 to 10.
- 7.74 The results of our testing suggest that Zone 4 has the greatest level of viability sufficient in most cases to achieve the policy target of 33% affordable provision. However our results show it may be difficult to achieve the 33% target for the small 5 unit scheme on brownfield sites.
- 7.75 Our results indicate that the requirements for education contributions in the Zone 4 locations may have a limited impact on the amount of affordable housing that can be provided and at 33% affordable provision the inclusion of the required education contributions reduces the number of viable schemes to from 11 to 10. At 10% and 20% affordable provision the developments tested are able to support the required education contributions and remain viable.

Housing Mix

- 7.76 **Policy H1 New Housing Development** sets out a requirement for a mix of housing types and sizes on sites of 10 dwellings or more. The final mix is to be negotiated and informed by the SHMA and other relevant factors such as available supply and demand. As noted at para 4.34 the SHMA suggests that going forward the requirement would be for 60% 1 and 2 beds and 40% 3 and 4 beds.

7.77 Our viability testing is based on a mix of 50% 1 and 2 beds and 50% 3 and 4 beds. Typically in undertaking a development a housebuilder would seek an optimum amount of floorspace per net developable acre. This will vary with market location but for a scheme of family housing it is generally in the range of 13,000 to 15,000 sq.ft per net developable acre (2,983 sq.m to 3,442 sq.m per net developable hectare). The mix that has been adopted for our viability testing results in a ratio of 13,605 sq.ft per net developable acre for the two small schemes of 5 and 10 dwellings, however for the larger schemes above 10 dwellings the respective built floor space per net acre and net hectare is as shown in table 7.9.

Scheme	No Units	Floorspace (sq.ft per net acre)	Floorspace (sq.m per net ha)
3	25	12,147	2,787
4	50	12,452	2,857
5	75	12,470	2,861
6	100	12,452	2,857

Table 7.9: Floorspace Ratios for Generic Typologies

7.78 The floorspace ratio that arises from the dwelling mix that has been adopted for our testing is below optimum levels. This is particularly so in relation to scheme 3 where the floorspace per net developable acre is at 12,147 sq.ft. Our testing results show that save for the small 5 unit scheme, scheme 3 is as a result less viable than the other schemes that we have tested.

7.79 A development mix with a greater number of smaller houses tends to carry a higher level of overall development cost pro-rata, particularly in relation to the land value. The lower the amount of floorspace per acre that is constructed means that the land value has a greater impact on development viability with the land being used less efficiently and economically in terms of the provision of floorspace.

7.80 To further understand the impact on viability of the housing mix, we have undertaken some sensitivity testing based on a housing mix comprising 40% 1 and 2 beds and 60% 3 and 4 beds. This sensitivity testing has been undertaken in relation to the poorest performing typology, namely scheme 3 and also the largest scheme no 6. As a result of the revised mix the built floorspace per net acre increases to 13,160 sq.ft for scheme 3 and 13,049 sq.ft for scheme 6. The respective average dwelling sizes also increase from 80 sq.m to 86 sq.m for scheme 3 and 82 sq.m to 86 sq.m for scheme 6.

7.81 The results of this sensitivity testing are contained in tables 7.10 to 7.17.

Zone 1

Scheme	No. Dwellings	50/50 Mix Surplus (per sq.m)			
		Base	10% Affordable	20% Affordable	33% Affordable
3	25	£15	-£44	-£86	
6	100	£81	£35	-£11	

Table 7.10: Zone 1 – Brownfield

40/60 Mix Surplus (per sq.m)			
Base	10% Affordable	20% Affordable	33% Affordable
£48	-£6	-£44	-£102
£97	£53	£9	-£48

Scheme	No. Dwellings	50/50 Mix Surplus (per sq.m)			
		Base	10% Affordable	20% Affordable	33% Affordable
3	25	£51	-£7	-£49	
6	100	£84	£38	-£8	

Table 7.11: Zone 1 – Greenfield

40/60 Mix Surplus (per sq.m)			
Base	10% Affordable	20% Affordable	33% Affordable
£85	£31	-£6	-£64
£102	£59	£15	-£42

Zone 2

Scheme	No. Dwellings	50/50 Mix Surplus (per sq.m)			
		Base	10% Affordable	20% Affordable	33% Affordable
3	25	£104	£40	-£4	-£70
6	100	£161	£112	£62	-£2

Table 7.12: Zone 2 – Brownfield

40/60 Mix Surplus (per sq.m)			
Base	10% Affordable	20% Affordable	33% Affordable
£138	£79	£39	-£22
£178	£131	£84	£22

Scheme	No. Dwellings	50/50 Mix Surplus (per sq.m)			
		Base	10% Affordable	20% Affordable	33% Affordable
3	25	£140	£76	£32	-£34
6	100	£164	£115	£65	£1

Table 7.13: Zone 2 – Greenfield

40/60 Mix Surplus (per sq.m)			
Base	10% Affordable	20% Affordable	33% Affordable
£175	£116	£76	£15
£184	£137	£89	£28

Zone 3

Scheme	No. Dwellings	50/50 Mix Surplus (per sq.m)			
		Base	10% Affordable	20% Affordable	33% Affordable
3	25	£154	£88	£45	-£28
6	100	£207	£156	£103	£36

Table 7.14: Zone 3 – Brownfield

40/60 Mix Surplus (per sq.m)			
Base	10% Affordable	20% Affordable	33% Affordable
£190	£129	£86	£22
£225	£175	£124	£58

Scheme	No. Dwellings	50/50 Mix Surplus (per sq.m)			
		Base	10% Affordable	20% Affordable	33% Affordable
3	25	£190	£124	£78	£8
6	100	£210	£159	£106	£39

Table 7.15: Zone 3 – Greenfield

40/60 Mix Surplus (per sq.m)			
Base	10% Affordable	20% Affordable	33% Affordable
£227	£165	£123	£59
£230	£180	£130	£64

Zone 4

Scheme	No. Dwellings	50/50 Mix Surplus (per sq.m)			
		Base	10% Affordable	20% Affordable	33% Affordable
3	25	£243	£171	£122	£48
6	100	£288	£232	£177	£105

Table 7.16: Zone 4 – Brownfield

40/60 Mix Surplus (per sq.m)			
Base	10% Affordable	20% Affordable	33% Affordable
£279	£214	£168	£99
£306	£253	£200	£131

Scheme	No. Dwellings	50/50 Mix Surplus (per sq.m)			
		Base	10% Affordable	20% Affordable	33% Affordable
3	25	£279	£207	£158	£84
6	100	£291	£235	£180	£108

Table 7.17: Zone 4 – Greenfield

40/60 Mix Surplus (per sq.m)			
Base	10% Affordable	20% Affordable	33% Affordable
£316	£250	£205	£136
£312	£259	£205	£137

- 7.82 The sensitivity analysis shows that with an alteration to the housing mix to give 60% 3 and 4 beds rather than the 50% previously tested, then viability improves significantly. Before factoring in requirements for education contributions then in Zone 1 the largest scheme is now able to support 20% affordable housing provision on greenfield and brownfield sites. Scheme 3 is still relatively unviable and unable to support significant levels of affordable housing on brownfield sites but on greenfield sites it could support 10% provision.
- 7.83 The results in relation to Zone 2 show that before taking into account education contributions the smallest scheme (3) is able to support 20% affordable housing on brownfield sites and 33% affordable housing on greenfield sites. The larger 100 dwelling scheme could support 33% affordable provision on both greenfield and brownfield sites and remain viable.
- 7.84 In relation to Zones 3 and 4, the previous results based on the 50/50 mix were viable save for one result. Based on the revised mix all of the results are viable at 33% affordable provision with an increase in the level of surplus to fund other planning obligations such as education.
- 7.85 The results of our sensitivity analysis show that the housing mix that is adopted does have an impact on viability. If traditional housing developments are required to achieve greater proportions of 1 and 2 bed housing then this may start to erode the viability position. In turn this could mean more limited funds to meet the cost of other planning obligations such as affordable housing. The policy makes provision for the final mix to be negotiated based on the SHMA and other relevant factors such as supply and demand and the Council will also need to be mindful of the impact that mix has on viability in undertaking these negotiations. As noted in the SHMA relatively lower levels of housing viability in more urbanised parts of the District could be compromised by an unsuitable housing mix.

Apartment Developments

- 7.86 We have also considered the viability of apartment developments in the District. We have prepared testing based on a small 15 apartment development and a larger 50 unit scheme. We have assumed that such forms of development will take place on previously developed brownfield rather than greenfield sites. The results of our testing are contained in tables 7.18 to 7.21.

Zone 1

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable
7	15	57	-£94	-£163		
8	50	57	-£130	-£184		

Impact on Surplus (per sq.m)			
M4 (2)	Education 1 ¹⁵	Education 2	Education 3
-£2	-£96		
-£3	-£97		

Table 7.18: Zone 1 – Apartments Testing

Zone 2

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable
7	15	57	£12	-£60		
8	50	57	-£29	-£87		

Impact on Surplus (per sq.m)			
M4 (2)	Education 1 ¹⁶	Education 2 ¹⁷	Education 3
-£2	-£77	-£89	
-£2	-£78	-£90	

Table 7.19: Zone 2 – Apartments Testing

¹⁵ Blythe Bridge - £5,679.19 per dwelling

¹⁶ Biddulph - £4,667.14 per dwelling

¹⁷ Rural - £5,362.60 per dwelling

Zone 3

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable
7	15	57	£79	£3	-£52	
8	50	57	£30	-£27	-£88	

Table 7.20: Zone 3 – Apartments Testing

Impact on Surplus (per sq.m)			
M4 (2)	Education 1 ¹⁸	Education 2 ¹⁹	Education 3 ²⁰
-£2	-£70	-£79	-£89
-£2	-£68	-£77	-£87

Zone 4

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)			
			Base	10% Affordable	20% Affordable	33% Affordable
7	15	57	£183	£103	£45	-£37
8	50	57	£124	£63	£1	-£88

Table 7.21: Zone 4 – Apartments Testing

Impact on Surplus (per sq.m)			
M4 (2)	Education 1 ²¹	Education 2	Education 3
-£2	-£87		
-£2	-£85		

¹⁸ Cheadle - £4,256.20 per dwelling¹⁹ Leek - £4,784.94 per dwelling²⁰ Rural - £5,362.60 per dwelling²¹ Rural - £5,362.60 per dwelling

Zone 1

- 7.87 The results of our viability testing for the development of 'standalone' apartments in the Low Value Zone show that the 2 schemes tested are both unviable at the base position. The level of loss is from -£94 per sq.m for the smallest scheme to -£130 per sq.m for the largest scheme. This level of loss indicates that apartment development in these lower value areas is unlikely to be viable.
- 7.88 If 10% affordable housing is included then the level of loss increases to -£163 per sq.m for the smallest development up to -£184 per sq.m for the largest scheme.
- 7.89 In terms of other planning contributions then the impact of M4 (2) is a minimal reduction in the level of surplus of £2 per sq.m. The education contributions lead to a reduction in surplus of £96-£97 per sq.m in Blythe Bridge.

Zone 2

- 7.90 The results of our viability testing for apartments in the Zone 2 locations such as Biddulph show an improvement in viability. The small apartment scheme tested is viable at the base position, with a surplus of £12 per sq.m. The largest scheme is still unviable with a loss of -£29 per sq.m however the level of loss at around 1.5% of GDV suggests the development is marginal and is close to achieving viability with a small reduction in cost or increase in revenues.
- 7.91 If 10% affordable housing is included then the apartment schemes all become unviable with the level of loss ranging from -£60 per sq.m for the smallest development up to -£87 per sq.m for the largest scheme.
- 7.92 The level of viability in relation to these schemes indicates that it would be unlikely that they could support the full education contributions required in the Zone 2 locations.

Zone 3

- 7.93 The results of our viability testing for apartments in Zone 3 primarily the towns of Leek and Cheadle show a further improvement in viability from the low and medium value areas. The schemes tested are viable at the base position, with surpluses ranging from £30 per sq.m for the largest scheme to £79 per sq.m for the smallest scheme.
- 7.94 With 10% affordable housing the small scheme of apartments remains viable although the level of surplus is relatively low at £3 per sq.m. The larger scheme of 50 apartments becomes unviable with a loss of -£27 per sq.m. The extent of the loss for this scheme in comparison with the baseline surplus indicates that the development in this location could support some level of affordable housing provision but would be unable to support 10%. That said the level of loss is relatively marginal and a small reduction in cost or increase in revenues could result in a viable scheme.
- 7.95 Again the impact on cost of achieving M4 (2) is minimal with a reduction in surplus of £2 per sq.m. In terms of the education contributions then the impact is greater. In Cheadle and Leek the full contribution could be supported by the smaller scheme at the base position however for apartment developments in the rural areas there would need to be a reduction in the requirements for the scheme to remain viable.
- 7.96 The results for the larger scheme show that at the base position none of the developments would be viable with the full education contribution and there would need to be a reduction in the requirements to achieve a viable scheme.

Zone 4

- 7.97 The results of our viability testing for apartments in Zone 4 show an improvement in viability from the Zone 3 area. Both schemes tested are viable at the base position, with surpluses ranging from £124 per sq.m for the largest scheme to £183 per sq.m for the smallest scheme.
- 7.98 Once 10% affordable housing is included the schemes tested remain viable. The level of surplus is from £63 up to £103 per sq.m. Similarly the schemes remain viable at 20% affordable housing provision although the surplus for the larger scheme is more limited at £1 per sq.m. At the target of 33% affordable provision neither development is viable.

7.99 The inclusion of M4 (2) cost has a limited impact on viability with a reduction in the level of surplus of £2 per sq.m.

7.100 In terms of the education requirements, including a contribution of £5,362 per dwelling for the rural areas results in a reduction in the level of surplus of between £85 to £87 per sq.m. Based on the results for 10% affordable housing the smaller scheme could support the full education requirement however for the larger scheme the surplus is not sufficient and a relaxation in the level of requirements would be necessary. At 20% affordable provision then neither scheme could support the full education contribution.

Residential Results – Allocations

7.101 As outlined at tables 4.2 – 4.5 we have also undertaken site specific viability testing in relation to a number of the proposed allocations. This viability testing includes a number of mixed residential and commercial sites. The results of this viability testing are contained in tables 7.22 – 7.25.

7.102 The results are presented in the same format as those for the generic viability testing with the scheme reference, address, number of dwellings and the average dwelling size for the scheme. The 'Surplus' is the residual sum that is left once the gross costs (inclusive of developers profit and threshold land cost) are deducted from gross revenues. The development surplus is presented on the basis of an amount per sq.m of built floor space.

7.103 The first column under the overall heading of surplus is again the base surplus. This is the viability of development having regard to the base construction cost position which reflects current building regulation requirements including provision for surface water attenuation. In addition the appraisals make provision for the costs associated with the Local Plan policy requirements relating to the following:-

- Provision of onsite/offsite open space;
- Residual S106/S278 Highways costs at £500 per dwelling;
- Sustainable Drainage Systems and;
- The provision of adequate ducting for broadband fibre to the dwellings.

7.104 The base position assumes a development of entirely market housing.

- 7.105 As with the generic typologies the viability of the allocation sites is then tested with the inclusion of other Local Plan policies which have an impact on viability. For each site we have tested based on differing levels of onsite affordable housing provision at 10%, 20% and the target level of 33% and the respective columns titled 10% Affordable, 20% Affordable and 33% Affordable show the respective development surplus per sq.m at that level of provision. A minus shows that the development is not viable and the cell has been shaded red.
- 7.106 The final two columns then show the impact on viability of requirements relating to M4 (2) and also differing levels of education contributions in accordance with Policy SS12. The education contributions are as contained at table 6.5.
- 7.107 The results in the right hand side of the tables show the impact or reduction in viability due to the respective policy in the form of the per sq.m reduction to the 'Surplus'. This allows the viability impact to be considered in relation to these requirements both singularly and cumulatively.
- 7.108 The development surplus and the policy impact per sq.m have in all cases been rounded to the nearest £ per sq.m.
- 7.109 The results tables are presented with reference to each of the main towns and the rural areas. Full details of the testing assumptions and results are contained at **Appendix 6**, whilst the construction cost assessments for each allocation are contained in WYGs report at **Appendix 7**.

Leek

Test Ref	Site Ref	Address	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)	
					Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education
1	ADD01	Land East of Horsecroft Farm (DSL 1)	15	83	£191	£120	£89	£14	-£2	-£52
2	LE066, LE128a&b, LE140, LE142a, LE142b	Land at the Mount (DSL 2)	345	81	£226	£178	£128	£66	-£2	-£44
3	LE150	Land at Newton House (DSL 3)	179	81	£162	£113	£62	-£1	-£2	-£46
4	LE235	Cornhill East (DSL 4)	50	82	£156	£102	£49	-£33	-£2	-£51
5	LE102	Land north of Macclesfield Road	25	82	£120	£55	£8	-£57	-£2	-£52

Table 7.22: Leek Allocations

Biddulph

Test Ref	Site Ref	Address	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)	
					Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education
6	BD055, BD071, BD071A, BD016, BD156, BD076, BD076a, BD108, BD106, BD104, BDNEW	Wharf Road Strategic Development Area (DSB 1)	588	81	£132	£91	£50	£0	-£2	-£38
7	BD068	Biddulph Mills – Yarn and Minster (DSB 2)	57	57	-£14	-£69	-£113	-£178	-£2	-£77
8	BD117	Tunstall Road Strategic Development Area (DSB 3)	85	81	£148	£97	£50	-£17	-£2	-£47

Table 7.23: Biddulph Allocations

Cheadle

Test Ref	Site Ref	Address	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)	
					Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education
9	CH001, CH132	Cheadle North Strategic Development Area (DSC 1)	320	81	£251	£203	£151	£90	-£2	-£40
10	CH002a, CH002b, CH024	Cecilly Brook Strategic Development Area (DSC 2)	106	82	£238	£182	£134	£65	-£2	-£43
11	CH015	Stoddards Depot, Leek Road	32	82	£237	£190	£136	£54	-£2	-£46
12	CH085a, CH085b, CH085c, CH085d, CH128	Mobberley Farm (DSC 3)	430	81	£210	£164	£120	£58	-£2	-£37

Table 7.24: Cheadle Allocations

Rural

Test Ref	Site Ref	Address	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)				Impact on Surplus (per sq.m)	
					Base	10% Affordable	20% Affordable	33% Affordable	M4 (2)	Education
13		Blythe Vale, Blythe Bridge (DSR 1)	300	81	£125	£80	£34	-£25	-£2	-£53
14	EN128	Land at the Corner of Brookfield Avenue/Stoney Lane, Endon	22	82	£309	£258	£194	£116	-£2	-£24
15	UT019	Haulage Depot St Thomas's Road, Upper Tean	15	83	£122	£52	£20	-£57	-£2	-£24
16	WA004	Land adj to Waterhouses Enterprise Centre, Waterhouses	36	82	£288	£230	£181	£99	-£2	-£24
17	WE003, WE052	Land off Ash Bank Road, Werrington (DSR 4)	75	82	£196	£139	£89	£17	-£2	-£23

Table 7.25: Rural Allocations

Leek

- 7.110 In Leek we have considered the range of proposed allocations identified across the town. These include some that are identified entirely for housing and others which are mixed allocations with an element of education or commercial use in addition to housing. The proposed allocations at Horsecroft Farm (DSL 1) and The Mount (DSL 2) both include an element of land that is to be provided for educational use. In preparing our viability assessments in relation to these two sites we have assumed that the developer will be compensated for this land by a commensurate reduction in the level of planning obligations and/or policy requirements from these sites.
- 7.111 In testing the site at Horsecroft Farm we have slightly reduced the prevailing Leek sales prices and land values to reflect the position of the site on the edge of a former Local Authority Housing Estate. Notwithstanding these changes the results of the viability testing for the site show that it is viable. With 20% affordable provision the appraisal generates a surplus of £89 per sq.m. At 33% affordable provision the surplus reduces to £14 per sq.m. The education contribution and requirements to achieve M4 (2) result in a total cost to the development surplus of £54 per sq.m. Deducting these costs from the available surpluses show that the development would not be able to support 33% affordable provision but would be able to support 20% affordable provision with a remaining surplus of £35 per sq.m to fund further affordable housing in excess of 20%.
- 7.112 We understand that the allocation at The Mount is in a number of different ownerships. Our viability assessment assumes that all of the land owners work together collaboratively to bring the site forward for development in a timely manner. This is an attractive greenfield site overlooking the town. The results of our viability testing show that the site is viable at 33% affordable provision with a surplus of £66 per sq.m. This level of surplus would also be sufficient to meet the cost of education contributions and compliance with M4 (2) at a total cost of £46 per sq.m.

- 7.113 The proposed allocations at Newton House (DSL 3) and Cornhill East (DSL 4) are mixed allocations with an element of employment land. The later also has a requirement for a significant new access road to be provided to open up the site. In each case the requirement to provide employment land leads to a reduction in the viability of the site. Our testing shows that each allocation is sufficiently viable to support 20% affordable housing provision but would be unviable with 33% provision.
- 7.114 The amount of surplus at 20% affordable housing provision indicates that in addition both sites would be able to support education contributions and also provision of M4 (2) requirements. On this basis the Cornhill East site would generate a very small loss of -£4 per sq.m however this level of loss is limited and unlikely to prevent development coming forward on this basis.
- 7.115 The final allocation tested in Leek is Land North of Macclesfield Road. This is a site on the northern edge of Leek which slopes steeply up from the main road frontage. As a result dealing with access, levels and 'cut and fill' on this site makes development relatively expensive. The results of our viability assessment show that the site is viable with 10% affordable housing provision and also at 20% provision albeit the surplus is only £8 per sq.m. The education contributions and requirements for M4 (2) have a total cost of £54 per sq.m. With a surplus of £55 per sq.m based on 10% affordable provision, then realistically our results indicate that the site is unlikely to be able to deliver much more than 10% affordable provision in conjunction with education and other planning contributions.

Biddulph

- 7.116 Within Biddulph we have tested the mixed allocations at Wharf Road (DSB 1) and Tunstall Road (DSB 3). The two sites are both identified to provide housing in addition to employment land and in the case of Wharf Road part of the site is also allocated for a new foodstore.

- 7.117 The results of our testing in both cases show that the development of these sites could support 20% affordable housing provision with surplus of £50 per sq.m in each case. For each allocation this level of surplus would also be sufficient to support the cost of education contributions and requirements to achieve M4 (2). At 33% affordable provision Wharf Road generates a zero surplus whilst Tunstall Road produces a small deficit equivalent to -£17 per sq.m. These results indicate that these developments would not be sufficiently financially viable to support 33% affordable housing together with contributions to education and requirements for M4 (2).
- 7.118 The allocation known as Biddulph Mills (DSB 2) is for an apartment scheme. In common with the generic testing for apartment developments in the District the results show that apartment developments are generally less viable at the present time than traditional housing developments. The results of our viability testing for Biddulph Mills show that the development results in a small loss of -£14 per sq.m assuming a development of market housing. With 10% affordable provision the loss increases to -£69 per sq.m.
- 7.119 The level of deficit at £14 per sq.m based on a scheme of market housing is equivalent to approximately 0.6% of GDV. The appraisal includes a contingency of 5% of cost and a developer's profit of 20% of GDV, hence the result suggests that the level of loss is very marginal and the development is very close to being viable. Only a small reduction in costs or the developer's expectation of profit would result in a viable development.
- 7.120 This is previously developed site and is also likely to benefit from vacant buildings credit hence part or all of the requirement for affordable housing may be offset by the floorspace of the existing buildings.
- 7.121 The development is however not presently sufficiently viable to support education contributions at the required level nor adaptations to provide M4 (2) compliance to 20% of the dwellings and the Council may therefore need to be flexible in its approach to developer contributions if the site is to come forward for development.

Cheadle

- 7.122 Within Cheadle we have prepared viability assessments for the 3 strategic greenfield development sites at Cheadle North (DSC 1), Cecily Brook (DSC 2) and Mobberley Farm (DSC 3). In addition we have considered a small previously developed site within the Town known as Stoddard's Depot.
- 7.123 The policy relating to the Cheadle North site has a requirement for part of the allocation to be provided for educational purposes to facilitate the construction of a new primary school and community playing pitches. Following the approach taken in relation to the 2 sites in Leek we have we have assumed that the developer will be compensated for this land by a commensurate reduction in the level of planning obligations and/or policy requirements from the site.
- 7.124 The site at Mobberley Farm comprises a number of parcels of land which are understood to be in a number of different ownerships. As with the site known as the Mount in Leek we have assumed that all of the land owners will work together collaboratively to bring the site forward for development in a timely manner. This will include constructing access roads along the safeguarded route for a potential link road of sufficient design standard to facilitate a link road. The WYG cost assessment is inclusive of these costs.
- 7.125 The results of our viability assessments for these 3 large strategic sites show that at 33% affordable housing the surpluses generated range from £58 up to £90 per sq.m. In each case the level of surplus would also be sufficient to meet the costs of education contributions and M4 (2) and remain viable.
- 7.126 The viability assessment for the site at Stoddards Depot shows that this proposed allocation is also viable and able to support 33% affordable housing together with other planning obligations.

Rural

- 7.127 We have prepared viability assessments relating to proposed allocations within 5 of the larger villages in the District. The allocations at Brookfield Avenue, Endon and Ash Bank Road, Werrington (DSR 4) are greenfield sites identified for housing. The site in Endon is located in the higher value part of the District and the results of our viability testing show that it would be sufficiently financially viable to support 33% affordable housing together with contributions in relation to education and requirements to achieve M4 (2).

- 7.128 The allocation in Werrington is located in a Zone 3 value area however part of the site is potentially less attractive given its position close to a Young Offenders Institute. Our viability assessment shows that the development is viable based on 33% affordable housing provision with a surplus of £17 per sq.m. The total cost of education contributions and M4 (2) is £25 per sq.m, hence accounting for these requirements would create a small deficit of £8 per sq.m. This is less than 0.5% of GDV and indicates that although the result is marginal the development could still potentially support this level of planning contribution.
- 7.129 We have also prepared a viability assessment in relation to a small brownfield site known as the Haulage Depot, St Thomas's Road. The results of our testing show that at 33% affordable provision the scheme makes loss of -£57 per sq.m. At 20% affordable provision the development is viable with a surplus of £20 per sq.m. The cost of education contributions and M4 (2) is a total of £26 per sq.m and at 20% affordable provision these elements would result in a very small deficit of £6 per sq.m. In common with the allocation at Werrington the level of deficit would be equivalent to less than 0.5% of GDV and hence is unlikely to prevent development coming forward on this basis.
- 7.130 We have also prepared viability assessments in relation to 2 mixed use allocations. The first of these at Blythe Value (DSR 1) is a substantial mixed site of 48.5ha with capacity for 300 houses and land for employment. In terms of housing delivery the site is of sufficient critical mass and scale to create its own market and establish levels of value in excess of those elsewhere in the immediate area. In preparing our viability assessment of this site we have therefore increased sales prices by just over 5% in comparison with the figures used for Blythe Bridge in the generic viability assessments. At this stage the final form of the employment development is unknown as is the method by which it will be delivered ie speculatively, sales to owner occupiers etc. As a result for the purpose of the viability assessment we have included the costs of servicing the land and have assumed sales of serviced employment sites.

- 7.131 The viability assessment that we have prepared for the site shows that with 33% affordable housing provision there is a deficit equivalent to £25 per sq.m. At 20% affordable housing provision the allocation is viable with a surplus equivalent to £34 per sq.m. Requirements to achieve M4 (2) and also education contributions have a total cost of £55 per sq.m. Based on the result at 20% affordable housing provision the cost of these requirements would result in a deficit of £21 per sq.m which is less than 1% of GDV. The appraisal includes a contingency of 5% of cost and a developer's profit of 20% of GDV, hence the result at 20% affordable housing provision, suggests that the level of loss is very marginal and is unlikely to prevent development coming forward on this basis.
- 7.132 The site is bisected by the A50 with the main employment allocation situated to the south. We understand that a bridge may be required across the A50 to open up the southern portion of the site. At the present time we understand that the Council, County Council and Highways England are working together to establish the requirement for a bridge and a mechanism for funding and delivery. Given the current circumstances our viability assessment does not include the costs that may be associated with the provision of a new bridge and hence would need to be further refined as and when the cost implications are known and funding and method of delivery established.
- 7.133 The final allocation that we have tested is the mixed site at Waterhouses in Zone 4. The assessment shows that the development is viable based on 33% affordable housing provision and is also sufficiently viable to support contributions to education and requirements to achieve M4 (2).

Commercial Results

- 7.134 The results of the testing that we have undertaken in respect of the Commercial development scenarios are listed in table 7.26. As with the residential testing the results are presented to show the development surplus or loss per sq.m once all development costs (including land and developers profit) are deducted from the GDV of the completed development.

Type	Floor Area (sq.m)	Floor Area (sq.ft)	Surplus (per sq.m)
Offices	464	5,000	-£760
Offices	1,857	20,000	-£927
Industrial B1/B2	929	10,000	-£268
Industrial B1/B2	1,857	20,000	-£270
Industrial B8	4,643	50,000	-£183
Industrial B8	9,287	100,000	-£247
Retail (Convenience)	279	3,000	£401
Retail (Convenience)	929	10,000	£448

Table 7.26: Commercial Viability Testing Results

- 7.135 Our viability testing for the commercial development typologies assumes that development is undertaken speculatively and hence includes a market risk adjusted developer's profit return at 15% of cost. With reference to table 7.26 the results indicate that at present, standalone speculative office and industrial development is unviable across the District on this basis, whilst convenience retail development is viable.
- 7.136 Despite the fact that certain forms of commercial development are not considered to be financially viable on a speculative basis at this point in time it is likely that industrial and office development will come forward in the future in Staffordshire Moorlands. Such development is likely to be motivated by specific circumstances such as an existing owner wishing to expand or other business requirements necessitating development of that type in that location, for example to be near a specific piece of existing infrastructure or for business agglomeration reasons. Development of this type may take place with owner occupiers acquiring a site for development themselves, or alternatively procuring new premises through a design and build project which carries a lower profit requirement based on a contractors return
- 7.137 Alternatively if such forms of development are to come forward on a speculative basis, it is likely that they may require support from enabling development in the form of more viable forms of development such as certain types of retail or residential accommodation. Alternatively with the aid of public sector funding support such forms of development may also come forward in the District.

7.138 With reference to the employment sites identified in the Local Plan (for example Basford Lane, Leekbrook or New Haden Road, Cheadle) there is likely to be a range of different types of employment development including offices, industrial and warehousing. Development may be brought forward using a variety of different mechanisms or the landowners may simply service the sites and seek to sell plots for owner occupation or design and build.

7.139 When applying normal development viability criteria including a developer's profit, office and industrial developments are unviable and as such substantive speculative market development is unlikely to take place in on this basis. We do however expect new employment development to come forward in the District with development likely to be in the form of expansion space for existing companies in the District. In addition new employment development is also likely to come forward with the benefit of public sector funding support or possibly as part of a wider mixed use scheme.

8.0 PLAN VIABILITY AND DELIVERY

Conclusions

- 8.01 As outlined in Section 4, the NPPF requires that the Local Plan should be deliverable and the sites and scale of development identified in the Plan should not be subject to such a scale of obligations and Policy burdens that their ability to be viably developed is threatened.
- 8.02 In preparing this study we have considered the spatial and strategic policies of the Local Plan, the proposed housing, mixed use and employment allocations on which new development will be based, the development management policies that will guide the form, design, quality of development and the associated planning obligations.

Housing

- 8.03 Based on the proposed Local Plan allocations, we have prepared site specific viability appraisals for the majority of the housing allocations on which the plan relies together with appraisals for a number of mixed use sites comprising housing, employment and in some cases retail uses. In addition we have prepared a representative sample of other smaller potential housing typologies. These range in size from 5 dwellings to 100 dwellings and are based on both greenfield and brownfield development scenarios. Summaries of the development scenarios and sites tested are contained at Tables 4.2 to 4.6.
- 8.04 The Development Management Policies contained within the Local Plan vary in terms of their impact on development. Not all will have direct implications for development viability. A summary of the key policies and their effect on development is contained at Section 3 of this report and table 4.15.
- 8.05 Of the policies assessed a number will impact on the form and design of development such as those which require provision for SUDs or for open space. Others such as Affordable Housing will place an obligation on the developer which will have a cost implication. Requirements for local infrastructure provision may require a monetary payment either through a S.106/S278 contribution or possibly CIL at a future point in time.

- 8.06 In preparing our viability assessments we have firstly considered those policies which guide the form and design of development. Firstly we have considered **Policy H1** which considers housing mix and size. We have adopted a housing mix for testing broadly in line with the SHMA and have also assumed dwelling sizes that accord to the requirements of the National Space Standards. The construction cost assessments are reflective of this mix and have been prepared assuming a development which meets current building regulation requirements and is reflective of Policy requirements in relation to flood risk, water management and ducting for broadband fibre. In addition we have also considered the requirements for infrastructure provision on the respective sites, and any site specific S106/S278 contributions/works required in relation to the allocations. Our viability assessments are also inclusive of the cost of open space provision.
- 8.07 Full details of our assumptions in relation policy requirements are contained at table 4.15 and also at paragraphs 6.37 to 6.45, whilst WYG's report on the Construction Costs is included at **Appendix 7**.
- 8.08 Tables 7.1-7.25 contain the results of our viability testing of the Local Plan policies in relation to new residential development. The tables show the results of our testing firstly based on a development of entirely market housing adopting a construction cost position which reflects current building regulations requirements, provision for adequate ducting for broadband fibre to dwellings and the policies relating to the provision of open space and Sustainable Drainage Systems, together with a residual S278/S106 contribution of £500 per dwelling.
- 8.09 We have then considered the impact on development of affordable housing and in particular the level of affordable housing provision that could be supported across the different value areas in the District.
- 8.10 The results of our testing indicate that in the lowest value area (Zone 1) which includes Blythe Bridge, the majority of the generic typologies tested 67% could support 10% affordable housing provision however only one scheme viable at 20% provision. Once requirements for education contributions are factored in at £5,679.19 per dwelling then at 10% affordable provision only one site remains viable.

- 8.11 We have also tested the proposed allocation at Blythe Vale, which comprises a mixed housing and employment site. Our viability assessment shows that this allocation could support 20% affordable housing provision although once requirements for education contributions are added the result on this basis becomes more marginal.
- 8.12 Our results for Zone 1 indicate that in the lower value areas it may be difficult to achieve the policy target of 33% affordable housing provision. Many of the schemes tested in these lower value areas can support some affordable housing at 10%, or more in some cases, however the extent of affordable provision is more limited once education contributions are factored in.
- 8.13 In relation to the generic residential testing undertaken in Zone 2 which comprises predominantly Biddulph together with the villages of Tean, Brown Edge and Biddulph Moor the viability position improves. At 20% affordable housing provision 10 of the 12 generic schemes tested are viable and at 33% provision 2 of the 12 schemes tested are viable. Once education contributions are factored in with 20% affordable housing then in Biddulph 7 of the 12 schemes remain viable and in the rural villages 6 of the 12 schemes are viable. In all Zone 2 areas only one scheme is sufficiently viable to support 33% affordable housing and education contributions at the level identified.
- 8.14 We have considered two mixed employment and housing allocations in Biddulph. The results of our testing for these sites at Wharf Road and Tunstall Road show that the developments could support 20% affordable housing whilst at 33% affordable provision the results are marginal. Once education contributions are factored in the allocations are not sufficiently viable to support 33% affordable provision but could support as a minimum 20%.
- 8.15 Also in this Zone we have prepared a viability assessment for the Haulage Depot in Tean. The results show that this development is not sufficiently financially viable to support 33% affordable provision but could realistically support 20% affordable housing together with the required education contributions.
- 8.16 Our viability testing in relation to Zone 2 indicates that although it may be difficult to achieve the policy target of 33% affordable housing the majority of sites are likely as a minimum to be able to achieve at least 20% affordable housing together with education contributions at the required level.

- 8.17 In the Zone 3 locations which are primarily Leek, Cheadle and a number of the rural villages the higher values mean that development viability is greater. In these locations all of the generic typologies tested could achieve 20% affordable housing whilst 75% of the typologies tested could support 33% affordable housing and remain viable.
- 8.18 Once education contributions are factored in then at 20% affordable housing provision 83% of the schemes tested across the 3 areas remained viable. At the target of 33% affordable housing then once education contributions were factored in only 2 schemes were viable in Leek and one each in Cheadle and the rural areas.
- 8.19 Of the Housing Allocations tested in Leek, the Mount is sufficiently viable to support the target of 33% affordable housing and education contributions at the required level. The site at Horsecroft Farm is viable at 20% affordable provision together with the required education contributions. The level of surplus suggests that the site would support in excess of 20% of affordable provision but not quite the 33% target. The allocation at Macclesfield Road is not as viable due to the increased construction costs arising from the steeply sloping nature of the site. Our testing results suggest it would be able to support around 10% affordable provision together with the required education contributions.
- 8.20 In terms of the two mixed housing and employment allocations at Newton House and Cornhill, these are likely to be sufficiently financially viable to support 20% affordable housing provision and education contributions at the required level.
- 8.21 Our viability testing in relation to the proposed allocations in Cheadle shows that they are all sufficiently viable to support affordable housing at the policy target of 33% together with education contributions at the level required.
- 8.22 In the rural areas we have tested the site at Ash Bank Road in Werrington and the result of our testing including 33% affordable housing and education contributions shows a very small deficit however the result is marginal and indicates that the development could still potentially support this level of planning contribution.

- 8.23 In the highest value villages which are included in Zone 4, 83% of the generic schemes tested are viable with 33% affordable housing and education contributions at the required levels. In relation to the allocations tested in this zone in Endon and Waterhouses then the developments are viable and able to support 33% affordable housing and education contributions at the required levels.
- 8.24 As part of our viability testing we have also considered the impact of the housing mix on viability. **Policy H1** suggests that the final mix is to be negotiated with the developer and informed by the SHMA. The mix that we have tested is based on 50% 1 and 2 beds and 50% 3 and 4 beds and produces a relatively low level of floorspace per net developable acre. With a slightly greater amount of floorspace per acre (based on a 40%/60% mix) which reflects more typical levels in the market, our sensitivity testing shows that viability improves. Particularly in the lower value areas the Council will need to balance the target for smaller dwellings identified in the current SHMA with viability issues that may arise as a result. The policy as drafted does however have sufficient flexibility to allow this to be considered and reflected in the final negotiated position.
- 8.25 We have also undertaken viability testing of apartments in the District. It is unlikely that significant new apartment development will take place, except perhaps in the towns. Our testing shows that apartment developments are not generally sufficiently financially viable to support affordable housing provision and other planning contributions save for in the highest value Zone 4 locations. We have also undertaken a viability assessment of the Biddulph Mills allocation which is identified for apartment development. Again the result of this indicates that the development would not be sufficiently financially viable to support affordable housing provision. We have noted however that apartment developments are more likely to take place on previously developed sites around the town centres. In common with some of the brownfield housing typologies tested they are likely to benefit from vacant buildings credit hence part or all of the requirement for affordable housing may in any case be offset by the floorspace of existing buildings.
- 8.26 Our viability testing assumes a no grant position. It is possible that Registered Providers may be able to secure funding through the Homes England to assist in the delivery of higher numbers of affordable homes on sites where viability is at issue.

- 8.27 We have also considered the impact of the local plan policy **H1** in relation to meeting the needs of an ageing population. The policy requires dwellings to be delivered to meet the optional accessibility standards set out in Optional Requirement M4 (2) of Part M of the Building Regulations.
- 8.28 Our viability testing relating to elderly provision considered the impact of this policy assuming that 20% of dwellings in a development would be required to meet these standards. The results of the testing showed that the requirements to achieve M4 (2) generally have far less of an impact on viability than other policies with a cost of around £2 per sq.m. In each case where development is viable then these standards can generally be supported, and do not have a significant impact on viability.
- 8.29 **Policy H1 New Housing Development** clearly deals with a number of points that do have an impact on the viability of new housing development in the District. The policy includes details relating to how the housing mix is to be determined. Our viability testing demonstrates the impact that mix can have on viability. The policy refers to the fact that the housing mix will be informed by the SHMA and other relevant factors such as available supply and market demand and will be negotiated on a case by case basis. It is assumed that viability would also be a relevant factor in this case and this would provide sufficient flexibility in the policy to ensure the delivery of development is not prejudiced.
- 8.30 The policy also addresses requirements for National Space Standards and Optional Requirement M4 (2). Again the policy contains sufficient flexibility as it states that these requirements will be determined on a site by site basis subject to considerations such as viability and design.
- 8.31 The provision of affordable housing probably has the most significant impact on viability. **Policy H3 Affordable Housing** contains the plan requirements and sets a target of 33%. Our testing indicates that it may not be possible to achieve this target level of affordable provision on all sites. The policy however states that the actual level of provision will be determined through negotiation taking into account development viability and other contributions. This test of viability will ensure that in less viable locations in the District, the delivery of new housing development will not be prejudiced.

Non-Residential Developments

- 8.32 The results from the viability testing for the offices and industrial suggest that employment development is not currently viable on a speculative basis. In certain cases for industrial development the results indicate that in the absence of a developers profit requirement development may come close to 'breaking even'.
- 8.33 In our view the Local Plan Policy obligations, as drafted, do not place such a burden on new employment development so as to prejudice its future delivery. Issues in relation to viability arise because rents and capital values for employment uses are still currently at a relatively low level and in comparison there is a 'gap' with build costs. Traditionally in recent years this gap has been met by public sector funding support or in the case of mixed use schemes cross-subsidised by other more viable forms of development. Our testing of the mixed use allocations proposed in the plan shows that development is viable which supports this point.
- 8.34 Notwithstanding the results of our viability testing it is likely that office and industrial development will come forward in Staffordshire Moorlands in the future motivated by specific circumstances such as an owner occupier wishing to expand or alternatively with the benefit of public sector funding support.
- 8.35 The results of our viability testing for new convenience retail development show that this form of development is viable at the present time.

Overall Conclusions

- 8.36 Subject to the comments made above, the overall scale of obligations, standards and policy burdens contained in the Local Plan are not of such a scale that cumulatively they threaten the ability of the sites and scale of development identified in the Plan to be developed viably. In certain circumstances there may need to be a balance achieved between any requirements for affordable housing and S106 contributions/CIL (if introduced), however there is sufficient flexibility in the Plan policies as currently drafted to allow a relaxation of policy requirements if appropriate.
- 8.37 Viability issues do arise in relation to certain forms of commercial development however this is as a result of market factors rather than Local Plan policy obligations.

APPENDIX 1

**METHODOLOGY AND ASSUMPTIONS
CONSULTATION DOCUMENT**

**STAFFORDSHIRE MOORLANDS DEVELOPMENT CAPACITY,
VIABILITY & COMMUNITY INFRASTRUCTURE LEVY STUDY**

Methodology & Assumptions Consultation Document



www.keppiemassie.com

The Study – 5 Key Elements

- Infrastructure Delivery Plan (being prepared by Arup)
- Housing and Employment Site Viability and Deliverability Appraisal
- Assess cumulative impact of plan policies and standards
- Whole Plan Viability Test
- Identify prospects for CIL

Prepared in accordance with NPPF, PPG and good practice guidance – Viability Testing Local Plans

The Purpose of this Document

To invite comments from Stakeholders regarding:

- The Approach to the Study
- The Viability Appraisal Methodology
- The Viability Appraisal Assumptions

Purpose of the Viability Assessment

- Core Strategy Development Plan Document adopted March 2014
- Early review for period 2016 – 2031
- Review will role it forward into a single Local Plan combined with site allocations
- Site Allocations subject to Preferred Options Consultation Spring 2016
- Site Allocations for range of land uses including housing and employment
- The NPPF emphasises the importance of delivering 'sustainable development'

"Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision making. Plans should be deliverable. Therefore the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened."

Viability is now a key consideration in plan making

Purpose of the Viability Assessment

- Study assesses the economic viability of new development in Staffordshire Moorlands
- Considers Site Allocations as well as Policies
- Policy Costs and their impact on development
- Part of evidence base to inform the Local Plan and potential CIL tariff

Local Plan Allocations

- Circa 60 plus housing sites – strategic, major and small
- Greenfield and Brownfield
- 10 employment/mixed use allocations

The aim of the study is to consider the viability and deliverability of Plan based on proposed site allocations and plan policies

Methodology

Methodology – Guidance

NPPF

***"To ensure viability,** the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, **provide competitive returns to a willing land owner and willing developer** to enable the development to be deliverable."*

'Viability Testing Local Plans' – Local Housing Delivery Group

"The approach to assessing plan viability should recognise that it can only provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability. It cannot guarantee that every development in the plan period will be viable, only that the plan policies will be viable for the sufficient number of sites upon which the plan relies in order to fulfil its objectively assessed needs."

Methodology - Guidance

- **RICS Guidance Note 'Financial Viability in Planning'**
- What is viability?

"an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the land owner and a market risk adjusted return to the developer in delivering that project."

Methodology – The Sites

- Broad mix of sites to be tested in terms of size and location
- Representative testing typologies given different site characteristics and market areas
- 3 main towns (Leek, Biddulph, Cheadle) and villages
- Greenfield and Brownfield sites
- Hypothetical development mix for each site based on Local Plan evidence base and an analysis of recent planning permissions
- Form of development tested typical of development likely to be built in Staffordshire Moorlands in the future
- Representative sample of circa 38 sites identified for testing

Methodology - Approach to Viability Testing

- Residual Approach
- Include a developer's profit and base input land cost
- Establish a baseline position
- Test the effect of plan policies ie. affordable housing
- Consider effect of local plan policies on development surplus

Methodology – Residual Approach

<i>Gross Development Value (value of the completed development scheme)</i>
<i>Less</i>
<i>Cost of Development (inclusive of build costs, fees, finance, 'base input' land cost)</i>
<i>Less</i>
<i>Cost of Plan Policies</i>
<i>Less</i>
<i>Developers Profit Return</i>
<i>= Development Surplus or "headroom"</i>

Questions & Feedback:

(1a) Do you consider that any changes are required to the residual methodology that is proposed?

(1b) If so, what are these changes and why do you believe that they are necessary?

Methodology – Site Allocations

- Preferred options consultation circa 60 housing sites together with mixed use and employment
- Housing sites – capacities of 6 up to 430
- The breakdown of housing sites by location is contained in the table below:

Location	No of Sites
Leek	9
Biddulph	10
Cheadle	15
Villages	23

- Employment Sites - 4
- Mixed Use Sites - 6

Methodology – Site Allocations

- The Planning Advisory Service in the note Successful Plan Making – Advice for Practitioners suggests that:-

'under the NPPF, authorities need to test the whole plan and all its policies together to show its impact on viability; however, separate viability testing of strategic sites is also recommended if they are key to the delivery of the plan'
- Site specific viability assessments of all large housing allocations to be carried out except where planning applications are already submitted or where viability work has been previously undertaken
- For the smaller housing sites we will adopt a sample of sites reflecting broad typologies in different market locations
- Greenfield and Brownfield Sites
- Viability assessments being prepared for 38 individual sites

Questions & Feedback:

(2a) What are your views regarding the number of sites being tested?

(2b) Is the sample sufficiently broad and representative?

(2c) If you believe further site testing is required, what form should this take and why do you believe it is appropriate?

Methodology - Residential Development Scenarios

- Significant number of development forms
- Sites tested for 12 up to 430 dwellings
- Predominantly houses, limited apartments
- Density at around 30dph reflecting capacities identified in preferred options consultation
- Dwelling size has regard to recent planning permissions and National Space Standards
- The table below contains details of the mix and dwelling sizes to be adopted for testing:

No Bedrooms	1	2	3	4+
% Overall Mix	15%	35%	40%	10%
Dwelling Size (sq.m)	50	74	91	116

- Assumed provision of 1 bed and 2 bed bungalows
- Affordable housing and starter homes assumed to be 1, 2 and 3 bed dwellings

Questions & Feedback:

(3a) Do you have any comments regarding the overall dwelling mix and assumed house size?

(3b) Do you feel that any variation is required and, if so, what variation and why?

Methodology - Residential Development Scenarios

- Adopted the gross site areas and net developable areas prepared for the Strategic Housing Land Availability Assessment (SHLAA) and the preferred options site capacities
- Reductions in gross site area have been made to allow for matters such as access requirements, open space and gradients to achieve a net developable area
- These gross and net site areas are then used to inform the land acquisition costs and also the cost of external works

Methodology – Employment Development Scenarios

- We have considered typical development footprints in comparison with site area for other new developments to arrive at a typical built footprint for each site tested
- We have assumed the following built areas for the employment allocations tested:

Site	Allocation (gross)	Built Area (sq.m)
Land off Mill Hayes Lane, Biddulph	2.9ha	14,000
Land North of Haden Road, Cheadle	4.2ha	21,000
Meadows Lane, Biddulph	3.5ha	Employment 7,708 Retail 1,857

- Viability testing for mixed use schemes also to be undertaken for Cornhill, Leek and Bolton Copper Works, Froghall

Questions & Feedback:

(4a) What are your views about the built areas being assumed?

(4b) In your view are any adjustments required and, if so, why?

Methodology - Local Plan Development Management Policies

- Broad Policies contained in Core Strategy
- Development Management Policies subject to separate consultation
- To inform viability testing we have considered requirements for the following – see next slide

Requirements	Viability Consideration
Affordable Housing	Based on 33% on site provision, assumes 20% starter homes and balance of provision as affordable rent and intermediate
Open Space Provision	The development typologies for each site reflect any relevant requirements for public open space, and therefore the construction cost assessments are reflective of this. Provision is also made for play areas, as appropriate, within construction costs.
Sustainable Urban Drainage Systems (SUDs)	The form of development tested and in particular the inclusion of open spaces addresses this requirement, and the costs assessments make provision for all associated SUDs costs.
Local Infrastructure Provision	The viability assessments have been prepared to reflect the site specific requirements of the Highways Authority. In addition our appraisals are inclusive of a S106 contribution. Our site specific testing will be used to inform any future CIL charging rates.
Optional Technical Standards M4 (2) (accessible and adaptable dwellings)	Costs associated with these requirements have been incorporated to 20% of dwellings.

Questions & Feedback:

(5a) Do you have any comments/observations about our approach to considering the impact of Development Management Policies?

(5b) Do you think any adjustments to the approach are required and, if so, why?

Methodology – Site Testing Overview

- Inspection of each site
- Highways and access requirements provided by County
- Development specification reflecting any design quality requirements
- Allowances for remediation and levels
- Preparation of QS cost assessment for each site
- Consideration of other infrastructure requirements ie. electricity and gas
- Compilation of appropriate evidence base – property and land values
- Individual site viability appraisals
- Affordable Housing – 33% inc 20% starter homes reduced requirements considered were viability may be at issue

Analysis & Assumptions

Appraisal Assumptions

Property Market Evidence Base

Information Sources:

- Internal database, knowledge and experience
- Land Registry
- EIG Transaction Databases
- Rightmove, Net House Prices etc
- Agents/House builders
- Agents Reports
- Valuation Office Agency Market Reports

Residential Appraisal Assumptions

Land Registry House Price Index (July 2016):

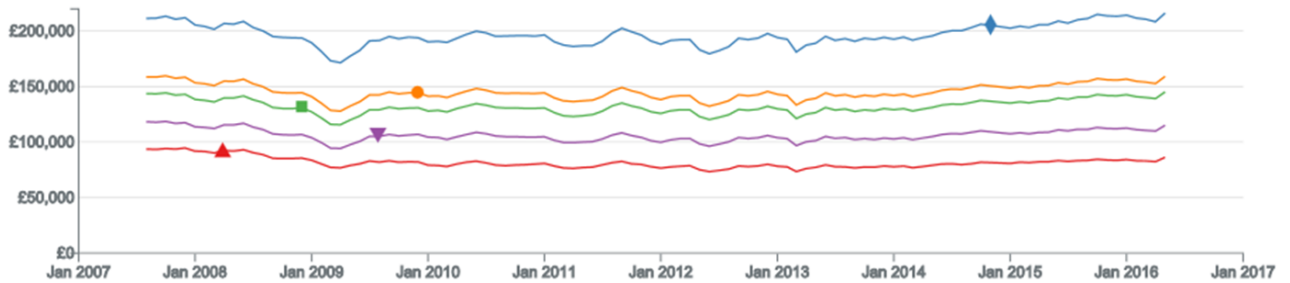
Area	Detached	Semi - Detached (£)	Terraced (£)	Maisonette / Flat (£)	All (£)
Staffordshire Moorlands	£223,590	£149,548	£118,602	£88,362	£164,126
Staffordshire	£290,276	£170,759	£139,261	£114,229	£176,598
England	£349,905	£215,929	£188,602	£218,303	£232,885

Methodology – Sales Evidence

Land Registry Average Price Index

Average price: Staffordshire Moorlands from August 2007 to July 2016

Key: ● all property types ◆ detached houses ■ semi-detached houses ▼ terraced houses ▲ flats and maisonettes



Methodology – Sales Evidence

Main Settlements Re-Sales Average Prices since Jan 2015

Settlement	Ave Price (psf)
Biddulph	£158
Kingsley	£159
Leek	£163
Cheadle	£165
Blythe Bridge	£166
Brown Edge	£167
Tean	£168
Werrington	£168
Cheddleton	£177
Waterhouses	£180
Biddulph Moor	£181
Endon	£191
Ipstones	£191
Wetley Rocks	£203
Alton	£219

Residential Appraisal Assumptions

Limited new build sales since January 2015
Summary of new developments considered:

Development	Location	Sales Price Range (psf)	Comments
Uplands Mill	Biddulph	£150-£220	Large scheme with significant number of 2.5 and 3 storey dwellings
Bagnall Heights	Bagnall	£265	Retirement Development
Sandpiper Close	Cheadle	£165	Ascent Housing Scheme
Tea Hall Mills	Tea	£100-£130	Sales relate to apartments in converted mill
Cheadle Road	Forsbrook	£151-£157	Development of 2 houses
The Cloisters	Caverswall	£197-£219	Development of 11 houses in village centre
Stallington Mews	Blythe Bride	£150-£190	New development of 3 storey, 2 and 3 bed houses

Residential Appraisal Assumptions

Development	Location	Sales Price Range (psf)	Comments
Mount Square	Leek	£177-£191	Development of 11, 2.5 storey houses off Ashbourne Road
Meadow Close	Leek	£172	Development off Ashbourne Road
Nightingale Gardens	Leek	£148-£205	Development by Your Housing Group/ Staffordshire Moorlands DC
Scholars Gate	Werrington	£195 - £220	Current asking prices. Development of 31 houses by Lovell Homes

Residential Appraisal Assumptions

Analysis of Re-sales of Modern Dwellings typical Values (2015 onwards)

Location	Average Prices (psf)
Leek	£193
Biddulph (North) Biddulph (South)/Kypersley	£167 £185
Cheadle	£181
Villages	£160 - £199

Residential Appraisal Assumptions

Range of net values adopted by market area

Actual figure adopted dependent on location and marketability of site assessed

Location	Value Range (psf)
Leek	£210
Biddulph	£195 - £200
Cheadle	£210
Blythe Bridge, Tean, Werrington	£195
Brown Edge, Froghall Kingsley	£200
Cheddleton, Wetley Rocks	£210
Endon, Ipstones, Waterhouses	£220

Questions & Feedback:

(6a) What are your views regarding the data sources that we have considered?

(6b) Is there any other information regarding values that you believe we need to consider, if so, what is this?

(6c) Do you feel that any variations are required to the range of residential values that we have adopted?

(6d) If so, what are these and why?

Residential Appraisal Assumptions

Affordable Housing

The values that have been assumed for the affordable units are based on the likely bid by a Registered Provider

Assumed average bid prices for the different tenure options based on the following percentages of market value

- Affordable Rent 50%
- Intermediate 60%

Starter homes have been included at 80% of market value based on the most recent consultation by Government

Questions & Feedback:

(7a) Do you have any comments regarding the bid prices being assumed for the affordable dwellings?

(7b) Are any changes required and, if so, why?

Residential Appraisal Assumptions

Land Values

'Threshold land value' – NPPF/Viability Testing in Local Plans

- Based on a premium over current use and credible alternative use values
- The NPPF requires local authorities to provide a buffer of 5% (or 20%) in relation to their supply of sites to ensure choice and competition in the market for land
- Landowners will have to compete in the market to sell sites so sites will have to be competitively priced
- Unrealistic expectations of value then developers will acquire a more competitively priced site elsewhere
- The overpriced site will remain undeveloped

Residential Appraisal Assumptions

Land Values

- Account for fact that future plan policy requirements will have an impact on land values
- 'Threshold land value' adopted dependent on site location and characteristics
- Predominantly greenfield sites with range of values adopted £150,000 - £225,000 per acre
- Some previously developed sites at £150,000 to £250,000 per acre dependent on use

Questions & Feedback:

(8a) Having regard to appropriate guidance on the matter of 'threshold land values' do you believe that any variations are required to the figures proposed?

(8b) If so, what are these changes and why do you believe them to be appropriate?

Residential Appraisal Assumptions

Costing Methodology

- Site specific construction cost assessment prepared by WYG Quantity Surveyors
- Costs based on current building regulation requirements
- Inclusive of substructures, super structures, all external works, incoming services and drainage, preliminaries, fees and a contingency.
- Based on specific characteristics of each site tested, allowance for abnormal development costs - levels, poor ground, demolition, contamination and site access
- Costs of providing on site public open space included as necessary
- Allowance made for costs of Accessibility Standard M4(2)

Questions & Feedback:

(9a) Do you have any observations regarding the construction cost methodology?

(9b) If you believe any adjustments are required, what are these and why do you consider they are necessary?

Residential Appraisal Assumptions

Costing Methodology

Build Cost Ranges excluding abnormals, fees and contingency

Min per sq.m	Max per sq.m
£1,032	£1,273

Professional fees range 4% - 8%

Contingency 5% on all construction costs

Optional Technical Standard M4 (2) - £1,000 per dwelling

Questions & Feedback:

(10a) Do you have any comments regarding the overall build cost ranges being assumed?

(10b) If you think that any adjustments are required then please explain why?

Residential Appraisal Assumptions

Other Inputs

- Acquisition Costs - 1.75% plus SDLT
- Finance - 7%
- Disposal and Marketing - 3.5% of GDV
- Developers Profit
 - ❑ 15% GDV small schemes
 - ❑ 20% GDV large schemes
- Sales rates 2.5 - 3 dwellings per month
- S106 Contribution - £2,000 per dwelling

Questions & Feedback:

(11a) What are your views on the other appraisal variables that we propose to adopt?

(11b) In your view are adjustments required to any of the inputs and, if so, why is this?

Non-Residential Appraisal Assumptions

Capital Values

Industrial £60 - £75 psf

Retail (Convenience) £230 psf

Non-Residential Appraisal Assumptions

Threshold Land Values

Input land values assumed at £150,000/acre -
£300,000/acre dependent on end use and location of
development

Questions & Feedback:

(12a) Are any adjustments required to the capital values and land values that we propose to adopt for non-residential development?

(12b) If so, please explain why?

Non-Residential Appraisal Assumptions

Costing Methodology

- Site specific construction cost assessment prepared by WYG Quantity Surveyors
- Costs are based on current building regulation requirements
- Inclusive of substructures, super structures, all external works, incoming services and drainage, preliminaries, fees and a contingency

Non-Residential Appraisal Assumptions

Costing Methodology

Build Cost Ranges excluding costs of circulation

Use	Min (per sq.m)	Max (per sq.m)
Industrial	£610	£855
Retail (Convenience)	£988	

Questions & Feedback:

(13a) Do you have any comments regarding the costing methodology and build cost ranges being assumed for the commercial developments?

(13b) If you believe that changes are required, please explain what these are and why?

Non-Residential Appraisal Assumptions

Other Inputs

- Marketing/sales costs - 20% on letting, 1.75% on sale
- Land acquisition fees - 1.75%, plus SDLT
- Finance Rates - 6.0%
- Developers profit - 15% of cost

Questions & Feedback:

(14a) Do you have any observations regarding the other appraisal inputs?

(14b) If so, please provide details and a supporting explanation.

Conclusions and Next Stages

- Review feedback responses received and adjust viability assumptions and testing accordingly.
- Refine testing in light of future consultation regarding Development Management Policies
- Consider any proposed amendments to Site Allocations
- Determine prospects for site delivery and developability in accordance with NPPF
- Draw conclusions and recommendations about overall Plan delivery and the introduction of CIL

CONCLUSIONS & NEXT STAGES

**Deadline for responses to this document is
by:**

16 DECEMBER 2016

**Feedback provided in the response forms should
be sent to:**

staffordshiremoorlandsresponses@keppiemassie.com



www.keppiemassie.com

APPENDIX 2

CONSULTATION RESPONSES

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(1a) Do you consider that any changes are required to the residual methodology that is proposed?

NO

(1b) If so, what are these changes and why do you believe that they are necessary?

NA

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(2a) What are your views regarding the number of sites being tested?

ABOUT RIGHT

(2b) Is the sample sufficiently broad and representative?

YES

(2c) If you believe further site testing is required, what form should this take and why do you believe it is appropriate?

THE DEGREE OF LOCAL OPPOSITION/SUPPORT FOR A PARTICULAR DEVELOPMENT.

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(3a) Do you have any comments regarding the overall dwelling mix and assumed house size?

NO COMMENT

(3b) Do you feel that any variation is required and, if so, what variation and why?

FOR RURAL VILLAGES THE MIX SHOULD BE FLATTER ACROSS THE RANGE TO GIVE A GREATER PERCENTAGE AT THE LOWER END AT THE HIGHER END.

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(4a) What are your views about the built areas being assumed?

OK

(4b) In your view are any adjustments required and, if so, why?

CONSIDER SMALLER DEVELOPMENTS IN RURAL VILLAGES AND TRY TO
CREATE SUSTAINABLE EMPLOYMENT SO THAT VILLAGES CAN SURVIVE.

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(5a) Do you have any comments/observations about our approach to considering the impact of Development Management Policies?

NO

(5b) Do you think any adjustments to the approach are required and, if so, why?

NO

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(6a) What are your views regarding the data sources that we have considered?

APPROPRIATE

(6b) Is there any other information regarding values that you believe we need to consider, if so, what is this?

NO

(6c) Do you feel that any variations are required to the range of residential values that we have adopted?

UNCERTAIN

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

(6d) If so, what are these and why?

NA

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(7a) Do you have any comments regarding the bid prices being assumed for the affordable dwellings?

NO

(7b) Are any changes required and, if so, why?

NA

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(8a) Having regard to appropriate guidance on the matter of 'threshold land values' do you believe that any variations are required to the figures proposed?

NO

(8b) If so, what are these changes and why do you believe them to be appropriate?

NA

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(9a) Do you have any observations regarding the construction cost methodology?

NO

(9b) If you believe any adjustments are required, what are these and why do you consider they are necessary?

NA

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(10a) Do you have any comments regarding the overall build cost ranges being assumed?

NO

(10b) If you think that any adjustments are required then please explain why?

NA

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(11a) What are your views on the other appraisal variables that we propose to adopt?

ACCEPTABLE

(11b) In your view are adjustments required to any of the inputs and, if so, why is this?

NONE

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(12a) Are any adjustments required to the capital values and land values that we propose to adopt for non-residential development?

YES

(12b) If so, please explain why?

RETAIL VALUES FOR VILLAGES SEEMS TOO HIGH.

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(13a) Do you have any comments regarding the costing methodology and build cost ranges being assumed for the commercial developments?

NO

(13b) If you believe that changes are required, please explain what these are and why?

NA

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(14a) Do you have any observations regarding the other appraisal inputs?

NO

(14b) If so, please provide details and a supporting explanation.

NA

STAFFORDSHIRE MOORLANDS CONSULTATION : RESPONSES FORM

Questions & Feedback:

(1a) Do you consider that any changes are required to the residual methodology that is proposed?

The cost of development should cover the risk of abnormals and demolition on brownfield sites

(1b) If so, what are these changes and why do you believe that they are necessary?

If the above are not included you may find in reality some sites are not viable.

STAFFORDSHIRE MOORLANDS CONSULTATION : RESPONSES FORM

Questions & Feedback:

(2a) What are your views regarding the number of sites being tested?

Can't tell if its proportionate, what is 60 sites as a %?

(2b) Is the sample sufficiently broad and representative?

As above

(2c) If you believe further site testing is required, what form should this take and why do you believe it is appropriate?

I think you should look at a minimum of 15% of sites, if 60 covers that % then your approach is fine.

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(3a) Do you have any comments regarding the overall dwelling mix and assumed house size?

No

(3b) Do you feel that any variation is required and, if so, what variation and why?

No

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(4a) What are your views about the built areas being assumed?

No

(4b) In your view are any adjustments required and, if so, why?

No

STAFFORDSHIRE MOORLANDS CONSULTATION : RESPONSES FORM

Questions & Feedback:

(5a) Do you have any comments/observations about our approach to considering the impact of Development Management Policies?

Clarification on starter homes, is the expectation that starter homes account for 20% of a site or 20% of the affordable provision, please be clear.

(5b) Do you think any adjustments to the approach are required and, if so, why?

If starter homes are provided they will replace other affordable housing provision and not be additional

STAFFORDSHIRE MOORLANDS CONSULTATION : RESPONSES FORM

Questions & Feedback:

(6a) What are your views regarding the data sources that we have considered?

Reasonable

(6b) Is there any other information regarding values that you believe we need to consider, if so, what is this?

The housing market is not restricted to LA boundaries, sites very close to the LA boundary could also be considered to give a more representative view.

(6c) Do you feel that any variations are required to the range of residential values that we have adopted?

Generally seem reasonable, however are Ascent schemes really applicable?.

The values to be adopted seem at the top end of the market when compared to the evidence provided of actual sales. This may distort viability as appraisals are so sensitive to even small changes in sales values.

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

(6d) If so, what are these and why?

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(7a) Do you have any comments regarding the bid prices being assumed for the affordable dwellings?

No

(7b) Are any changes required and, if so, why?

No

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(8a) Having regard to appropriate guidance on the matter of 'threshold land values' do you believe that any variations are required to the figures proposed?

I find it hard to believe that brownfield sites are more expensive than greenfield.

(8b) If so, what are these changes and why do you believe them to be appropriate?

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(9a) Do you have any observations regarding the construction cost methodology?

No

(9b) If you believe any adjustments are required, what are these and why do you consider they are necessary?

No

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(10a) Do you have any comments regarding the overall build cost ranges being assumed?

no

(10b) If you think that any adjustments are required then please explain why?

no

STAFFORDSHIRE MOORLANDS CONSULTATION : RESPONSES FORM

Questions & Feedback:

(11a) What are your views on the other appraisal variables that we propose to adopt?

Developers profit is also dependant on risk. With high profits required on difficult brownfield sites. Perhaps rather than the size of site you consider green and brown profit margins.

(11b) In your view are adjustments required to any of the inputs and, if so, why is this?

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(12a) Are any adjustments required to the capital values and land values that we propose to adopt for non-residential development?

no

(12b) If so, please explain why?

no

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(13a) Do you have any comments regarding the costing methodology and build cost ranges being assumed for the commercial developments?

no

(13b) If you believe that changes are required, please explain what these are and why?

no

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(14a) Do you have any observations regarding the other appraisal inputs?

no

(14b) If so, please provide details and a supporting explanation.

no

Sent: 13 December 2016 12:21

To: staffordshiremoorlandsresponses <staffordshiremoorlandsresponses@keppiemassie.com>

Subject: Consultation Response

To who it may concern

Cheadle Town Council has considered the consultation provided and feels that our comments would not be relevant at this time.

Regards

15th. December 2016

Keppie Massie Surveyors and Property Consultants

Dear Sir / Madam

Re: SMDC - Technical Stakeholder Plan - Viability Questionnaire

Thank you for your recent email dated 24th November 2016 regarding the above and attached Methodology and Assumptions Consultation Report.

Kingsley Parish Council considered the issue at their monthly meeting last night. The following is a summary of the views expressed:

1. Kingsley Parish Council considered SMDC Local Plan proposals at an Extraordinary Meeting in July 2016. The council made carefully considered recommendations to meet the perceived housing requirements of the parish through to 2031, (as outlined in the SMDC Core Strategy).
2. The preparation of the SMDC Local Plan has been ongoing for some time, probably well over 12 months. The proposed plans have been out for parish council and local consultation during last summer. We have previously been led to believe the plan was in the final stages of development. Why are Consultants being employed to research and report on various key aspects of the plan at this late stage? Surely such research should have been completed at a preparatory stage.
3. There is reference to '*Key to assisting in the test of plan viability is the provision of good quality information provided by landowners, site promoters and development professionals*'. There is no reference to the importance of evidence from Local Communities or Parish Councils whose views are all too frequently ignored.
4. We are being asked to comment on the proposed methodology. It appears that the named Consultants have already been employed and the terms of reference / methodology are already clearly set out, as outlined in the email dated 24th November.
5. In conclusion, Kingsley Parish Council collectively takes the rather cynical view that
 - a) SMDC are just going through the motions of seeking consultation on an issue that has already been decided, and
 - b) that the evidence gathered in research by consultants (employed by SMDC) will only serve to support the SMDC housing development agenda.

Yours faithfully,

Clerk to Kingsley Parish Council

Date: 13 December 2016
Our ref: 202200
Your ref: N/a



Staffordshire Moorlands District Council

FAO Forward Plans Team

BY EMAIL ONLY

Dear Forward Plans Team

Planning consultation: Development Capacity, Viability and CIL Study - Methodology and Assumptions

Thank you for your consultation on the above dated 22 November 2016 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We have reviewed the content of the Methodology and Assumptions consultation and have no substantive comments to make. Natural England looks forward to being consulted on the next stage of the local plan and associated evidence base reports at that time.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the advice in this letter only please contact me on 020 802 60939. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully

Comment

Agent

Email Address

Company / Organisation

JMW Planning Limited

Address

Consultee

Company / Organisation

Staffordshire Rural Development Ltd

Address

Event Name

Development Capacity, Viability and CIL Study -
Methodology and Assumptions

Comment by

Staffordshire Rural Development Ltd ()

Comment ID

DCV2

Response Date

16/12/16 07:55

Consultation Point

1 Development Capacity, Viability and CIL Study -
Methodology and Assumptions ([View](#))

Status

Submitted

Submission Type

Web

Version

0.1

1a

Do you consider that any changes are required to the residual methodology that is proposed?

In theory this looks to be an acceptable way of proceeding but the process is heavily dependent on assumptions being made at every stage. It is not clear if the cost of plan policies also includes the additional costs of developing near heritage assets.

1b

If so, what are these changes and why do you believe that they are necessary?

Include reference, or certainly take account of, the additional costs in design and materials of developing near heritage assets.

2a

What are your views regarding the number of sites being tested?

Difficult to say without knowing where the sites are. My clients have currently engaged architects to draw up a detailed scheme for 8/9 dwellings on the southern part of site LT001 in Lower Tean following encouragement from the Council's Planning Committee to do so. That should certainly be considered.

2b

Is the sample sufficiently broad and representative?

More small rural sites should be considered.

Comment

Agent

Email Address

Company / Organisation

JMW Planning Limited

Address

Consultee

Mr T A J Campbell

Address

Event Name

Development Capacity, Viability and CIL Study -
Methodology and Assumptions

Comment by

Mr T A J Campbell

Comment ID

DCV1

Response Date

15/12/16 08:18

Consultation Point

1 Development Capacity, Viability and CIL Study -
Methodology and Assumptions ([View](#))

Status

Submitted

Submission Type

Web

Version

0.1

1a

Do you consider that any changes are required to the residual methodology that is proposed?

In theory this looks to be an acceptable way of proceeding but the process is heavily dependent on assumptions being made at every stage. I would like to see reference made to the housing market for each of the three large towns which is likely to differ. Based on discussions with potential developers of my land in Cheadle, for example, it would appear that the demand for dwellings in the town is not as great as in other parts of the District. If that is not taken into account then the development surplus arrived at may be wildly inaccurate.

1b

If so, what are these changes and why do you believe that they are necessary?

There needs to be an assessment of the attractiveness of each of the three towns from the point of view of potential new residents built in to the process so that is reflected in the final assumption made

about the development surplus and the viability of each location for development. It is also most important for there to be a recognition that each of the sites being considered continues to be assessed on planning grounds and not assumptions made about financial viability. It would be unacceptable for sites already identified through the planning process to be discounted as potential development sites simply because of assumptions made about financial viability. If a site is not assumed to be viable then the process should identify which of the costs of development should be reduced to ensure that it does become viable.

2a

What are your views regarding the number of sites being tested?

It is right that my land in Cheadle is tested given the Council's longstanding commitment to seeing it developed. I have no comments on other sites.

2b

Is the sample sufficiently broad and representative?

No comment

2c

If you believe further site testing is required, what form should this take and why do you believe it is appropriate?

No comment

4a

What are your views about the built areas being assumed?

See comment above about Cheadle

4b

In your view are any adjustments required and, if so, why?

No comment

5a

Do you have any comments/observations about our approach to considering the impact of Development Management Policies?

Highways considerations are important and it would have been helpful at this stage to see what they are for each site. My land in Cheadle, for example, has been suggested as playing a part in some as yet unidentified outer ring road. My team need to see the details of what is being discussed with the highways authority in order that we may better inform the debate about the ultimate form of development south and east of Cheadle.

5b

Do you think any adjustments to the approach are required and, if so, why?

Yes. Greater transparency and discussions with those involved in putting sites forward for development.

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(1a) Do you consider that any changes are required to the residual methodology that is proposed?

The methodology seems appropriate but care will need to be taken when considering the cost of local plan policies to ensure an appropriate figure is applied. In assessing plan viability how the costs of local plan policies are met i.e. direct provision, S106, CIL etc. is largely irrelevant as it's the total figure that is important.

However, as this piece of work is also looking at informing CIL prospects. Then the strategy for collecting developer contributions is of significant importance.

If a Local Plan strategy focusses on a small number of large strategic sites then under current guidance S106 is still an appropriate vehicle for collecting contributions. However, for strategies like the emerging Staffordshire Moorlands Local Plan that spread development across a wide range of sites then the pooling restrictions in CIL R123 make the use of S106 as a collection mechanism untenable. It follows therefore if future use of S106 is limited due to the operation of the CIL regulations then the residual S106 figure in any assessments needs to reflect this. Otherwise uncollectable contributions may end up in the assessment as S106's and this will result in a lower CIL pot than should be the case i.e. if it were assumed a residual S106 per dwelling of £1,000 existed but it is not possible to collect via S106 then that £1,000 per dwelling has been taken off the CIL levy and put back into the developer profit as unpaid infrastructure costs.

(1b) If so, what are these changes and why do you believe that they are necessary?

There needs to be clarity on cost of infrastructure and the mechanism for collection in the approach taken for CIL prospects.

**STAFFORDSHIRE MOORLANDS CONSULTATION :
RESPONSES FORM**

Questions & Feedback:

(2a) What are your views regarding the number of sites being tested?

Why are there 50% more sites being assessed in Cheadle compared to the two other main towns?

(2b) Is the sample sufficiently broad and representative?

See answer to 2a

(2c) If you believe further site testing is required, what form should this take and why do you believe it is appropriate?

STAFFORDSHIRE MOORLANDS CONSULTATION : RESPONSES FORM

Questions & Feedback:

(5a) Do you have any comments/observations about our approach to considering the impact of Development Management Policies?

In relation to local infrastructure the approach states – ‘In addition our appraisals are inclusive of a S106 contribution. Our site specific testing will be used to inform any future CIL charging rates.’ Further to the comments above in 1a care needs to be taken on the setting of any S106 levels. Given the number of sites being proposed by Staffordshire Moorlands Local Plan will mean infrastructure projects required as a result of cumulative growth e.g. schools, highway work, sports & leisure provision etc. are going to be difficult to deliver using S106 due to CIL R123. This therefore points towards a strategy of using CIL to collect funds for infrastructure. However, if the assessment method has assumed an incorrect role for S106 then the potential CIL pot will be lower than it should be.

(5b) Do you think any adjustments to the approach are required and, if so, why?

There needs to be clarity what the future use of S106 is likely to be, including the nature and level of contributions likely to still be able to be collected within the scope of the CIL regulations. For example with multiple small to medium sized sites it is likely that infrastructure such as schools could no longer be funded by S106 due to the pooling of 5 restriction.

Also the method needs to set out and agree up front the infrastructure that is being built into the assessment. It is noted that education is not mentioned in the methodology but there is a known requirement for additional school places over the plan period.

From

Sent: Friday, December 16, 2016 10:13 AM

To: Forward Plans

Subject: Re: TECHNICAL STAKEHOLDER PLAN VIABILITY QUESTIONNAIRE - STAFFORDSHIRE MOORLANDS

To.

Forward Plans Team

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From. Endon with Stanley Parish Council

At our latest Parish Council meeting we considered your email dated 22nd November and the links to your web site describing the next stages of preferred options and boundaries.

The Parish Council would like to express in the strongest terms possible the issues below:

1 – The email and the web site describe the next steps in the most complicated way which is difficult for a professional, but impossible for a lay person to understand.

The result of this is that after all the time taken by the Parish Councils and individual residents, we and they are being excluded, because of the complications of the documents, in continuing to influence the decision making process. This appears to the Parish Council to an attempt to remove the “Democratic” process of consultation which, to say this is serious, is an understatement.

You state that “only the views of relevant stakeholders are relevant”. Could you supply us with the list of “relevant Stakeholders” please as our previous input was initially ignored.

2 – Trying to understand the process leaves us to two conclusions:

a) The previous work done on local consultations, the time put in freely by local people and information and opinions supplied to the District on these matters, are going to be, if not totally ignored, at the very least overshadowed by this new, complicated and highly technical approach.

b) The cost of bringing in several consultants, some of international standing, we would imagine will be astronomical. We request a breakdown of these costs in relationship to the District budget and the justification document which must have been produced to take this route.

This Parish Council has, up to now, invested hundreds of free man hours considering the implications and suggesting solutions to this issue. To see this dissipated at this stage is unacceptable.

Yours.

Clerk, Endon Parish Council

From:

Sent: Thursday, December 15, 2016 8:45 PM

To: Forward Plans

Subject: DEVELOPMENT CAPACITY,VIABILITY AND CIL STUDY - METHODOLOGY AND ASSUMPTIONS

Dear Sirs,

Thank you for including me, as a Director of Cheddleton Estates, in your consultation. Unfortunately, much of document is framed in the language and knowledge of those professionals who deal with such matters, making it generally beyond the understanding of most lay persons.

I therefore have to accept that the overall methodology and assumptions are valid in identifying which sites are suitable for development.

Making the assumption that this process will act as a course sieve, it will then presumably be necessary to look at the 'site specifics' in order to finalise future plans.

Cheddleton Estates Ltd owns some 14.85 hectares of Cheddleton Heath and 1.68 hectares of meadow, both of which are on the western side of Basford Lane in Leekbrook.

I have listed below some of the specifics which I believe make the meadow suitable for social housing.

1. Scope for a layout which would provide a communal area for residents and children, without unduly affecting the open aspect enjoyed by residents of Leekbrook House.
2. Sandstone formation ideal for building foundations. (Any bulk excavation deemed necessary to improve the topography of the site would yield useful aggregate for other construction work/projects)
3. Adjacent electricity, water and sewerage.

The level of benefits to be enjoying living locally to Cheddleton Heath, local employment, transport links, and schooling, I leave to assessment by others.

One other important consideration would perhaps be the 'cost' of the land. Cheddleton Estates Ltd would welcome the involvement of any housing association that is acceptable to Staffordshire Moorlands District Council with a view to arriving at a leasehold agreement.

I trust that you will give all this your careful consideration, and I look forward to hearing from you.

Yours faithfully

For Cheddleton Estates Limited

Our ref: SHARE/

Your ref:

Forward Plans Team
Staffordshire Moorlands District Council
Via Email:
staffordshiremoorlandsresponses@
keppiemassie.com

14 December 2016

Dear Sir/Madam,

**STAFFORDSHIRE MOORLANDS, VIABILITY & COMMUNITY INFRASTRUCTURE LEVY
STUDY METHODOLOGY AND ASSUMPTIONS - TECHNICAL STAKEHOLDER PLAN
VIABILITY QUESTIONNAIRE**

Thank you for forwarding me details of this consultation. Highways England welcomes the opportunity to comment on the current consultation document relating to the assessment of development viability and deliverability of proposed land allocations within the Borough.

Highways England is responsible for operating and improving the Strategic Road Network (SRN) and is keen to engage in all aspects of the Local Plan preparation process to identify and support sustainable development patterns and help preserve the safety and efficiency of the network. Locally to Staffordshire Moorlands, the SRN comprises the A50 trunk road.

We have reviewed the Methodology & Assumptions Consultation Document and note that it is largely an informative document which details the key assumptions and viability testing methodology for the preparation of Development Capacity, Viability and Community Infrastructure Levy Study.

It is our view that the following aspects are relevant to Highways England as follows:

- The 'Highways Authority' is referenced in page 23 of the document. For the avoidance of any confusion, this should refer to both the local highway authority (Staffordshire CC) and also Highways England which has responsibility for maintaining the safety and efficiency of the SRN in England.
- As part of the Methodology & Assumptions Consultation Document, the viability testing has considered various requirements, inter alia, the Local Infrastructure Position. We are of the view, that Highways England should be consulted in relation to this aspect to ensure robust viability assessments which would lead to

a more considered position in relation to potential SRN requirements including any potential S106 contributions or future CIL for example.

- The document also states that the Highways and access requirements provided by Staffordshire County Council will be taken into consideration as part of the site testing. Highways England is also willing to engage with the District Council in order to provide relevant inputs to the assessment process and to ensure deliverability and viability of proposed housing and employment land allocations.

If you require any clarification then please do not hesitate to contact me.

Yours sincerely

STAFFORDSHIRE MOORLANDS CONSULTATION

RESPONSES FORM

On behalf of

St Modwen Developments

December 2016



STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

INTRODUCTION

CBRE is instructed by St Modwen Developments Limited to submit feedback on Staffordshire Moorlands Development Capacity, Viability and Community Infrastructure Levy Study – Methodology and Assumptions Consultation Document undertaken by Keppie Massie Surveyors.

The document contains details of the of the proposed methodology for the viability aspects of the study, together with details of the evidence base, proposed viability testing typologies and also the key financial appraisal inputs. Comments have been invited from Stakeholders with regards to the;

- The approach to the study
- The Viability Appraisal Methodology
- The Viability Appraisal Assumptions.

The comments are purely based on CBRE's experience in the residential and commercial market.

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(1a) Do you consider that any changes are required to the residual methodology that is proposed?

It is agreed that the residual approach to valuation is the most common method of valuation, but use of land comparables should also be considered.

(1b) If so, what are these changes and why do you believe that they are necessary?

As above, comparable land transactions should be used as party of the evidence base alongside the residual method of valuation

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(2a) What are your views regarding the number of sites being tested?

Residential – sufficient.

Employment – a sample of 4 is considered quite limited

(2b) Is the sample sufficiently broad and representative?

See comments above

(2c) If you believe further site testing is required, what form should this take and why do you believe it is appropriate?

Potentially further examination of employment sites, if available

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(3a) Do you have any comments regarding the overall dwelling mix and assumed house size?

Large proportion of 1 and 2 bedroom properties being tested (50% 1 and 2 bed).

(3b) Do you feel that any variation is required and, if so, what variation and why?

Decrease level of 1 and 2 bed (currently equates to 50%) as it is not reflective of what the market will/will want to supply.

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(4a) What are your views about the built areas being assumed?

Methodology is reasonable. Built areas of employment area seem too dense. Currently equates to 21,017 to 21,777 sq ft/acre.

CBRE Industrial team believe 17,000 sq ft/acre is more the market norm.

(4b) In your view are any adjustments required and, if so, why?

Yes, density of employment built area to be reduced to 17,000 sq ft/acre.

There is also a question over the viability of employment delivery, due to underlying lower rental values and weaker demand when compared to other parts of the wider Midlands area.

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(5a) Do you have any comments/observations about our approach to considering the impact of Development Management Policies?

Yes- see 5 (b)below

(5b) Do you think any adjustments to the approach are required and, if so, why?

CBRE also believe that further viability considerations should include drainage, structural landscaping and other S106 obligations (e.g. commuted sums)

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(6a) What are your views regarding the data sources that we have considered?

The data sources are suitable and in line with market practice. We would however recommend caution is exercised in terms of the quality of the data capture on the property websites and certain of the information held within the Valuation Office Agency Market Reports

(6b) Is there any other information regarding values that you believe we need to consider, if so, what is this?

Emphasis needs to be placed on the data sources provided by agents and housebuilders, as this is direct transactional evidence, which accurately reflects the open market.

(6c) Do you feel that any variations are required to the range of residential values that we have adopted?

CBRE believes these are broadly representative of the value range for the Staffordshire Moorlands area. However, CBRE notes that there is a wide divergence of values being cited (from £100 to £265 psf) and a more granular analysis will need to be undertaken for each and every site, as opposed to a mean or median based analysis

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

(6d) If so, what are these and why?

-

Questions & Feedback:

(7a) Do you have any comments regarding the bid prices being assumed for the affordable dwellings?

Yes- see comments in 7(b) below

(7b) Are any changes required and, if so, why?

Affordable Rented units could be as low as 40% of open market value depending on postcode. Starter homes at 80% of market value in the lower value postcodes could be too high and a 70% of market value is deemed more appropriate

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(8a) Having regard to appropriate guidance on the matter of 'threshold land values' do you believe that any variations are required to the figures proposed?

CBRE believes that the methodology employed is robust, but a flexible approach to threshold land value needs to be maintained as each site has its own individual characteristics.

(8b) If so, what are these changes and why do you believe them to be appropriate?

CBRE believes that greenfield sites command a value of £200,000 to £400,000 per acre, dependent upon postcodes, and previously developed sites command a value of £200,000 to £700,000 per acre, according to postcode, and potential scheme density.

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(9a) Do you have any observations regarding the construction cost methodology?

Construction costs prepared by WYG Quantity Surveyors are inclusive of external works, drainage, services, contingency and fees. It is common practice for these to be separated into individual cost headings.

CBRE believes that BCIS should be employed as the data source, as this is the industry-wide recognised and respected data pool.

(9b) If you believe any adjustments are required, what are these and why do you consider they are necessary?

BCIS median should be used as a basis of build cost. This is the market norm and commonly used for Viability appraisals.

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(10a) Do you have any comments regarding the overall build cost ranges being assumed?

CBRE believe BCIS should be used as a basis of build cost data (Median rebased to Staffordshire Moorlands).

Professional fee range is too low.

(10b) If you think that any adjustments are required then please explain why?

Use of BCIS cost data is market norm.

Contingency allowance of 5% is agreed

An additional externals allowance (10-20%) is required in addition to the BCIS build cost.

Professional fees range of 4-8% is also not sufficient; market norm is 8-12% depending on the site.

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(11a) What are your views on the other appraisal variables that we propose to adopt?

CBRE believe that a profit level of 15% on GDV for small schemes is too low.

CBRE believes that sales rates of 2.5 to 3 dwellings per month will be too ambitious in the lower value postcodes

Section 106 contributions at £2,000 per dwelling is too generic. The contribution will vary according to the scheme. A wider allowance of £2,000 to £6,000 per dwelling should be put forward.

(11b) In your view are adjustments required to any of the inputs and, if so, why is this?

Profit to be constant on all schemes, i.e. 20% on GDV as a minimum

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(12a) Are any adjustments required to the capital values and land values that we propose to adopt for non-residential development?

CBRE believe that Industrial and Retail capital values are reasonable, albeit there is a fundamental question as to whether employment (industrial) or retail uses are viable.

(12b) If so, please explain why?

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(13a) Do you have any comments regarding the costing methodology and build cost ranges being assumed for the commercial developments?

As per residential comments. BCIS should be used as the basis of build cost, with a separate allowance for externals, fees and contingency.

(13b) If you believe that changes are required, please explain what these are and why?

As per residential comments. BCIS should be used as a basis of build cost, with a separate allowance for externals, fees and contingency.

STAFFORDSHIRE MOORLANDS CONSULTATION: RESPONSES FORM

Questions & Feedback:

(14a) Do you have any observations regarding the other appraisal inputs?

Build costs for both retail and industrial may be higher depending on specification, planning requirements (eg conservation areas), and other material factors

Disposal costs should include SDLT, which is not included in the Other Inputs at Section 13

(14b) If so, please provide details and a supporting explanation.

See above

12th December 2016

To: Forward Plans Team

Staffordshire Moorlands District Council

Dear Sirs,

Technical Stakeholder Plan Viability Questionnaire- Staffordshire Moorlands

Thank you for the opportunity to comment on the viability assumptions of the Development Capacity, Viability and Community Infrastructure Levy Study.

The following comments are made jointly on behalf of Horsley Sparrow Consultancy Limited and Willardwillard Ltd who have made submissions to the Council in support of allocating land at Rock End Drive, Cheddleton for housing development in the emerging local plan.

We are generally supportive of the document. As Gez has pointed out, the complexity of the document has stretched our resources to comment in the depth we would have liked. A summary of the document has been requested to which we have not yet received a response. Nonetheless, our comments are:-

1. We caution against too much expectation from planning gain. Prices of land and buildings in the Moorlands are lower than many parts of the UK but costs of materials and labour are similar. Against this imbalance, planning gain must be applied responsibly to avoid reducing future housing supply.
2. At the risk of stating the obvious, the housing market has been in difficulties since the 2008 financial crisis. At a time when the market was beginning to show some signs of improvement, the uncertainties caused by referendum decision to leave the EU has laid further financial pressures on an unsteady market. Imposing financial burdens in the form of additional development taxes and requirements for expensive viability appraisals will impose unnecessary obstacles to the delivery of the Council's housing targets.
3. The Council's current SPG "Developer/Landowner Contributions" sets out a comprehensive schedule of financial requirements through the development process. We would recommend avoiding further or increased financial requirements that would be likely to deflate the local housing market at a time when it is clearly faced with national and international pressures.

Given the limited resources we have to prepare this consultation response, we reserve the right to comment further if necessary.

Yours faithfully,

APPENDIX 3

PLANNING APPLICATION ANALYSIS

Appendix 3 - Planning Application Analysis

Planning Application Number	Address	Settlement	Site Area (Hectares) Gross		Houses						Apartments			Total	Site area gross (acres)	Price Paid	Price (per acre)	Date of Acquisition	Dwellings Per ha	Price (per sq.ft)	No Affordable
					1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	1 bed	2 bed	3 bed								
SMD/2016/0083 (Outline)	Land South of Thorley Drive	Cheadle	2.23	No Units		16	37	7						60	5.51				27		20 units
Mix		27%	62%	12%																	
Ave Size (sq ft)																					
SMD/2015/0424 (Outline)	Land off Cheadle Road	Upper Tean	3.51	No Units										67	8.67				19		22 units
Mix																					
Ave Size (sq ft)																					
SMD/2015/0585 (Outline)	London Mill, London Street	Leek	0.39	No Units							76	20		96	0.96				246		
Mix						79%	21%														
Ave Size (sq ft)						482	762														
SMD/2014/0580 (full)	Former Colourworks, Congleton Rd	Biddulph	1.66	No Units			6	11	2					19	4.10	£125,000	£30,473	18/01/2007	11		
Mix			32%	58%	11%								100%								
Ave Size (sq ft)																					
SMD/2014/0764 (full)	Land at Russel Grove (Lovells)	Werrington	0.87	No Units		17	9	5						31	2.15	£460,000	£213,972	09/06/2015	36		10 units
Mix			55%	29%	16%								100%								
Ave Size (sq ft)			733	945	1,278																
SMD/2015/0050 (full)	Turners Pasture, Ness Grove (all bungalows)	Cheadle	1.14	No Units	15	21								36	2.82	£250,000	£88,747	17/09/2010	32		12 units
Mix		42%	58%										100%								
Ave Size (sq ft)																					
SMD/2015/0100 (full)	40 Leek Road (change of use to 10 apartments)	Cheadle	0.25	No Units											0.62				0		
Mix																					
Ave Size (sq ft)																					
SMD/2015/0119 (full)	113 Mill Street	Leek	0.15	No Units							15	6		21	0.37	£400,000	£1,079,162	03/04/2012	140		21 units
Mix						71%	29%						100%								
Ave Size (sq ft)						531	617														
SMD/2015/0750 (outline)	Barnfield/Sunnyhills Rd (accommodation based on outline masterplan)	Leek	6.6	No Units		9	152	14						175	16.31				27		
Mix			5%	87%	8%																
Ave Size (sq ft)			680	813	1,324																
SMD/2014/0789 (full)	Royal Oak Hotel, 69 High Street (Conversion to apartments and office)	Cheadle	0.12	No Units							8	2		10	0.30	£187,500	£632,321	10/09/2014	83		
Mix						80%	20%														
Ave Size (sq ft)																					
SMD/2014/0655 (outline)	Land of Brookhouse Way (mixed scheme inc 1,350 sq.m business)	Cheadle	3.9	No Units		10	31	2						43	9.64	£1,050,000	£108,954	06/07/2000	11		
Mix			23%	72%	5%																
Ave Size (sq ft)																					
SMD/2015/0523 (full)	Portland Mill, Portland Street (conversion and part redevelopment)	Leek	0.418	No Units		8	16				9	2		35	1.03	£780,000	£755,155	27/10/2017	84		
Mix			23%	46%						26%	6%										
Ave Size (sq ft)																					
SMD/2014/0374 (full)	Slimma Fashions Site, Bargnate Street (The Wrekin Housing Trust Ltd)	Leek	0.35	No Units		10	10				11			31	0.86	£500,000	£578,122	10/12/2014	89		31 units
Mix			32%	32%						35%			100%								
Ave Size (sq ft)			753	883						504											
SMD/2014/0471 (full)	Hursts Yard (The Wrekin Housing Trust Ltd)	Cheadle	0.92	No Units		24	6				12			42	2.27				46		42 units
Mix			57%	14%						29%			100%								
Ave Size (sq ft)			754	931																	
SMD/2014/0702	Compton Mill	Leek		No Units										66	0.00						
Mix																					
Ave Size (sq ft)																					
SMD/2013/1099 (outline)	Land at Abbey View Fields	Leek	0.98	No Units										11	2.42				11		
Mix																					
Ave Size (sq ft)																					
SMD/2013/0714 (full)	House Croft Farm, Tittlesworth Ave (Ascent Housing)	Leek	1.14	No Units		15	12				8			35	2.82	£500,000	£177,494	20/02/2014	31		35 units
Mix			43%	34%						23%			100%								
Ave Size (sq ft)			778	926						511											
SMD/2013/0267 (Full)	Former Ambulance Station, Haregate Road (Ascent Housing)	Leek	0.43	No Units		7	8							15	1.06				35		15 units
Mix			47%	53%									100%								
Ave Size (sq ft)			807	926																	
SMD/2013/0363	Beresford Place	Leek	0.25	No Units							16			16	0.62				64		16 units
Mix																					
Ave Size (sq ft)																					
SMD/2013/0497 (Full)	Churchcroft (Walton Homes)	Caverswall	0.48	No Units		2	4	5						11	1.19	£480,000	£404,686	02/04/2014	23		
Mix			18%	36%	45%								100%								
Ave Size (sq ft)			1,099	1,079	1,504																
SMD/2013/0976 (Full)	Former Hope and Anchor Pub (Ascent Housing)	Werrington	0.49	No Units		8	8				6			22	1.21	£253,000	£208,950	03/01/2014	45		22 units
Mix			36%	36%						27%			100%								
Ave Size (sq ft)			807	926						506											
SMD/2014/0143 (Outline)	Moss Feeds	Dilhorne	0.48	No Units			5	2	3					10	1.19				21		
Mix					50%	20%	30%						100%								
Ave Size (sq ft)																					
SMD/2011/1025	Uplands Mill	Biddulph	6.5	No Units		33	89	24	24					197	16.06	£5,896,000	£367,081	30/09/2010	30		65 units
Mix			17%	45%	12%	12%							14%								
Ave Size (sq ft)																					

Denotes 100% affordable scheme

	Houses						Apartments			
Housing Mix	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	1 bed	2 bed	3 bed	Total
No Dwellings	15	180	393	70	29	0	161	57	0	905
Percentage	1.7%	19.9%	43.4%	7.7%	3.2%		17.8%	6.3%		

	Houses					
Housing Mix	1 bed	2 bed	3 bed	4 bed	5 bed	Total
No Dwellings	15	180	393	70	29	687
Percentage	2.2%	26.2%	57.2%	10.2%	4.2%	

	Houses						Apartments		
Dwelling Size	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	1 bed	2 bed	3 bed
Ave Size (sq ft)		802	928	1,369			507	690	
Ave Size (sq m)		74	86	127	0	0	47	64	0

APPENDIX 4

NEW BUILD SALES INFORMATION

Appendix 4 - New Build Sales

Uplands Mill, Biddulph (Bovis Homes)

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq. ft)	Comments
	25	ZURICH AVENUE	BIDDULPH	ST8 7FA	£149,995	12/05/2017	S	3	71	764	£2,113	£196	Marston
	19	ZURICH AVENUE	BIDDULPH	ST8 7FA	£181,995	02/06/2017	T	3	81	872	£2,247	£209	The Tetbury (2.5)
	21	ZURICH AVENUE	BIDDULPH	ST8 7FA	£179,995	16/06/2017	T	3	81	872	£2,222	£206	The Tetbury (2.5)
	23	ZURICH AVENUE	BIDDULPH	ST8 7FA	£181,995	16/06/2017	T	3	81	872	£2,247	£209	The Tetbury (2.5)
	35	ZURICH AVENUE	BIDDULPH	ST8 7FA	£200,000	07/04/2017	D	3	88	947	£2,273	£211	The Sherringham
	17	ZURICH AVENUE	BIDDULPH	ST8 7FA	£189,995	28/07/2017	T	4	96	1033	£1,979	£184	The Richmond (2.5)
	17	GENEVA WAY	BIDDULPH	ST8 7FE	£184,995	31/03/2017	T	4	96	1033	£1,927	£179	The Richmond (2.5)
2017 Sales Average											£2,144	£199	

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq. ft)	Comments
	3	St Moritz Grove	Biddulph	ST8 7FL	£129,995	23/12/2016	T	2	55	592	£2,364	£220	The Arnold
	4	St Moritz Grove	Biddulph	ST8 7FL	£155,000	23/12/2016	S	3	71	764	£2,183	£203	Marston
	1	St Moritz Grove	Biddulph	ST8 7FL	£162,995	23/12/2016	T	3	71	764	£2,296	£213	Marston
	5	St Moritz Grove	Biddulph	ST8 7FL	£162,995	23/12/2016	S	3	71	764	£2,296	£213	Marston
	2	St Moritz Grove	Biddulph	ST8 7FL	£159,995	23/12/2016	T	3	71	764	£2,253	£209	Marston
	6	Geneva Way	Biddulph	ST8 7FE	£159,995	30/09/2016	T	3	71	764	£2,253	£209	Marston
	6	Zurich Avenue	Biddulph	ST8 7FA	£164,995	02/09/2016	S	3	71	764	£2,324	£216	Marston
	4	Zurich Avenue	Biddulph	ST8 7FA	£164,995	25/07/2016	D	3	71	764	£2,324	£216	Marston
	26	Zurich Avenue	Biddulph	ST8 7FA	£176,995	19/08/2016	T	3	78	839	£2,269	£211	The Southwold
	14	Geneva Way	Biddulph	ST8 7FE	£173,995	25/11/2016	T	3	81	872	£2,148	£200	The Southwold
	18	Geneva Way	Biddulph	ST8 7FE	£173,995	25/11/2016	T	3	81	872	£2,148	£200	The Southwold
	16	Geneva Way	Biddulph	ST8 7FE	£173,995	25/11/2016	T	3	81	872	£2,148	£200	The Southwold
	12	Geneva Way	Biddulph	ST8 7FE	£176,995	20/10/2016	T	3	81	872	£2,185	£203	The Southwold
	78	GENEVA WAY	BIDDULPH	ST8 7FE	£194,995	08/02/2016	T	3	88	947	£2,216	£206	The Sherringham
	6	St Moritz Grove	Biddulph	ST8 7FL	£187,995	23/12/2016	S	3	90	968	£2,089	£194	Howden
	7	St Moritz Grove	Biddulph	ST8 7FL	£187,995	23/12/2016	S	3	90	968	£2,089	£194	Howden
	30	Geneva Way	Biddulph	ST8 7FE	£229,995	30/09/2016	D	3	102	1098	£2,255	£210	The Sherbourne
	3	MONTREUX WALK	BIDDULPH	ST8 7FP	£189,995	29/01/2016	T	3	109	1173	£1,743	£162	The Wheatley (3s)
	26	Geneva Way	Biddulph	ST8 7FE	£285,995	25/11/2016	D	4	168	1808	£1,702	£158	Chelford (2.5)
	28	Geneva Way	Biddulph	ST8 7FE	£288,995	28/10/2016	D	4	168	1808	£1,720	£160	Chelford (2.5)
	2	Zurich Avenue	Biddulph	ST8 7FA	£276,995	04/08/2016	D	4	168	1808	£1,649	£153	Chelford (2.5)
2016 Sales Average											£2,126	£198	

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq ft)	Comments
	70	GENEVA WAY	BIDDULPH	ST8 7FE	£124,995	29/05/2015	T	2	55	592	£2,273	£211	The Arnold (coach house)
	38	LUCERNE ROAD	BIDDULPH	ST8 7FG	£122,995	24/04/2015	F	2	57	614	£2,158	£200	The Turner (coach house)
	1	SENN ROW	BIDDULPH	ST8 7FN	£159,995	18/12/2015	S	3	71	764	£2,253	£209	Marston
	72	GENEVA WAY	BIDDULPH	ST8 7FE	£184,995	26/06/2015	T	3	78	840	£2,372	£220	The Southwold
	28	ZURICH AVENUE	BIDDULPH	ST8 7FA	£160,000	22/12/2015	T	3	78	840	£2,051	£191	The Southwold
	20	ZURICH AVENUE	BIDDULPH	ST8 7FA	£199,995	25/09/2015	D	3	88	947	£2,273	£211	The Sherringham
	10	ZURICH AVENUE	BIDDULPH	ST8 7FA	£182,995	07/12/2015	T	4	96	1033	£1,906	£177	The Richmond (2.5)
	12	ZURICH AVENUE	BIDDULPH	ST8 7FA	£182,995	11/12/2015	T	4	96	1033	£1,906	£177	The Richmond (2.5)
	14	ZURICH AVENUE	BIDDULPH	ST8 7FA	£184,995	04/12/2015	T	4	96	1033	£1,927	£179	The Richmond (2.5)
	29	LUCERNE ROAD	BIDDULPH	ST8 7FG	£179,995	22/09/2015	T	4	96	1033	£1,875	£174	The Richmond (2.5)
	62	GENEVA WAY	BIDDULPH	ST8 7FE	£189,995	30/09/2015	T	3	109	1173	£1,743	£162	The Wheatley (3s)
	64	GENEVA WAY	BIDDULPH	ST8 7FE	£187,995	11/12/2015	T	3	109	1173	£1,725	£160	The Wheatley (3s)
	66	GENEVA WAY	BIDDULPH	ST8 7FE	£194,995	27/03/2015	T	3	109	1173	£1,789	£166	The Wheatley (3s)
	33	LUCERNE ROAD	BIDDULPH	ST8 7FG	£187,995	30/01/2015	T	3	109	1173	£1,725	£160	The Wheatley (3s)
	35	LUCERNE ROAD	BIDDULPH	ST8 7FG	£197,995	25/08/2015	T	3	109	1173	£1,816	£169	The Wheatley (3s)
	37	LUCERNE ROAD	BIDDULPH	ST8 7FG	£191,995	30/01/2015	T	3	109	1173	£1,761	£164	The Wheatley (3s)
	40	LUCERNE ROAD	BIDDULPH	ST8 7FG	£199,995	21/08/2015	T	3	109	1173	£1,835	£170	The Wheatley (3s)
	42	LUCERNE ROAD	BIDDULPH	ST8 7FG	£194,995	27/02/2015	T	3	109	1173	£1,789	£166	The Wheatley (3s)
	44	LUCERNE ROAD	BIDDULPH	ST8 7FG	£189,995	28/08/2015	T	3	109	1173	£1,743	£162	The Wheatley (3s)
	5	MATTERHORN CLOSE	BIDDULPH	ST8 7FJ	£260,995	05/06/2015	D	4	111	1195	£2,351	£218	The Flemming
	8	ZURICH AVENUE	BIDDULPH	ST8 7FA	£272,495	27/11/2015	T	5	168	1808	£1,622	£151	The Laxton (3s)
	5	GENEVA WAY	BIDDULPH	ST8 7FE	£274,995	13/02/2015	D	5	168	1808	£1,637	£152	The Laxton (3s)
	54	GENEVA WAY	BIDDULPH	ST8 7FE	£282,495	26/06/2015	D	5	168	1808	£1,682	£156	The Chelford (2.5)
	58	GENEVA WAY	BIDDULPH	ST8 7FE	£269,995	26/06/2015	T	5	168	1808	£1,607	£149	The Laxton (3s)
	86	GENEVA WAY	BIDDULPH	ST8 7FE	£279,995	25/09/2015	D	5	168	1808	£1,667	£155	The Chelford (2.5)
2015 Sales Average											£1,830	£170	

Springfield Heights, Biddulph (Humphries Builders)

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq ft)	Comments
	44	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	03/02/2017	S	3	83	893	£1,686	£157	
	52	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	24/02/2017	S	3	83	893	£1,686	£157	
	54	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	13/01/2017	S	3	83	893	£1,686	£157	
	52	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	24/02/2017	S	3	83	893	£1,686	£157	
	44	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	03/02/2017	S	3	83	893	£1,686	£157	
	54	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	13/01/2017	S	3	83	893	£1,686	£157	
	56	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	16/12/2016	S	3	83	893	£1,686	£157	
	58	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	25/11/2016	S	3	83	893	£1,686	£157	
	46	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	02/11/2016	S	3	83	893	£1,686	£157	
	50	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	21/10/2016	S	3	83	893	£1,686	£157	
	48	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	30/09/2016	S	3	83	893	£1,686	£157	
	60	SPRINGFIELD ROAD	BIDDULPH	ST8 7BY	£139,950	28/09/2016	S	3	83	893	£1,686	£157	
Average											£1,686	£157	

Appendix 4 - New Build Sales

Scholars Way, Werrington (Lovells)

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq. ft)	Comments
	14	SCHOLARS WAY	WERRINGTON	ST9 0FB	£142,950	31/05/2017	S	2	63	680	£2,263	£210	Weston
	18	SCHOLARS WAY	WERRINGTON	ST9 0FB	£142,950	18/07/2017	S	2	63	680	£2,263	£210	Weston
	20	SCHOLARS WAY	WERRINGTON	ST9 0FB	£141,950	19/05/2017	S	2	63	680	£2,247	£209	Weston
	41	SCHOLARS WAY	WERRINGTON	ST9 0FB	£147,950	09/06/2017	S	2	69	743	£2,144	£199	Kellaton
	43	SCHOLARS WAY	WERRINGTON	ST9 0FB	£146,950	08/06/2017	S	2	69	743	£2,129	£198	Kellaton
	31	SCHOLARS WAY	WERRINGTON	ST9 0FB	£121,950	30/03/2017	T	2	73	787	£1,671	£155	Denham (Discount to market unit)
	35	SCHOLARS WAY	WERRINGTON	ST9 0FB	£150,950	22/06/2017	T	2	73	787	£2,068	£192	Denham
	9	SCHOLARS WAY	WERRINGTON	ST9 0FB	£149,950	19/05/2017	T	2	73	787	£2,054	£191	Denham
	39	SCHOLARS WAY	WERRINGTON	ST9 0FB	£154,950	31/03/2017	S	2	76	816	£2,044	£190	Thatcham
	3	SCHOLARS WAY	WERRINGTON	ST9 0FB	£214,950	07/04/2017	D	3	84	909	£2,546	£236	Westwood
	27	SCHOLARS WAY	WERRINGTON	ST9 0FB	£180,000	02/03/2017	S	3	92	988	£1,961	£182	Marksbury
	1	SCHOLARS WAY	WERRINGTON	ST9 0FB	£285,000	29/06/2017	D	4	119	1276	£2,405	£223	Fanceford
2017 Sales Average											£2,193	£204	

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq. ft)	Comments
	23	Scholars Way	Werrington	ST9 0FB	£146,950	22/12/2016	S	2	63	680	£2,326	£216	Weston
	25	Scholars Way	Werrington	ST9 0FB	£141,950	22/12/2016	S	2	63	680	£2,247	£209	Weston
	15	Scholars Way	Werrington	ST9 0FB	£139,950	11/11/2016	S	2	63	680	£2,215	£206	Weston
	11	Scholars Way	Werrington	ST9 0FB	£139,950	11/11/2016	S	2	63	680	£2,215	£206	Weston
	7	Scholars Way	Werrington	ST9 0FB	£147,950	16/12/2016	T	2	73	787	£2,027	£188	Denham
	17	Scholars Way	Werrington	ST9 0FB	£199,950	06/12/2016	D	3	84	909	£2,368	£220	Westwood
	10	Scholars Way	Werrington	ST9 0FB	£203,950	02/12/2016	D	3	84	909	£2,415	£224	Westwood
	4	Scholars Way	Werrington	ST9 0FB	£199,950	30/09/2016	D	3	84	909	£2,368	£220	Westwood
	12	Scholars Way	Werrington	ST9 0FB	£229,950	23/12/2016	D	3	95	1021	£2,424	£225	Scotswood
	19	Scholars Way	Werrington	ST9 0FB	£249,950	19/12/2016	D	4	119	1276	£2,109	£196	Fanceford
	21	Scholars Way	Werrington	ST9 0FB	£249,950	16/12/2016	D	4	119	1276	£2,109	£196	Fanceford
	8	Scholars Way	Werrington	ST9 0FB	£255,950	24/12/2016	D	4	119	1276	£2,160	£201	Fanceford
	6	Scholars Way	Werrington	ST9 0FB	£249,950	28/10/2016	D	4	120	1288	£2,089	£194	Fanceford C
2016 Sales Average											£2,236	£208	

Appendix 4 - New Build Sales

Black Lane, Whiston (Sherwood Homes)

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq.ft)	Comments
	11	COPPER MILL CLOSE	WHISTON	ST10 2QH	£175,000	26/05/2017	S	3	71	764	£2,465	£229	
	12	COPPER MILL CLOSE	WHISTON	ST10 2QH	£325,000	27/10/2017	S	4	170	1830	£1,912	£178	
	13	COPPER MILL CLOSE	WHISTON	ST10 2QH	£195,000	22/09/2017	S	3	89	958	£2,191	£204	
	2	COPPER MILL CLOSE	WHISTON	ST10 2QH	£195,000	05/10/2017	S	3	89	958	£2,191	£204	
	6	COPPER MILL CLOSE	WHISTON	ST10 2QH	£200,000	30/06/2017	S	3	89	958	£2,247	£209	
	7	COPPER MILL CLOSE	WHISTON	ST10 2QH	£197,000	26/05/2017	S	3	89	958	£2,213	£206	
	8	COPPER MILL CLOSE	WHISTON	ST10 2QH	£195,000	09/06/2017	S	3	89	958	£2,191	£204	
	9	COPPER MILL CLOSE	WHISTON	ST10 2QH	£200,000	11/08/2017	D	3	89	958	£2,247	£209	
2017 Sales Average											£2,207	£205	

Tean Hall Mills, Tean

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq.ft)	Comments
1	TEAN HALL MILLS	HIGH STREET	TEAN	ST10 4FF	£118,000	20/06/2017	F	2	88	947	£1,341	£125	
58	TEAN HALL MILLS	HIGH STREET	TEAN	ST10 4FF	£112,500	26/07/2017	F	2	84	904	£1,339	£124	
2017 Sales Average											£1,340	£124	

Appendix 4 - New Build Sales

The Cloisters, Caverswall

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq.ft)	Comments
	7	CHURCH CROFT	CAVERSWALL	ST11 9EB	£240,000	21/04/2016	S	3	102	1098	£2,353	£219	Mallow Cottage
	1	CHURCH CROFT	CAVERSWALL	ST11 9EB	£246,000	24/03/2016	D	3	102	1098	£2,412	£224	Honeysuckle Cottage
	5	CHURCH CROFT	CAVERSWALL	ST11 9EB	£240,000	05/02/2016	T	3	102	1098	£2,353	£219	Holly Hock House
	8	CHURCH CROFT	CAVERSWALL	ST11 9EB	£240,000	21/07/2016	S	3	105	1130	£2,286	£212	Greyling Cottage
	10	CHURCH CROFT	CAVERSWALL	ST11 9EB	£230,000	17/12/2015	D	3	105	1130	£2,190	£204	Aster House
	9	CHURCH CROFT	CAVERSWALL	ST11 9EB	£245,000	28/06/2016	T	3	109	1173	£2,248	£209	Primrose Cottage
	4	CHURCH CROFT	CAVERSWALL	ST11 9EB	£227,000	09/12/2016	S	3	109	1173	£2,083	£193	Camberwell Cottage
	11	CHURCH CROFT	CAVERSWALL	ST11 9EB	£350,000	16/10/2015	D	4	144	1550	£2,431	£226	Lulworth House
	2	CHURCH CROFT	CAVERSWALL	ST11 9EB	£307,500	11/12/2015	S	4	145	1561	£2,121	£197	Daisy Cottage
	6	CHURCH CROFT	CAVERSWALL	ST11 9EB	£300,000	30/09/2016	S	4	152	1636	£1,974	£183	Lavender Cottage
	3	CHURCH CROFT	CAVERSWALL	ST11 9EB	£352,500	05/10/2015	T	4	152	1636	£2,319	£215	Hyacinth Cottage
2015/16 Sales Average											£2,252	£209	

Appendix 4 - New Build Sales

Leek

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq.ft)	Comments
	1	MOUNT SQUARE	LEEK	ST13 5DA	£226,000	15/12/2015	S		115	1238	£1,965	£183	
	11	MOUNT SQUARE	LEEK	ST13 5DA	£250,000	02/02/2015	D		131	1410	£1,908	£177	
	7	MOUNT SQUARE	LEEK	ST13 5DA	£270,000	02/12/2015	D		131	1410	£2,061	£191	
	9	MOUNT SQUARE	LEEK	ST13 5DA	£354,000	23/03/2016	D		168	1808	£2,107	£196	
Average											£2,010	£187	

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq.ft)	Comments
	35	MEADOW CLOSE	LEEK	ST13 5TX	£249,950	14/05/2015	D		135	1453	£1,851	£172	
	43	MEADOW CLOSE	LEEK	ST13 5TX	£270,000	05/04/2016	D		129	1389	£2,093	£194	
	41	MEADOW CLOSE	LEEK	ST13 5TX	£279,950	18/04/2016	D		147	1582	£1,904	£177	
	29	MEADOW CLOSE	LEEK	ST13 5TX	£295,000	07/10/2016	D		139	1496	£2,122	£197	
	45	MEADOW CLOSE	LEEK	ST13 5TX	£286,000	06/03/2017	D		144	1550	£1,986	£185	
	39	MEADOW CLOSE	LEEK	ST13 5TX	£279,950	19/05/2017	D		147	1582	£1,904	£177	
	37	MEADOW CLOSE	LEEK	ST13 5TX	£262,000	12/10/2017	D		135	1453	£1,941	£180	
Average											£1,972	£183	

Nightingale Gardens

Flat No	House No	Street	Town	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq m)	Area (Sq Ft)	Price (per sq.m)	Price (per sq.ft)	Comments
	25	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£80,000	05/05/2017	F		47	506	£1,702	£158	
	29	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£80,000	24/02/2017	F		47	506	£1,702	£158	
	17	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£80,000	06/01/2017	F		47	506	£1,702	£158	
	35	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£130,000	28/09/2016	T		76	818	£1,711	£159	
	33	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£130,000	20/05/2016	T		76	818	£1,711	£159	
	3	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£130,000	20/05/2016	T		76	818	£1,711	£159	
	57	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£150,000	20/05/2016	S		67	721	£2,239	£208	
	5	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£130,000	11/03/2016	D		76	818	£1,711	£159	
	45	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£140,000	11/03/2016	S		88	947	£1,591	£148	
	1	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£133,000	19/02/2016	T		76	818	£1,750	£163	
	49	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£140,000	01/02/2016	S		88	947	£1,591	£148	
	9	NIGHTINGALE GARDENS	LEEK	ST13 6QU	£130,000	01/02/2016	S		77	829	£1,688	£157	
Average											£1,734	£161	

APPENDIX 5

MODERN RE-SALES DATA

Appendix 5 - Modern Re-sales

Brown Edge

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	60	CHURCH ROAD	BROWN EDGE	ST6 8RA	£360,000	24/03/2017	D	4	208	2239	£1,731	£161	
	8	NEW LANE	BROWN EDGE	ST6 8TQ	£229,000	16/02/2017	D	3	131	1410	£1,748	£162	
		GRAYS COTTAGE, 17	BROWN EDGE	ST6 8QR	£320,000	30/01/2017	D	3	129	1389	£2,481	£230	
Average											£1,986	£185	

Biddulph

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	7	GOLDCREST WAY	BIDDULPH	ST8 7TT	£167,000	01/03/2017	D	2	62	667	£2,694	£250	Bungalow
	19	BLUEBELL CLOSE	BIDDULPH	ST8 6TJ	£212,000	29/09/2017	D	4	87	936	£2,437	£226	
	7	CAMBRIDGE CLOSE	BIDDULPH	ST8 6UB	£184,000	26/10/2017	D	3	76	818	£2,421	£225	
	19	HOLYWELL CLOSE	KNYPERSLEY	ST8 7XG	£185,500	04/08/2017	D	3	79	850	£2,348	£218	
	44	MOORLAND HEIGHTS	BIDDULPH	ST8 6TN	£205,000	24/03/2017	D		90	969	£2,278	£212	
	10	BLACKBIRD WAY	BIDDULPH	ST8 7UH	£239,000	24/08/2017	D	4	105	1130	£2,276	£211	
	3	SWIFT DRIVE	BIDDULPH	ST8 7TX	£180,000	18/05/2017	D	3	81	872	£2,222	£206	
	50	SWALLOW WALK	BIDDULPH	ST8 6TY	£110,000	06/10/2017	T	2	50	538	£2,200	£204	
	1	SWALLOW WALK	BIDDULPH	ST8 6TY	£157,000	08/09/2017	S	3	72	775	£2,181	£203	
	4	CORNFIELD ROAD	BIDDULPH	ST8 6TX	£157,000	11/07/2017	S	3	73	786	£2,151	£200	
	42	MOSSFIELD DRIVE	BIDDULPH	ST8 6UL	£225,000	21/07/2017	D	4	105	1130	£2,143	£199	
	35	GENEVA WAY	BIDDULPH	ST8 7FE	£262,500	23/10/2017	D	4	123	1324	£2,134	£198	Uplands Mill
	63	PENNINE WAY	BIDDULPH	ST8 7EB	£329,000	26/01/2017	D	4	155	1668	£2,123	£197	
	2	DYLAN ROAD	KNYPERSLEY	ST8 7XB	£255,000	13/09/2017	D	4	121	1302	£2,107	£196	
	2	RUABON CLOSE	KNYPERSLEY	ST8 7XE	£275,000	31/10/2017	D	4	133	1432	£2,068	£192	
	21	SMOKIES WAY	BIDDULPH	ST8 6TZ	£239,500	13/04/2017	D	4	116	1249	£2,065	£192	
	49	REDWING DRIVE	BIDDULPH	ST8 7UA	£163,000	10/02/2017	D	3	80	861	£2,038	£189	
	11	OAKFIELD GROVE	BIDDULPH	ST8 6UH	£220,000	16/06/2017	D		108	1163	£2,037	£189	
	32	FAIRFAX CLOSE	BIDDULPH	ST8 6ER	£145,500	12/05/2017	S	3	72	775	£2,021	£188	
	17	SWALLOW WALK	BIDDULPH	ST8 6TY	£146,950	09/06/2017	S	3	73	786	£2,013	£187	
	61	SWALLOW WALK	BIDDULPH	ST8 6TY	£112,500	10/11/2017	T	2	56	603	£2,009	£187	
	4	DYLAN ROAD	KNYPERSLEY	ST8 7XB	£255,000	24/03/2017	D	4	127	1367	£2,008	£187	
	8	RUABON CLOSE	KNYPERSLEY	ST8 7XE	£250,000	09/10/2017	D	4	125	1345	£2,000	£186	
	34	ST DAVIDS WAY	KNYPERSLEY	ST8 7XA	£225,000	03/02/2017	D	4	113	1216	£1,991	£185	
	33	ST DAVIDS WAY	KNYPERSLEY	ST8 7XA	£235,000	26/05/2017	D	4	120	1292	£1,958	£182	
	29A	PARK LANE	KNYPERSLEY	ST8 7AT	£295,000	26/06/2017	D	4	151	1625	£1,954	£181	
	42	CORNFIELD ROAD	BIDDULPH	ST8 6TX	£240,000	20/07/2017	D	4	124	1335	£1,935	£180	
	37	REDWING DRIVE	BIDDULPH	ST8 7UA	£167,950	12/05/2017	S	3	87	936	£1,930	£179	
	39	SWALLOW WALK	BIDDULPH	ST8 6TY	£135,000	19/06/2017	D	3	70	753	£1,929	£179	
	5	LORENA CLOSE	BIDDULPH	ST8 6FD	£121,250	07/07/2017	T	2	67	721	£1,810	£168	
	61	BRIARSWOOD	BIDDULPH	ST8 6BW	£193,000	11/07/2017	S	4	116	1249	£1,664	£155	2.5 storey
	27	BRIARSWOOD	BIDDULPH	ST8 6BW	£195,000	21/06/2017	S	4	122	1313	£1,598	£148	2.5 storey
	24	FAIRFAX CLOSE	BIDDULPH	ST8 6ER	£159,500	06/01/2017	T		100	1076	£1,595	£148	
	1B	LORD STREET	BIDDULPH	ST8 7DQ	£129,950	13/04/2017	S	3	82	883	£1,585	£147	
	10	DAVOS DRIVE	BIDDULPH	ST8 7FF	£265,000	29/08/2017	D	5	168	1808	£1,577	£147	Uplands Mill
	60	THAMES DRIVE	BIDDULPH	ST8 7HL	£216,000	20/10/2017	D	4	148	1593	£1,459	£136	
	47	SWALLOW WALK	BIDDULPH	ST8 6TY	£73,500	09/03/2017	S	2	53	570	£1,387	£129	
Average											£2,009	£187	

Bagnall

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	21	BAGNALL HEIGHTS	BAGNALL	ST9 9JL	£220,000	06/10/2017	F		61	657	£3,607	£335	Retirement Scheme
	14	BAGNALL HEIGHTS	BAGNALL	ST9 9JL	£199,950	27/09/2017	F		60	646	£3,333	£310	Retirement Scheme
	42	BAGNALL HEIGHTS	BAGNALL	ST9 9JL	£162,000	21/02/2017	F		49	527	£3,306	£307	Retirement Scheme
	43	BAGNALL HEIGHTS	BAGNALL	ST9 9JL	£195,000	15/02/2017	F		65	700	£3,000	£279	Retirement Scheme
	5	MOORHEAD DRIVE	BAGNALL	ST9 9LQ	£395,000	24/03/2017	D	5	179	1927	£2,207	£205	
Average											£3,090	£287	

Endon

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	12	SPINNEY CLOSE	ENDON	ST9 9BP	£205,000	11/01/2017	D		82	883	£2,500	£232	
	9	SPINNEY CLOSE	ENDON	ST9 9BP	£253,000	26/07/2017	D	3	99	1066	£2,556	£237	
	5	MAYFAIR GROVE	ENDON	ST9 9HP	£215,000	17/02/2017	D	3	102	1098	£2,108	£196	
	46	HIGH VIEW ROAD	ENDON	ST9 9HS	£170,000	20/04/2017	D	3	83	893	£2,048	£190	
	30	HIGH VIEW ROAD	ENDON	ST9 9HS	£240,000	22/09/2017	S	3	104	1119	£2,308	£214	
Average											£2,304	£214	

Stockton Brook

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	1	Regency Drive	STOCKTON BROOK	ST9 9LG	£440,000	25/09/2017	D	4	164	1765	£2,683	£249	
	19	Regency Drive	STOCKTON BROOK	ST9 9LG	£455,000	23/10/2017	D	4	174	1873	£2,615	£243	
	9	Regency Drive	STOCKTON BROOK	ST9 9LG	£451,000	07/04/2017	D	4	162	1744	£2,784	£259	
Average											£2,694	£250	

Werrington

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	8	RADLEY WAY	WERRINGTON	ST9 0JN	£188,000	31/10/2017	D	3	72	775	£2,611	£243	
	2	HIGHBURY ROAD	WERRINGTON	ST9 0DS	£218,000	21/04/2017	D	4	89	958	£2,449	£228	
	45	OAK MOUNT ROAD	WERRINGTON	ST9 0BZ	£267,500	28/04/2017	D	4	112	1206	£2,388	£222	
	16	OAK MOUNT ROAD	WERRINGTON	ST9 0BZ	£179,950	22/09/2017	D	3	79	850	£2,278	£212	
	17	OAK MOUNT ROAD	WERRINGTON	ST9 0BZ	£245,000	03/08/2017	D	4	114	1227	£2,149	£200	
	15	LANGTON COURT	WERRINGTON	ST9 0NF	£299,500	04/08/2017	D	4	144	1550	£2,080	£193	
	314	ASH BANK ROAD	WERRINGTON	ST9 0JS	£265,000	20/01/2017	D	4	133	1432	£1,992	£185	
	3	HILL VILLAGE ROAD	WERRINGTON	ST9 0DP	£143,000	21/07/2017	D	3	74	797	£1,932	£180	
	20	OAK MOUNT ROAD	WERRINGTON	ST9 0BZ	£177,500	09/06/2017	D	3	92	990	£1,929	£179	
	14	IRVINE ROAD	WERRINGTON	ST9 0DR	£127,500	21/08/2017	S	2	68	732	£1,875	£174	
	16	IRVINE ROAD	WERRINGTON	ST9 0DR	£269,950	29/06/2017	S	4	145	1561	£1,862	£173	
	5	HILL VILLAGE ROAD	WERRINGTON	ST9 0DP	£119,000	06/10/2017	S	2	64	689	£1,859	£173	
	77	MEIGH ROAD	WERRINGTON	ST9 0JY	£271,000	12/06/2017	D	4	149	1604	£1,819	£169	
	60	MEIGH ROAD	WERRINGTON	ST9 0JY	£285,000	29/09/2017	D	5	162	1744	£1,759	£163	
	SKI WEG, 3	NEWTON COURT	WERRINGTON	ST9 0NE	£215,000	25/08/2017	D	4	128	1378	£1,680	£156	
Average											£2,044	£190	

Alton

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	7	GLEN DRIVE	ALTON	ST10 4DJ	£330,000	04/05/2017	D	4	113	1216	£2,920	£271	
Average											£2,920	£271	

Cheadle

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	32	MILL HOUSE DRIVE	CHEADLE	ST10 1XL	£133,000	31/08/2017	T	2	55	592	£2,418	£225	
	7	KEMPTON GROVE	CHEADLE	ST10 1TQ	£120,000	14/07/2017	S	2	50	538	£2,400	£223	
	31	MILLBROOK WAY	CHEADLE	ST10 1XW	£240,000	13/10/2017	D	4	101	1087	£2,376	£221	
	52	MILL HOUSE DRIVE	CHEADLE	ST10 1XL	£174,425	07/09/2017	D	3	75	807	£2,326	£216	
	3	GLEBE GARDENS	CHEADLE	ST10 1YW	£250,000	28/07/2017	D	4	108	1163	£2,315	£215	
	20	ROCKINGHAM DRIVE	CHEADLE	ST10 1YT	£239,950	20/10/2017	D	4	105	1130	£2,285	£212	
	14	BALMORAL DRIVE	CHEADLE	ST10 1WB	£234,950	17/03/2017	D	4	105	1130	£2,238	£208	
	3	THE SIDINGS	CHEADLE	ST10 1YD	£199,000	29/09/2017	D	4	90	969	£2,211	£205	
	68	COLERIDGE DRIVE	CHEADLE	ST10 1XA	£125,000	14/08/2017	T	2	57	614	£2,193	£204	
	7	MILLSTREAM CLOSE	CHEADLE	ST10 1XN	£215,000	29/09/2017	D	4	99	1066	£2,172	£202	
	4	HARDY CLOSE	CHEADLE	ST10 1XQ	£183,500	05/05/2017	D	3	85	915	£2,159	£201	
	5	WARWICK AVENUE	CHEADLE	ST10 1WD	£220,000	03/02/2017	D	4	104	1119	£2,115	£197	
	7	THE SIDINGS	CHEADLE	ST10 1YD	£152,000	03/02/2017	S	3	72	775	£2,111	£196	
	20	BALMORAL DRIVE	CHEADLE	ST10 1WB	£270,000	20/10/2017	D	4	129	1389	£2,093	£194	
	80	COLERIDGE DRIVE	CHEADLE	ST10 1XA	£123,000	13/04/2017	S	2	59	635	£2,085	£194	
	30	ARUNDEL DRIVE	CHEADLE	ST10 1YX	£148,000	25/08/2017	T	3	71	764	£2,085	£194	
	29	ROCKINGHAM DRIVE	CHEADLE	ST10 1YT	£142,500	29/08/2017	T	3	70	753	£2,036	£189	
	20	MILL HOUSE DRIVE	CHEADLE	ST10 1XL	£172,500	13/10/2017	S	3	85	915	£2,029	£189	
	10	BROWNING CLOSE	CHEADLE	ST10 1XD	£296,000	23/08/2017	D	5	146	1572	£2,027	£188	
	32	WEDGWOOD ROAD	CHEADLE	ST10 1LD	£190,000	10/11/2017	D	3	94	1012	£2,021	£188	
	5	ASH TREE HILL	CHEADLE	ST10 1UQ	£220,000	16/03/2017	D	4	111	1195	£1,982	£184	
	1	DRYDEN WAY	CHEADLE	ST10 1YE	£184,000	25/08/2017	D	4	93	1001	£1,978	£184	
	50	MILL HOUSE DRIVE	CHEADLE	ST10 1XL	£140,000	04/08/2017	S	3	71	764	£1,972	£183	
	18	AUSTIN CLOSE	CHEADLE	ST10 1YF	£252,500	19/04/2017	D	4	130	1399	£1,942	£180	
	4	AUSTIN CLOSE	CHEADLE	ST10 1YF	£225,000	24/03/2017	D	4	130	1399	£1,731	£161	
	21	SHELLEY DRIVE	CHEADLE	ST10 1XR	£215,000	27/01/2017	D	4	125	1345	£1,720	£160	
	34	MEADOW DRIVE	CHEADLE	ST10 1EQ	£260,000	17/03/2017	D	4	156	1679	£1,667	£155	
											£2,100	£195	

Tean

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
CEDAR GABLES	OLD LANE	DEADMANS GREEN	CHECKLEY	ST10 4NQ	£310,000	03/07/2017	D	3	113	1216	£2,743	£255	Bungalow
	34	CHURCH LANE	CHECKLEY	ST10 4NJ	£190,000	17/11/2017	S	2	85	915	£2,235	£208	
	8	BROOMFIELDS CLOSE	TEAN	ST10 4FB	£119,000	06/01/2017	T	2	59	635	£2,017	£187	
	10	BROOMFIELDS CLOSE	TEAN	ST10 4FB	£122,000	07/04/2017	T	2	61	657	£2,000	£186	
	32	CHURCH LANE	CHECKLEY	ST10 4NJ	£175,000	24/03/2017	T	3	89	958	£1,966	£183	
	6	DOVAL GARDENS	TEAN	ST10 4EX	£186,950	30/06/2017	D	3	97	1044	£1,927	£179	
	29	DOVAL GARDENS	TEAN	ST10 4EX	£145,000	30/06/2017	S		83	893	£1,747	£162	
	1	RIVERSIDE MEWS	TEAN	ST10 4FE	£110,000	25/08/2017	F		66	710	£1,667	£155	
	2	RIVERSIDE MEWS	TEAN	ST10 4FE	£88,000	20/01/2017	F		58	624	£1,517	£141	
46	TEAN HALL MILLS	HIGH STREET	TEAN	ST10 4FF	£130,000	24/02/2017	F		96	1033	£1,354	£126	
71	TEAN HALL MILLS	HIGH STREET	TEAN	ST10 4FF	£124,000	08/09/2017	F		95	1023	£1,305	£121	
	4	RIVERSIDE CRESCENT	TEAN	ST10 4FD	£175,000	31/08/2017	T	4	135	1453	£1,296	£120	2.5 storey
											£1,815	£169	
Ex Apartments											£1,992	£185	

Ipstones

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	101	BROOKFIELDS ROAD	IPSTONES	ST10 2LY	£183,000	29/09/2017	S	3	89	958	£2,056	£191	
Average											£2,056	£191	

Kingsley/Kingsley Holt

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	57	THE GREEN	KINGSLEY	ST10 2AG	£230,000	16/06/2017	D	3	111	1195	£2,072	£193	
Average											£2,072	£193	

Waterhouses

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	29	PORTLAND PLACE	WATERHOUSES	ST10 3HU	£270,000	29/03/2017	D	3	89	958	£3,034	£282	
	14	PORTLAND PLACE	WATERHOUSES	ST10 3HU	£250,000	17/02/2017	D	3	89	958	£2,809	£261	
	6	MANIFOLD CLOSE	WATERHOUSES	ST10 3HH	£240,000	06/06/2017	D	4	111	1195	£2,162	£201	
	19	PORTLAND PLACE	WATERHOUSES	ST10 3HU	£233,000	17/02/2017	S	3	95	1023	£2,453	£228	
	59	DOVE WAY	WATERHOUSES	ST10 3HG	£160,000	31/07/2017	S	3	69	743	£2,319	£215	
	16	DOVE WAY	WATERHOUSES	ST10 3HG	£117,500	17/07/2017	T	2	53	570	£2,217	£206	
Average											£2,499	£232	

Blythe Bridge

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	3	CALVERHAY CLOSE	BLYTHE BRIDGE	ST11 9JL	£240,000	14/02/2017	D		112	1206	£2,143	£199	
	2	MILLBROOK GARDENS	BLYTHE BRIDGE	ST11 9JQ	£173,500	03/05/2017	T	3	92	990	£1,886	£175	
	56A	CHEADLE ROAD	FORSBROOK	ST11 9AS	£289,950	24/08/2017	D	4	163	1755	£1,779	£165	
	20	MILLBROOK GARDENS	BLYTHE BRIDGE	ST11 9JQ	£234,000	14/07/2017	D		136	1464	£1,721	£160	
	5	LISTER GROVE	BLYTHE BRIDGE	ST11 9TS	£79,900	05/05/2017	F	2	47	506	£1,700	£158	
	9B	FIELD CLOSE	BLYTHE BRIDGE	ST11 9LD	£317,500	26/06/2017	D	4	194	2088	£1,637	£152	
	3	ST PETERS LANE	BLYTHE BRIDGE	ST11 9TG	£385,000	29/09/2017	D	6	237	2551	£1,624	£151	
FLAT 3	FOXGLOVE HOUSE, 14	MILLBROOK GARDENS	BLYTHE BRIDGE	ST11 9JQ	£95,000	14/07/2017	F		61	657	£1,557	£145	
	49	LISTER GROVE	BLYTHE BRIDGE	ST11 9TS	£68,000	26/04/2017	F	1	45	484	£1,511	£140	
Average											£1,729	£161	
Ex Flats											£1,798	£167	

Cheddleton

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	60	WILLOW DRIVE	CHEDDLTON	ST13 7FF	£290,000	12/04/2017	D	4	90	969	£3,222	£299	
	1	FOLD COURT	CHEDDLTON	ST13 7LF	£325,000	26/05/2017	D		109	1173	£2,982	£277	
	129	WILLOW DRIVE	CHEDDLTON	ST13 7FG	£286,000	16/11/2017	D	4	101	1087	£2,832	£263	
	1	BIRCHTREE DRIVE	CHEDDLTON	ST13 7FE	£193,000	17/03/2017	D	3	86	926	£2,244	£208	
	41	CHEDDLTON PARK AVENUE	CHEDDLTON	ST13 7NS	£260,000	18/05/2017	D	4	122	1313	£2,131	£198	
	68	CHEDDLTON PARK AVENUE	CHEDDLTON	ST13 7NS	£340,000	17/03/2017	D	5	161	1733	£2,112	£196	
	8	MAPLE GROVE	CHEDDLTON	ST13 7BF	£420,000	10/05/2017	D	5	202	2174	£2,079	£193	
	1	WEST DRIVE	CHEDDLTON	ST13 7DW	£400,000	24/03/2017	D		202	2174	£1,980	£184	
	32	BIRCHTREE DRIVE	CHEDDLTON	ST13 7FE	£167,950	03/03/2017	D		88	947	£1,909	£177	
3	BABYLON BANK	CHEADLE ROAD	CHEDDLTON	ST13 7HN	£160,000	04/07/2017	S		84	904	£1,905	£177	
APARTMENT 2	GILES HOUSE, 39	WILLOW DRIVE	CHEDDLTON	ST13 7FD	£105,000	18/08/2017	F		60	646	£1,750	£163	
	2	WILLOW DRIVE	CHEDDLTON	ST13 7FF	£172,500	16/02/2017	T	3	100	1076	£1,725	£160	2.5 storey
	47	CHEDDLTON PARK AVENUE	CHEDDLTON	ST13 7NS	£235,000	20/02/2017	D	4	140	1507	£1,679	£156	2.5 storey
	48	WILLOW DRIVE	CHEDDLTON	ST13 7FF	£225,000	26/05/2017	S	5	135	1453	£1,667	£155	2.5 storey
	WENTWORTH HOUSE	VALE VIEW	CHEDDLTON	ST13 7LL	£430,000	10/11/2017	D	4	266	2863	£1,617	£150	
APARTMENT 6	MARTIN HOUSE, 57	WILLOW DRIVE	CHEDDLTON	ST13 7FG	£96,750	10/02/2017	F		62	667	£1,560	£145	
APARTMENT 3	MALLOY HOUSE	EAST DRIVE	CHEDDLTON	ST13 7DN	£177,000	30/06/2017	F	3	114	1227	£1,553	£144	
APARTMENT 6	27	BIRCHTREE DRIVE	CHEDDLTON	ST13 7FE	£79,950	04/08/2017	F		52	560	£1,538	£143	
APARTMENT 8	GILES HOUSE, 39	WILLOW DRIVE	CHEDDLTON	ST13 7FD	£95,000	12/05/2017	F		62	667	£1,532	£142	
	54	WILLOW DRIVE	CHEDDLTON	ST13 7FF	£200,000	24/03/2017	S	4	136	1464	£1,471	£137	2.5 storey
APARTMENT 7	ST EDWARDS HALL	EAST DRIVE	CHEDDLTON	ST13 7FA	£84,000	23/06/2017	F	1	58	624	£1,448	£135	
APARTMENT 4	WILKINS HOUSE, 87	WILLOW DRIVE	CHEDDLTON	ST13 7FG	£78,000	20/01/2017	F		61	657	£1,279	£119	
APARTMENT 3	19	WILLOW DRIVE	CHEDDLTON	ST13 7FB	£137,500	01/09/2017	F		110	1184	£1,250	£116	
APARTMENT 3	MARTIN HOUSE, 57	WILLOW DRIVE	CHEDDLTON	ST13 7FG	£75,100	24/03/2017	F		65	700	£1,155	£107	
Average											£1,859	£173	
EX Flats											£2,104	£195	

Leek

Flat No	House No	Street	Settlement	Postcode	Price Paid	Date of Transaction	Type	No Beds	Area (sq.m)	Area (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	Comments
	1	BADGERS RISE		ST13 8YD	£350,000	21/11/2017	D	4	123	1324	£2,846	£264	
	30	THE WILLOWS		ST13 8XF	£195,000	31/01/2017	D	3	70	753	£2,786	£259	
	17	ASHENHURST WAY		ST13 5SB	£232,000	25/09/2017	D	3	88	947	£2,636	£245	
	6	THE WILLOWS		ST13 8XF	£280,000	07/07/2017	D	4	111	1195	£2,523	£234	
	76	HENCROFT		ST13 8EZ	£146,500	05/05/2017	S	2	59	635	£2,483	£231	
	2	MOUNTSIDE GARDENS		ST13 6ND	£260,000	26/05/2017	D	4	107	1152	£2,430	£226	
	5	BROUGH CLOSE		ST13 8XT	£140,000	27/06/2017	D	2	59	635	£2,373	£220	
	19	PICKWOOD AVENUE		ST13 5BZ	£162,000	03/11/2017	S		70	753	£2,314	£215	
	23	BROUGH CLOSE		ST13 8XT	£185,000	03/08/2017	S	3	80	861	£2,313	£215	
	14	LYNDALE CLOSE		ST13 5AQ	£183,000	25/09/2017	S	3	80	861	£2,288	£213	
	10	MILLTOWN WAY		ST13 5SZ	£275,000	24/03/2017	D		121	1302	£2,273	£211	
	8	WALLBRIDGE DRIVE		ST13 8HL	£180,000	14/07/2017	T	3	82	883	£2,195	£204	
	7	CLOVER GROVE	LEEKBROOK	ST13 7AS	£265,000	30/06/2017	D	4	121	1302	£2,190	£203	
	17	SPRINGFIELD COURT		ST13 6LZ	£108,000	31/08/2017	T		50	538	£2,160	£201	
	29	CLOVER GROVE	LEEKBROOK	ST13 7AS	£197,000	08/09/2017	D	4	95	1023	£2,074	£193	
	8	ORCHARD GARDENS		ST13 8XJ	£143,000	14/07/2017	S	3	69	743	£2,072	£193	
	THE WILLOWS	BIRCHALL CLOSE		ST13 5RQ	£300,000	26/06/2017	D	4	145	1561	£2,069	£192	
	18	WESTON STREET		ST13 6EP	£300,000	20/06/2017	D	4	145	1561	£2,069	£192	
	22	ASHDALE ROAD		ST13 6QZ	£305,000	02/10/2017	D	5	150	1615	£2,033	£189	
	5	MOUNTSIDE GARDENS		ST13 6ND	£270,000	12/04/2017	D	4	134	1442	£2,015	£187	
	81	STRANGMAN STREET		ST13 5EF	£138,500	29/09/2017	T	3	70	753	£1,979	£184	
	37	MEADOW CLOSE		ST13 5TX	£262,000	12/10/2017	D		135	1453	£1,941	£180	
	39	MEADOW CLOSE		ST13 5TX	£279,950	19/05/2017	D		147	1582	£1,904	£177	
	5	LYNDALE CLOSE		ST13 5AQ	£175,000	27/01/2017	S	3	92	990	£1,902	£177	2.5 storey
	20	ASHDALE ROAD		ST13 6QZ	£286,000	31/03/2017	D	5	155	1668	£1,845	£171	
	9	LYNDALE CLOSE		ST13 5AQ	£174,000	31/03/2017	T	3	96	1033	£1,813	£168	2.5 storey
	2	PRIMROSE CLOSE		ST13 7AZ	£183,000	13/10/2017	D		102	1098	£1,794	£167	
	68	CLOVER GROVE	LEEKBROOK	ST13 7AS	£76,000	24/08/2017	F		45	484	£1,689	£157	
	15	MULBERRY WAY		ST13 5TL	£170,000	24/02/2017	D	3	101	1087	£1,683	£156	
	48	CLOVER GROVE	LEEKBROOK	ST13 7AS	£113,000	23/10/2017	S		68	732	£1,662	£154	
	32	BARNGATE STREET		ST13 8AP	£150,000	12/05/2017	S	3	93	1001	£1,613	£150	2.5 storey
	36	BARNGATE STREET		ST13 8AP	£130,000	07/04/2017	T	3	91	980	£1,429	£133	
	4	PRINCE STREET		ST13 6DB	£134,000	12/05/2017	T	3	95	1023	£1,411	£131	
Average											£2,085	£194	

APPENDIX 6

SITE ALLOCATIONS ASSUMPTIONS AND RESULTS

Appendix 6

Staffordshire Moorlands Allocations - Assumptions and Results

Leek

Test Ref	Site Ref	Address	Settlement	Gross Site Size (Hectares)	Gross Site Area Housing (Hectares)	Net Dev Area Housing (Hectares)	Employment/Retail Uses (Hectares)	Land Type	No Dwellings	Density (dph)	Housing Total Floorspace (sq.m)	Net Sales Price	Residential Land Value Benchmark (per ha)	Commercial Benchmark Land Value (per ha)	Land Value Benchmark	Base Surplus per sq.m	10% Affordable surplus per sq.m	20% Affordable surplus per sq.m	33% Affordable surplus per sq.m	Policy Impact		Ave Dwelling Size	Floorspace (sq.ft) per acre
																				M4(2)	Education 1		
1	ADD01	Land East of Horsecroft Farm (DSL 1)	Leek	0.89	0.5	0.45		Greenfield	15	33	1,248	£2,153	£494,000		£222,300	£191	£120	£89	£14	-£2	-£52	83	12,086
2	LE066, LE128a&b, LE140, LE142a, LE142b	Land at the Mount (DSL 2)	Leek	11.38 (12.88 inc wooded area)	10.62	9.56		Greenfield	345	36	28,098	£2,260	£555,750		£5,312,970	£226	£178	£128	£66	-£2	-£44	81	12,808
3	LE150	Land at Newton House (DSL 3)	Leek	9.27	5.25	5.25	1.50	Brownfield	179	34	14,578	£2,260	£555,750	£247,000	£3,288,188	£162	£113	£62	-£1	-£2	-£46	81	12,101
4	LE235	Cornhill East (DSL 4)	Leek	3.13	1.35	1.35	0.83	Brownfield	50	37	4,082	£2,260	£555,750	£247,000	£955,273	£156	£102	£49	-£33	-£2	-£51	82	13,177
5	LE102	Land north of Macclesfield Road	Leek	0.94	0.94	0.85		Greenfield	25	29	2,050	£2,260	£555,750		£472,388	£120	£55	£8	-£57	-£2	-£52	82	10,510

Biddulph

Test Ref	Site Ref	Address	Settlement	Gross Site Size (Hectares)	Gross Site Area Housing (Hectares)	Net Dev Area Housing (Hectares)	Employment/Retail Uses (Hectares)	Land Type	No Dwellings	Density (dph)	Housing Total Floorspace (sq.m)	Net Sales Price	Land Value Benchmark (per ha)	Commercial Benchmark Land Value (per ha)	Land Value Benchmark	Base Surplus per sq.m	10% Affordable surplus per sq.m	20% Affordable surplus per sq.m	33% Affordable surplus per sq.m	Policy Impact		Ave Dwelling Size	Floorspace (sq.ft) per acre
																				M4(2)	Education 1		
6	BD055, BD071, BD071A, BD016, BD156, BD076, BD076a, BD108, BD106, BD104, BDNEW	Wharf Road Strategic Development Area (DSB 1)	Biddulph	23.4	21.9	16.4	Emp - 1.0 Foodstore - 0.5	Mixed	588	36	47,873	£2,153	£494,000	Emp - £247,000 Retail - £740,000	£8,718,600	£132	£91	£50	£0	-£2	-£38	81	12,721
7	BD101/102	Biddulph Mills - Yarn and Minster (DSB 2)	Biddulph	0.38	0.38	0.38		Brownfield	57	150	3,246	£2,260	£494,000		£187,720	-£14	-£69	-£113	-£178	-£2	-£77	57	37,225
8	BD117	Tunstall Road Strategic Development Area (DSB 3)	Biddulph	7.18	2.19	1.97	4.99	Mixed	85	43	6,917	£2,153	£494,000	£247,000	£2,205,710	£148	£97	£50	-£17	-£2	-£47	81	15,301

Cheadle

Test Ref	Site Ref	Address	Settlement	Gross Site Size (Hectares)	Gross Site Area Housing (Hectares)	Net Dev Area Housing (Hectares)	Employment/Retail Uses (Hectares)	Land Type	No Dwellings	Density (dph)	Housing Total Floorspace (sq.m)	Net Sales Price	Land Value Benchmark (per ha)	Commercial Benchmark Land Value (per ha)	Land Value Benchmark	Base Surplus per sq.m	10% Affordable surplus per sq.m	20% Affordable surplus per sq.m	33% Affordable surplus per sq.m	Policy Impact		Ave Dwelling Size	Floorspace (sq.ft) per acre
																				M4(2)	Education 1		
9	CH001, CH132	Cheadle North Strategic Development Area (DSC 1)	Cheadle	11.2	9.2	8.28		Greenfield	320	39	26,048	£2,260	£555,750		£4,601,610	£251	£203	£151	£90	-£2	-£40	81	13,709
10	CH002a, CH002b, CH024	Cecilly Brook Strategic Development Area (DSC 2)	Cheadle	3.1	3.1	2.79		Greenfield	106	38	8,653	£2,260	£555,750		£1,550,543	£238	£182	£134	£65	-£2	-£43	82	13,516
11	CH015	Stoddards Depot	Cheadle	0.72	0.72	0.72		Brownfield	32	44	2,636	£2,153	£494,000		£355,680	£237	£190	£136	£54	-£2	-£46	82	15,955
12	CH085a, CH085b, CH085c, CH085d, CH128	Mobberley Farm (DSC 3)	Cheadle	16.64	16.64	12.5		Greenfield	430	34	35,031	£2,260	£555,750		£6,935,760	£210	£164	£120	£58	-£2	-£37	81	12,232

Rural

Test Ref	Site Ref	Address	Settlement	Gross Site Size (Hectares)	Gross Site Area Housing (Hectares)	Net Dev Area Housing (Hectares)	Employment/Retail Uses (Hectares)	Land Type	No Dwellings	Density (dph)	Total Floorspace (sq.m)	Net Sales Price	Land Value Benchmark (per ha)	Commercial Benchmark Land Value (per ha)	Land Value Benchmark	Base Surplus per sq.m	10% Affordable surplus per sq.m	20% Affordable surplus per sq.m	33% Affordable surplus per sq.m	Policy Impact		Ave Dwelling Size	Floorspace (sq.ft) per acre
																				M4(2)	Education 1		
13		Blythe Vale (DSR 1)	Blythe Bridge	48.5	10.73	8.05	37.77	Greenfield	300	37	24,420	£2,099	£432,250	£123,500	£8,144,208	£125	£80	£34	-£25	-£2	-£53	81	13,220
14	EN128	Land at the Corner of Brookfield Avenue/Stoney Lane, Endon	Endon	0.83	0.83	0.75		Greenfield	22	29	1,793	£2,422	£617,500		£463,125	£309	£258	£194	£116	-£2	-£24	82	10,418
15	UT019	Haulage Depot St Thomas's Road, Upper Tean	Upper Tean	0.4	0.4	0.40		Brownfield	15	38	1,248	£2,153	£494,000		£197,600	£122	£52	£20	-£57	-£2	-£24	83	13,597
16	WA004	Land Adj to Waterhouses Enterprise Centre, Waterhouses	Waterhouses	1.66	1.22	1.10	0.4	Mixed	36	33	2,950	£2,422	£617,500	£247,000	£787,930	£288	£230	£181	£99	-£2	-£24	82	11,687
17	WE003, WE052	Land off Ash Bank Road, Werrington (DSR 4)	Werrington	3.8	2.6	2.34		Greenfield	75	32	6,132	£2,260	£555,750		£1,300,455	£196	£139	£89	£17	-£2	-£23	82	11,420

APPENDIX 7

WYG CONSTRUCTION COST REPORT

Keppie Massie

**Staffordshire Moorlands District
Council - Local Plan**

Report concerning estimated
Construction Costs used in the
Economic Viability Assessments

18 April 2018

Document Control

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APPENDIX A – Summaries of Costs for Generic Residential Sites - Houses

APPENDIX B – Summaries of Costs for Generic Residential Sites - Flats

APPENDIX C – Summary of Costs for Non-Residential Sites

APPENDIX D – Summary of Costs for Specific Residential Sites

1 Introduction

This report is limited to the assessment the construction costs of the different types of development anticipated and tested and this report details the methodology adopted and gives summaries of the construction cost data prepared.

The developments have been divided into two basic categories: residential and non-residential. These are considered separately.

2 Generic residential developments

2.1 Range of developments

The residential developments have been assessed based on a development density of 35 dwellings per hectare and with reference to several different sizes of development, based on the requirements of Staffordshire Moorlands Council. For each of these a typical level of specification has been costed. All developments have been costed for both Greenfield and Brownfield sites; the development typologies are defined below.

Scheme	No of dwellings
1	5 No
2	10 No
3	25 No
4	50 No
5	75 No
6	100 No

Table 1 – Development typologies

Net site areas have been adopted for each development typology based on the densities as follows:

Scheme	Dwelling Nos	35 dph
1	5 No	1,429 m ²
2	10 No	2,857 m ²
3	25 No	7,143 m ²
4	50 No	14,286 m ²
5	75 No	21,429 m ²
6	100 No	28,571 m ²

Table 2 – Net site areas

Gross site areas have been assessed using data from Staffordshire Moorlands Council. The difference between gross and net areas has been considered as Public Open Space.

The floor areas for each dwelling type are as follows:

Dwelling type	Floor area	
	m ²	ft ²
1 bed semi-detached bungalow	50 m ²	538 ft ²
2 bed semi-detached house	74 m ²	796 ft ²
3 bed semi-detached house	91 m ²	980 ft ²
3 bed detached house	91 m ²	980 ft ²
4 bed detached house	116 m ²	1249 ft ²

Table 3 – Floor areas

A mix of accommodation for each development scenario is as follows:

Dwelling type	Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6
1 bed semi-detached bungalow			4 No	7 No	11 No	14 No
2 bed semi-detached house	2 No	4 No	10 No	18 No	26 No	36 No
3 bed semi-detached house		2 No	5 No	10 No	14 No	20 No
3 bed detached house	2 No	2 No	4 No	10 No	16 No	20 No
4 bed detached house	1 No	2 No	2 No	5 No	8 No	10 No
TOTAL	5 No	10 No	25 No	50 No	75 No	100 No

Table 4 – Accommodation mix

The construction cost assessments for each development scenario are shown in tabulated form in **Appendix A**.

Also costed are two different developments of new build flats; one is of 15 units on two floors without a lift and one is of 50 units on three floors including a lift. The floor area of each includes common areas. The table below summarises the apartment development typologies that we have assessed.

15 Nr New flats on 2 floors (without a lift)				
1B Flats	5 No	60 m ²	646 ft ²	(inc common area)
2B Flats	10 No	71 m ²	764 ft ²	(inc common area)
Total	15 No	1010 m ²	10872 ft ²	

50 Nr New flats on 3 floors (including a lift)				
1B Flats	18 No	60 m ²	646 ft ²	(inc common area)
2B Flats	32 No	71 m ²	764 ft ²	(inc common area)
Total	50 No	3352 m ²	36081 ft ²	

Table 5 – Accommodation in flats

The cost details for flats are shown in tabulated form in **Appendix B**.

2.2 Alternative mix of accommodation

An alternative mix of accommodation has been adopted for sensitivity testing purposes. This has been applied to the schemes of 25 and 100 dwellings on the basis of a split between the mix of the smaller and larger dwellings at 40%/60%. The mixes of accommodation are as follows as follows:

25 dwellings 40%/60%	No	Floor Area
1b bungalow--Semi	2 No	50.00 m2
2b--Semi	4 No	74.00 m2
2b--terraced	4 No	74.00 m2
3b--Detached	6 No	91.00 m2
3b--Semi	5 No	91.00 m2
4b--Detached	4 No	116.00 m2
TOTALS	25 No	2157 m2

Table 6A – Alternative mix 25 dwellings – 40%/60% split

100 dwellings 40%/60%	No	Floor Area
1b bungalow--Semi	10 Nr	50.00 m2
2b--Semi	15 Nr	74.00 m2
2b--terraced	15 Nr	74.00 m2
3b--Detached	23 Nr	91.00 m2
3b--Semi	22 Nr	91.00 m2
4b--Detached	15 Nr	116.00 m2
	100 Nr	8555 m2

Table 6B – Alternative mix 100 dwellings – 40%/60% split

Costs for these are shown in **Appendix A**.

2.3 Costing methodology - Houses

Costs for the buildings:

- The dwellings themselves are costed based on their floor area. All dwellings are assumed to have two floors of the same area, integral garages notwithstanding. The substructure costs that have been adopted are based on a rate per m2 that has been applied to the footprint area and are for normal substructures comprising simple strip footings founded at a nominal depth of 1m. Rates per m2 are derived from data based on a large range of housing projects carried out in recent years.

- Superstructure costs have been calculated on a rate per m² basis and applied to the gross internal floor area for each dwelling. These too are derived from data based on a large range of housing projects carried out in recent years. Each different floor area has a specific rate/m² to reflect the differing costs per m² as the dwelling size varies. Costs also vary depending on the archetype. Detached dwellings are more costly/m² than semi-detached dwellings which, in turn, are more costly than terraced units.

Costs for the external works etc:

- These are density based following an assessment of plot size from density.
- Estate roads and footpaths; area and costs assessed from plot size; including kerbs, street lighting and road drainage. Rates and prices are from our cost data and published data.
- Works within curtilage are assessed based on areas derived from the plot size and include boundaries, parking area, paving, grassed and planting areas. Rates and prices are from our cost data and published data.
- Drainage and incoming service supplies costs are assessed on a cost / dwelling basis and include plot drainage and an allowance for mains drainage, using typical costs. Allowance has been made for costs of surface water attenuation. Incoming service supplies include costs for gas, electricity, water and telephone ducting (no connections).
- Public Open space: Costs for Public Open Space, play areas etc. are excluded from the base costs and are included elsewhere within the Viability Appraisals, on a cost per dwelling basis based on the information that has been provided by the Council.
- Single integral garages are included to 3 bedroom detached houses; single attached garages are included to 4 bedroom detached houses and a double attached garage to 5 bedroom detached houses.

Costs for other matters:

- Preliminaries are costed on a cost per week for a construction period based on the sales rate. Details of these periods and rates are given in **Appendix A**.
- Fees for design, planning etc are based on a percentage of the construction costs.
- Adjustment for costs to reflect the size of the development; large developments are more economic than small ones.
- Additional costs for abnormal works on brownfield sites are included on the basis of cost/dwelling and cost/m² of the site. These include allowance for poor ground conditions or similar works and more costly site clearance.
- Contingencies are included at 5%.

A number of items are excluded from the overall rate per m2 assessment:

- Costs for abnormals, except as stated in relation to previously developed/brownfield sites, Code for Sustainable Homes and sustainability works, Section 278 works or similar, off-site works and incoming infrastructure/service reinforcement.

More details of exclusions are given at the end of **Appendix A**, after the costs for the houses.

2.4 Costing methodology – Flats

Generally the principles are as for houses with the following additional points:

- The floor areas include common areas, based on 10m2/flat.
- External areas are assumed based on the areas regarded as necessary per flat.
- Exclusions are as houses. In addition the cost assessment for flats does not include estate roads as this form of development is costed on the basis of a 'stand alone' development served by existing roads, or roads developed separately.
- The cost details are shown in **Appendix B** and these indicate the external works and similar costs.

2.5 Outline Specification assumed

We have assumed the following outline specification for the purposes of assessing the construction costs of the dwellings of standard specification.

Generally	
National Housing Standards	The dwellings are sized to comply with the National Housing Standards.
Building regulations	All works will comply with the current Building Regulations in force.
NHBC	All works will comply with the current NHBC requirements (or similar) in force.
Substructures	
Foundations (normal)	Standard strip footings at nominally 1m deep have been assumed to the external walls and party walls.
Ground floors	In situ concrete with insulation and screed over.
Superstructures	
Staircases	Standard timber stairs with timber balustrades. Concrete stairs to flats with timber or simple metal balustrades.
Upper floors	Chipboard floor boarding on timber joists. Concrete floors to flats complying with acoustic and fire requirements of the Building Regulations.
External walls	Facing brick, with some detailing, externally; cavity fully filled with insulation, and insulating blockwork inner skin.
Roof	Pitched roof with concrete tiles and trussed timber structure.

Roof insulation	400mm fibreglass quilt at ceiling level.
Rainwater installation	uPVC gutters and downpipes.
Windows	uPVC framed windows with double glazing.
External doors	uPVC or similar front and rear doors.
Internal walls and partitions	Generally of studwork within dwellings, with insulation and plasterboard. Party walls in concrete blockwork to meet the acoustic and fire requirements of the Building Regulations.
Internal doors	Hollow core doors with timber veneer appearance and ironmongery, frames in softwood, gloss painted. Doors to and within flats will be fire rated in accordance with the Building Regulations.
Floor finishes	No applied floor finishes within houses or flats; painted softwood skirtings. Plain contract carpet finish to common areas of flats.
Wall finishes	Plaster or plasterboard dry lining with skim and emulsion paint finishes. Ceramic tiling included as splashbacks in bathrooms and in shower areas to 1.8m high.
Ceiling finishes	Plasterboard with skim and emulsion paint finish.
Fittings	Kitchen fittings of medium to basic quality; no white goods or appliances.
Sanitary fittings	Bath in white acrylic, WCs and wash basins in white ceramic with taps, wastes etc.
Plumbing installation	Soil and waste pipework in uPVC generally boxed in. Hot and cold water pipework in plastic pipework with insulation.
Heating installation	Gas fired high efficiency combination condensing boiler with radiators, controls etc.
Electrical installation	Wiring for power and lighting. Switches and socket outlets in white plastic. All fittings with low energy lamps. No decorative fittings included. Smoke detectors included. Basic fire alarm and emergency lighting to common areas of flats.
TV aerial installation	Cable points in Living Room and Main bedroom; containment to roof space or aerial point. No aerials included.
Telephone installation	Conduit installation to points in Living Room and Main Bedroom to all units.
Lift installation	Not included except within the larger flat developments in which a single lift is assumed.
Externally	
House drives	Black tarmacadam on suitable base and sub-base.
Paving	Pre-cast concrete flags on compacted granular fill generally.
Grassed areas	Topsoil with grass seed generally. Topsoil thickness 150mm.

Fencing – rear	In treated softwood assumed to be 1.5m high between gardens and 1.8m between adjacent gables, the rears of gardens and between gardens and public space. Timber gates included within gable / gable fencing.
Fencing – front	None; open plan assumed
Roads and footpaths	Adopted roads to adoption standards in black tarmac with street lighting, concrete kerbs and road drainage. Footpaths in precast concrete flags to adoptable standards. Roads to courts and parking areas and access to flats assumed to be non-adopted but to similar specification to adopted roads.
Drainage	Drainage in UPVC pipework with inspection chambers and manholes. Collector drains and drains beyond curtilage are to be adopted. Allowance for surface water attenuation has been made on a standardised cost per dwelling basis. General further SUDS requirements will be met using the Public Open Space.
Incoming services	Service supplies for <ul style="list-style-type: none"> • Gas • Electricity • Water • Telephone – duct only, from road

Table 7 – Specification details

2.6 Option standard M (4)2a

The costs for compliance with the optional standard have been assessed based on the details and requirements of Part M (4)2a of the Building Regulations as described in the approved Part M document. Each of the requirements of Part M (4)2a have been considered in detail and if compliance will result in an additional cost that cost has been assessed. To the total of the costs that have been assessed allowances for contingencies and fees have been added.

The overall costs so assessed total £1,050/dwelling for houses and £750/dwelling for apartments.

2.7 Opening up Costs

Opening-up costs for greenfield sites have not been included within the basic construction costs but have been added elsewhere within the financial appraisals on the following basis.

No Dwellings	Cost per dwelling
25	£3,000
50 & 75	£4,500
100	£5,500

Table 8– Opening up costs

3 Specific residential developments

3.1 Generally

We have costed potential developments on a number of specific sites. These sites have been provided by Staffordshire Moorlands District Council and include a specified number of dwellings costed using the archetype, specification and other data noted above.

The principles of assessing the costs are as noted above and the same core cost information applies to the specific sites as it does to the generic sites.

The results of the costings are given in **Appendix D**; a separate sheet is given for each site on which all details are noted.

One difference between the specific sites and the costs for generic developments occurs with regard to abnormal development works and any non-residential works that may be required in terms of the mixed use sites.

Information regarding these has been provided by Staffordshire Moorlands District Council and also from site visits. We have costed these based on the information available at this time and as a result of the limited level of information currently available many costs have been described as Provisional Allowances and reflect this.

3.2 Specific sites costed

The specific site costed are as follows:

Ref no	Scheme
ADD01	East of Horsecroft Farm (DSL 1)
LE128a/b,140 142A, 142B, 066	Land at the Mount (DSL 2)
LE150	Land at Newton House, Cheddleton Road (DSL 3)
LE235	Cornhill East (DSL 4)
LE102	Land North of Macclesfield Road
BD101/102	Biddulph Mills (Yarn and Minster) (DSB 2)
BD117	Tunstall Road Strategic Development site (DSB 3)
BD055 et al	Wharf Road Strategic Development Area (DSB 1)
CH001; CH132	Cheadle North SDA (DSC 1)

CH002a, b; CH024	Cecilly Brook SDA (DSC 2)
CH015	Stoddards Depot, Leek Road, Cheadle
CH085 a, b, c, d; CH128	Mobberley Farm (DSC 3)
	Blythe Vale Site (DSR 1)
EN128	Land at the corner of Brookfield Avenue/Stoney Lane, Endon
UT019	Haulage Depot, St Thomas Road, Upper Tean
WE003; WE052	Land off Ash Bank Road, Werrington (DSR 4)
WA004	Waterhouses Enterprise centre, Park Road

Table 9 – Specific sites

4 Non-residential developments

4.1 Range of developments

A number of different non-residential development types have been costed, as shown in the table below:

Type	Floor area (ft ²)	Floor area (m ²)	Site areas (m ²)
Offices	5,000 ft ²	464 m ²	782 m ²
Offices	20,000 ft ²	1,857 m ²	3,038 m ²
Industrial B2	10,000 ft ²	929 m ²	1,653 m ²
Industrial B2	20,000 ft ²	1,857 m ²	3,113 m ²
Industrial B2/B8	50,000 ft ²	4,643 m ²	7,343 m ²
Industrial B2/B8	100,000 ft ²	9,287 m ²	16,401 m ²
Retail (convenience)	3,000 ft ²	279 m ²	805 m ²
Retail (convenience)	10,000 ft ²	929 m ²	2,890 m ²

Table 9 – Non Residential Developments – areas of buildings and sites

The costs for each of these developments are given in tabulated form in **Appendix C**.

4.2 Costing methodology

Costs for the buildings:

- Normal substructures and superstructures based on costs per m² from BCIS for buildings of the same type and comparable size. BCIS data have been adjusted for location and brought up to date.

Costs for the external works etc:

- Areas based on parking requirements with allowances for circulation and landscaped areas, footpaths etc.

Costs for other matters:

- Preliminaries are costed within the costs per m2 derived from BCIS published cost data for the buildings.
- Fees for design, planning etc are based on a percentage of the construction costs.
- Contingencies included at 5%.
- Abnormal works will be included for brownfield sites on the basis of cost/m2 of the building or cost/m2 of the site. These would include allowance for poor ground conditions or similar.

Exclusions:

- Costs for abnormals except as stated in relation to previously developed/brownfield sites, and sustainability works, Section 278 works or similar, off-site works and incoming infrastructure.

5 Contingencies

We have included within the costs for all schemes, whether residential or non-residential, an allowance for unknowns and risk in the amount of 5% which we consider is reasonable.

APPENDIX A – Summaries of Costs for Generic Residential Sites - Houses

Summary for density 35 dwellings per hectare - Green Field

29.1.18

	Green Field Site			Sales rate and Construction period	Site areas		
	Total Cost	Av Cost per dwelling	Av cost per m2		Net	POS	Gross
Scheme 1 5 dwellings	£ 591,591	£ 118,318	£ 1,326	n/a 7 Months	1429 m2	0 m2	1429 m2
Scheme 2 10 dwellings	£ 1,104,175	£ 110,418	£ 1,238	n/a 9 Months	2857 m2	0 m2	2857 m2
Scheme 3 25 dwellings	£ 2,439,952	£ 97,598	£ 1,225	2.5/m 16 Months	7143 m2	794 m2	7937 m2
Scheme 4 50 dwellings	£ 4,726,314	£ 94,526	£ 1,158	2.5/m 26 Months	14286 m2	1587 m2	15873 m2
Scheme 5 75 dwellings	£ 7,139,381	£ 95,192	£ 1,164	2.5/m 36 Months	21429 m2	2381 m2	23810 m2
Scheme 6 100 dwellings	£ 9,287,759	£ 92,878	£ 1,138	2.5/m 46 Months	28571 m2	3175 m2	31746 m2

Summary for density 35 dwellings per hectare - Brown Field

29.1.18

	Brown Field Site			Sales rate and Construction period	Site areas		
	Total Cost	Av Cost per dwelling	Av cost per m2		Net	POS	Gross
Scheme 1 5 dwellings	£ 625,784	£ 125,157	£ 1,403	n/a 7 Months	1429 m2	0 m2	1429 m2
Scheme 2 10 dwellings	£ 1,171,284	£ 117,128	£ 1,313	n/a 9 Months	2857 m2	0 m2	2857 m2
Scheme 3 25 dwellings	£ 2,594,849	£ 103,794	£ 1,303	2.5/m 16 Months	7143 m2	794 m2	7937 m2
Scheme 4 50 dwellings	£ 5,028,308	£ 100,566	£ 1,232	2.5/m 26 Months	14286 m2	1587 m2	15873 m2
Scheme 5 75 dwellings	£ 7,592,850	£ 101,238	£ 1,238	2.5/m 36 Months	21429 m2	2381 m2	23810 m2
Scheme 6 100 dwellings	£ 9,874,307	£ 98,743	£ 1,209	2.5/m 46 Months	28571 m2	3175 m2	31746 m2

Summary for density 35 dwellings per hectare - Green Field

40/60

	Green Field Site			Sales rate and Construction period		Areas			
	Total Cost	Av Cost per dwelling	Av cost per m2			Floor	Net	POS	Gross
Scheme 3	£ 2,580,899	£ 103,236	£ 1,197	2.5/m	16 Months	2157 m2	7143 m2	794 m2	7937 m2
25 dwellings									
Scheme 6	£ 9,612,511	£ 96,125	£ 1,124	2.5/m	46 Months	8555 m2	28571 m2	3175 m2	31746 m2
100 dwellings									

Summary for density 35 dwellings per hectare - Brown Field

40/60

	Brown Field Site			Sales rate and Construction period		Areas			
	Total Cost	Av Cost per dwelling	Av cost per m2			Floor	Net	POS	Gross
Scheme 3	£ 2,745,030	£ 109,801	£ 1,273	2.5/m	16 Months	2157 m2	7143 m2	794 m2	7937 m2
25 dwellings									
Scheme 6	£ 10,219,286	£ 102,193	£ 1,195	2.5/m	46 Months	8555 m2	28571 m2	3175 m2	31746 m2
100 dwellings									

Notes regarding works included in costs and assumptions made

The following works are included in all schemes unless otherwise stated:

- 1 Site clearance - at a basic cost for simple removal of top surface, excluding slabs, roads etc. Applicable to site areas calculated on the basis of the applicable density
- 2 Normal foundations - assumed to be strip footings at nominal depth
- 3 Substructures and superstructures - specification typical of normal developments
- 4 External works within curtilage including paving; car parking, grassed areas and fenced boundaries (front assumed open plan). The areas and lengths are assessed based on site area available and assume a typical plot aspect ratio of 1.30 : 1
- 5 Drainage; an allowance per plot including attenuation
- 6 Incoming service supplies; an allowance per plot
- 7 Roads, footpaths, kerbs and street lighting; areas and lengths based on the applicable densities, plot areas and an 'inefficiency' of 20%
- 8 Public open space; excluded and included elsewhere within the Viability Appraisals
- 9 Code for Sustainable Homes and Rainwater Harvesting: excluded
- 10 Abnormal costs; these vary with site type, as follows:
 - 10.1 Greenfield - no costs
 - 10.2 Brownfield - additional £5.00/m² of site area for additional clearance and some demolitions with £51m² of the floor area of houses to allow for further abnormal substructure costs (eg vibro piling)
- 13 Preliminaries; allowances based on assessed Construction Periods and sales rates of 2.5 per month starting after 4 months; periods are noted against each scheme in Appendix A. Schemes 1 and 2 being smaller are assessed at 9 and 12 months respectively
- 14 Fees to include the following; percentages decline from:
 - Design
 - Planning and building control
 - Section 38 and 104 fees
 - NHBC or equivalent
 - General Health and Safety fees
 - Investigations, EPCs etc.

These are included as a declining percentage from 7.5%

- 15 Contingencies; included at 5% throughout
Scale factors: a percentage multiplier is used to allow assessment of economies of scale
- 16 All costs are based upon typical open market building costs and are assumed to include a level of profit and overheads for construction (as distinct from development) as residential developments conventionally assess profit as a proportion of revenue; to include them within these construction costs would be to allow double counting within an appraisal. These have thus been omitted.
- 17 Additions for quality: No addition for higher standards of quality than normal are made within the attached costs.
- 18 Floor areas are as noted in the report.

Exclusions not covered above

- 19 All future inflation on construction costs, whether before or during construction
- 20 Value Added Tax, whether potentially recoverable or otherwise.
- 21 Abnormal works other than as described above; this includes the costs of remediating contaminated land.
- 22 Costs of contributions to be made outside construction costs eg for Public Open Space or Section 106 requirements.
- 23 Any white goods, appliances or marketing incentives.
- 24 Renewable energy equipment and measures beyond those required to comply with Building Regulations.

APPENDIX B - Summaries of Costs for Generic Residential Sites - Flats

TYPICAL COSTS FOR RESIDENTIAL - FLATS

Scheme of 15 units on two floors; infill site off existing roads off; no lift

1b flat	5 Nr	50.00 m2	250.00 m2
2b flat	10 Nr	61.00 m2	610.00 m2
Average GFA/ unit =			57.33 m2
Addition for common areas			10.00 m2
Total GFA Average			67.33 m2

Costs for single flat

Substructures	67.33 m2	£ 96.75 /m2	£6,515
Superstructures	67.33 m2	£ 768.31 /m2	£51,733
Total		£ 865 /m2	£58,247
External works			
Entrance roads	0 m2		
Footpath to entrance road	0 m2		
Road crossing	1 Nr	£2,846	£2,846
Car parking; tarmacadam; 1 space / flat + 60% circulation	21 m2	£ 56.91 /m2	£1,184
Kerbs, lighting and drainage to above	21 m2	£ 21.63 /m2	£450
Paving, paths etc; assumed at 12 m2 / flat	12 m2	£ 36.42 /m2	£437
Grassed area	10 m2	£ 9.11 /m2	£91
Bin stores	1 Nr	£285	£285
Allowance for fences, railings and gates	1 Nr	£569	£569
Site clearance	77 m2	£ 3.98 /m2	£306
Drainage including attenuation	1 Nr	£2,732	£2,732
Incoming services	1 Nr	£4,268	£4,268
Preliminaries (cost per unit per week)	36 weeks	£249	£8,964

Total Costs of single flat **£80,378**

Fees 7.50% £6,028

Contingencies 5.00% £4,320

TOTAL FOR SINGLE FLAT **£90,727**

Less Contractor's profit and overheads included -7.00% **-£6,351**

TOTAL COSTS FOR SINGLE FLAT **£84,376**

SCHEME COST FOR 15 No FLATS **£1,265,644**

Cost/m2 **£1,253.11**

Site area **1283 m2**

Average site area per flat **128 m2**

Staffordshire Moorlands Council – Local Plan

Estimated construction costs

TYPICAL COSTS FOR RESIDENTIAL - FLATS

Scheme of 50 units on three floors including lift; off existing road (access road included)

GFA/ unit =

Addition for common areas (inc lift)

Total GFA for each type

Costs for single flat

Substructures

Superstructures

Lift

Total

External works

Entrance road

Footpath to entrance road

Road crossing

Car parking; tarmacadam; 1 space / flat + 60% circulation

Kerbs, lighting and drainage to above

Paving, paths etc; assumed at 12 m2 / flat

Grassed area

Bin stores

Allowance for fences, railings and gates

Site clearance

Drainage including attenuation

Incoming services

Preliminaries (cost per unit per week)

Total Costs of single flat

Fees

Contingencies

TOTAL FOR SINGLE FLAT

Less Contractor's profit and overheads included

TOTAL COSTS FOR SINGLE FLAT

SCHEME COST FOR 50 No FLATS

Cost / m2

Site area

Average site area per flat

	1B	18 Nr		2B	32 Nr		TOTALS
	50.00 m2			61.00 m2			
	10.00 m2			10.00 m2			
Total GFA for each type	60.00 m2			71.00 m2			3352 m2
<u>Costs for single flat</u>							
Substructures	60.00 m2	£ 68.29 /m2	£4,098	71.00 m2	£ 68.29 /m2	£4,849	£228,923
Superstructures	60.00 m2	£ 768.31 /m2	£46,099	71.00 m2	£ 768.31 /m2	£54,550	£2,575,380
Lift	60.00 m2	£ 9.11 /m2	£546	71.00 m2	£ 9.11 /m2	£647	£30,523
Total		£ 845.71 /m2	£50,743		£ 845.71 /m2	£60,046	£2,834,825
External works							
Entrance road	15 m2	£ 62.60 /m2	£939	15 m2	£ 62.60 /m2	£939	£46,952
Footpath to entrance road	12 m2	£ 39.84 /m2	£478	12 m2	£ 39.84 /m2	£478	£23,903
Road crossing		£2,845.60	£0		£2,845.60	£0	£0
Car parking; tarmacadam; 1 space / flat + 60% circulation	21 m2	£ 56.91 /m2	£1,184	21 m2	£ 56.91 /m2	£1,184	£59,188
Kerbs, lighting and drainage to above	21 m2	£ 21.63 /m2	£450	21 m2	£ 21.63 /m2	£450	£22,492
Paving, paths etc; assumed at 12 m2 / flat	12 m2	£ 36.42 /m2	£437	12 m2	£ 36.42 /m2	£437	£21,854
Grassed area	10 m2	£ 9.11 /m2	£91	10 m2	£ 9.11 /m2	£91	£4,553
Bin stores	1 Nr	£284.56	£285	1 Nr	£284.56	£285	£14,228
Allowance for fences, railings and gates	1 Nr	£569.12	£569	1 Nr	£569.12	£569	£28,456
Site clearance	116 m2	£ 3.98 /m2	£462	112 m2	£ 3.98 /m2	£446	£22,592
Drainage including attenuation	1 Nr	£2,731.77	£2,732	1 Nr	£2,731.77	£2,732	£136,589
Incoming services	1 Nr	£4,268.40	£4,268	1 Nr	£4,268.40	£4,268	£213,420
Preliminaries (cost per unit per week)	60 weeks	£164.54	£9,873	60 weeks	£164.54	£9,873	£493,633
Total Costs of single flat			£72,510			£81,797	£3,922,685
Fees		7.00%	£5,076		7.00%	£5,726	£274,588
Contingencies		5.00%	£3,879		5.00%	£4,376	£209,864
TOTAL FOR SINGLE FLAT			£81,465			£91,899	£4,407,137
Less Contractor's profit and overheads included		-7.00%	-£5,703		-7.00%	-£6,433	-£308,500
TOTAL COSTS FOR SINGLE FLAT			£75,762			£85,466	
SCHEME COST FOR 50 No FLATS			£1,363,722			£2,734,915	£4,098,636
Cost / m2			£ 1,263 /m2			£ 1,204 /m2	£ 1,223 /m2

4680 m2

94 m2

Staffordshire Moorlands Council – Local Plan Estimated construction costs

APPENDIX C - Summaries of Costs for Non-Residential Sites

Staffordshire Moorlands Council – Local Plan

Estimated construction costs

STAFFORDSHIRE MOORLANDS COUNCIL LOCAL PLAN - SUMMARY OF CONSTRUCTION COSTS FOR NON-RESIDENTIAL DEVELOPMENTS

Type	TOTAL COST	No flrs	Floor area (ft2)	Floor area (m2)	Site area (ft2)	Site areas (m2)	Base cost	Extra cost for Brownfield site	Total for Brownfield site	TOTAL COST	Const period
Offices - Out of Town	£888,407	2 Nr	5,000 ft2	464 m2	8,426 ft2	782 m2	£ 1,864 /m2	£ 49 /m2	£ 1,913 /m2	£888,407	7 months
Offices - Out of Town	£3,463,202	2 Nr	20,000 ft2	1,858 m2	32,715 ft2	3,038 m2	£ 1,816 /m2	£ 47 /m2	£ 1,864 /m2	£3,463,202	15 months
Industrial B2	£844,794	1 Nr	10,000 ft2	929 m2	17,804 ft2	1,653 m2	£ 860 /m2	£ 49 /m2	£ 910 /m2	£844,794	7 months
Industrial B2	£1,590,683	1 Nr	20,000 ft2	1,857 m2	33,521 ft2	3,113 m2	£ 808 /m2	£ 49 /m2	£ 856 /m2	£1,590,683	8 months
Industrial B8	£3,590,932	1 Nr	50,000 ft2	4,643 m2	79,064 ft2	7,343 m2	£ 725 /m2	£ 49 /m2	£ 773 /m2	£3,590,932	6 months
Industrial B8	£7,217,680	1 Nr	100,000 ft2	9,287 m2	3,740 ft2	16,401 m2	£ 729 /m2	£ 48 /m2	£ 777 /m2	£7,217,680	9 months
Retail	£359,870	1 Nr	3,000 ft2	279 m2	3,000 ft2	805 m2	£ 1,245 /m2	£ 47 /m2	£ 1,292 /m2	£359,870	7 months
Retail	£1,118,110	1 Nr	10,000 ft2	929 m2	10,404 ft2	2,890 m2	£ 1,157 /m2	£ 47 /m2	£ 1,204 /m2	£1,118,110	10 months

Staffordshire Moorlands Council – Local Plan Estimated construction costs

APPENDIX D- Summaries of Costs for specific Residential Sites

Staffordshire Moorlands Council

ADD01

East of Horsecroft Farm

Residential Site Area	0.50 ha
PoS %	11%
Net Dev area	4505 m2
PoS Area	495 m2
Sales rate	2.50 per month
No of dwellings	15 Nr (33.3dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	2 Nr	50 m2	100 m2
2b--Semi	35.00%	5 Nr	74 m2	370 m2
3b--Detached	20.00%	3 Nr	91 m2	273 m2
3b--Semi	20.00%	3 Nr	91 m2	273 m2
4b--Detached	10.00%	2 Nr	116 m2	232 m2
		15 Nr		1248 m2

Subs and Superstructures			£847,769	£56,517.96
External Works within curtilage costs			£70,524	£4,701.61
Road and footpath works beyond curtilage			£82,750	£5,516.65
Garages			£10,218	£681.18
Drainage costs			£69,166	£4,611.10
Inc Services costs			£62,879	£4,191.91
Public Open Space	Cost excluded		£0	£0.00
Play areas	Cost excluded		£0	£0.00
Preliminaries for 12 months			£150,909	£10,060.58
SUBTOTAL			£1,294,215	£86,281
Abnormals			£22,500	£1,500.00
Fees		8.50%	£111,921	£7,461.38
Contingencies		5.00%	£71,432	£4,762.12
Total			£1,500,067	£100,004
Non-residential works			£0	
Overall total			£1,500,067	

Abnormals	
Provisional allowance for ecological survey	£2,500
Realign track between site and school	£20,000
Total of abnormals	£22,500

Non-residential works	
No costs included for non-residential/employment area of site	£0
Total of non-residential works	£0

Staffordshire Moorlands Council

LE128a/b,140 142A,
142B, 066

Land at the Mount

Residential Site Area	10.62 ha
PoS %	11%
Net Dev area	95676 m2
PoS Area	10524 m2
Sales rate	4.00 per month
No of dwellings	345 Nr (36.1dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	52 Nr	50 m2	2600 m2
2b--Semi	35.00%	120 Nr	74 m2	8880 m2
3b--Detached	20.00%	69 Nr	91 m2	6279 m2
3b--Semi	20.00%	69 Nr	91 m2	6279 m2
4b--Detached	10.00%	35 Nr	116 m2	4060 m2
		345 Nr		28098 m2

Subs and Superstructures		£19,155,659	£55,523.65
External Works within curtilage costs		£1,533,133	£4,443.86
Road and footpath works beyond curtilage		£1,829,058	£5,301.62
Garages		£235,009	£681.18
Drainage costs		£1,590,829	£4,611.10
Inc Services costs		£1,446,208	£4,191.91
Preliminaries for 92 months		£2,121,105	£6,148.13
SUBTOTAL		£27,911,000	£80,901
Abnormals		£845,300	£2,450.14
Fees	8.50%	£2,444,285	£7,084.89
Contingencies	5.00%	£1,560,029	£4,521.82
Total		£32,760,614	£94,958
Non-residential works		£0	
Overall total		£32,760,614	

Abnormals			
Allowance for Mount Road improvements			£202,800
Allowance for Kniveden Lane improvements			£100,000
Allowance for traffic controls			£400,000
Allowance for farm access			£0
Provisional allowance for ecological survey			£7,500
Traffic assessment			£5,000
Provision of substations	2 Nr	£65,000	<u>£130,000</u>
Total of abnormals			£845,300

Non-residential works	
No costs included for non-residential/employment area of site	£0
Total of non-residential works	£0

Staffordshire Moorlands Council

LE 150

Land at Newton House, Cheddleton Road

Residential Site Area	5.25 ha
PoS %	0%
Net Dev area	52500 m2
PoS Area	0 m2
Sales rate	3.00 per month
No of dwellings	179 Nr (34.1dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	27 Nr	50 m2	1350 m2
2b--Semi	35.00%	62 Nr	74 m2	4588 m2
3b--Detached	20.00%	36 Nr	91 m2	3276 m2
3b--Semi	20.00%	36 Nr	91 m2	3276 m2
4b--Detached	10.00%	18 Nr	116 m2	2088 m2
		179 Nr		14578 m2

Subs and Superstructures		£9,939,438	£55,527.59
External Works within curtilage costs		£826,295	£4,616.18
Road and footpath works beyond curtilage		£975,952	£5,452.25
Garages		£122,613	£684.99
Drainage costs		£825,386	£4,611.10
Inc Services costs		£750,351	£4,191.91
Preliminaries for 66 months		£1,521,662	£8,500.91
SUBTOTAL		£14,961,699	£83,585
Abnormals		£655,035	£3,659.41
Fees	8.50%	£1,327,422	£7,415.77
Contingencies	5.00%	£847,208	£4,733.00
Total		£17,791,364	£99,393
Non-residential works		£315,000	
Overall total		£18,106,364	

Abnormals

Provisional allowance for ecological survey		£7,500
Provisional allowance for traffic assessment		£5,000
Provisional allowance for demolitions (area is footprint; 2 floor average assumed; also assumed no asbestos)	6136 m2 £ 60.00 /m2	£368,160
Clearance of hard areas	19500 m2 £ 5.00 /m2	£97,500
Provisional allowance for abnormal foundations to 25% of dwellings	45 Nr £2,500	£111,875
Provision of substation		£65,000
Total of abnormals		£655,035

Non-residential works

Provision of tennis courts to be from sports contributions		£0
Provisional allowance for wild life buffer (within POS area)	12000 m2 £ 7.50 /m2	£90,000
Provisional allowance for provision of serviced employment plots	1.50 ha £150,000	£225,000
Total of non-residential works		£315,000

Staffordshire Moorlands Council

LE235

Cornhill East

Residential Site Area	1.35 ha
PoS %	0%
Net Dev area	13500 m2
PoS Area	0 m2
Sales rate	2.50 per month
No of dwellings	50 Nr (37.0dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	8 Nr	50 m2	400 m2
2b--Semi	35.00%	18 Nr	74 m2	1332 m2
3b--Detached	20.00%	9 Nr	91 m2	819 m2
3b--Semi	20.00%	10 Nr	91 m2	910 m2
4b--Detached	10.00%	5 Nr	116 m2	580 m2
		50 Nr		4041 m2

Subs and Superstructures		£2,757,014	£55,140.27
External Works within curtilage costs		£217,881	£4,357.62
Road and footpath works beyond curtilage		£261,509	£5,230.18
Garages		£34,059	£681.18
Drainage costs		£230,555	£4,611.10
Inc Services costs		£209,595	£4,191.91
Preliminaries for 26 months		£408,711	£8,174.22
SUBTOTAL		£4,119,324	£82,386
Abnormals		£518,750	£10,375.00
Fees	8.50%	£394,236	£7,884.73
Contingencies	5.00%	£251,616	£5,032.31
Total		£5,283,926	£105,679
Non-residential works		£124,500	
Overall total		£5,408,426	

Abnormals

Provisional allowance for ecological survey		£7,500
Provisional allowance for minor demolitions		£25,000
Provision of new access road; 6.5m wide + footpaths to both sides	350 m £ 1,375 /m	£481,250
Traffic assessment		£5,000
Total of abnormals		£518,750

Non-residential works

Provisional allowance for provision of serviced employment plots	0.83 ha £150,000	£124,500
Total of non-residential works		£124,500

Staffordshire Moorlands Council

LE102

Land North of Macclesfield Road

Residential Site Area	0.94 ha
PoS %	11%
Net Dev area	8468 m2
PoS Area	932 m2
Sales rate	2.50 per month
No of dwellings	25 Nr (29.5dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	4 Nr	50 m2	200 m2
2b--Semi	35.00%	8 Nr	74 m2	592 m2
3b--Detached	20.00%	6 Nr	91 m2	546 m2
3b--Semi	20.00%	4 Nr	91 m2	364 m2
4b--Detached	10.00%	3 Nr	116 m2	348 m2
		25 Nr		2050 m2

Subs and Superstructures		£1,400,771	£56,030.85
External Works within curtilage costs		£127,387	£5,095.49
Road and footpath works beyond curtilage		£146,409	£5,856.38
Garages		£13,624	£544.95
Drainage costs		£115,277	£4,611.10
Inc Services costs		£104,798	£4,191.91
Preliminaries for 16 months		£217,979	£8,719.17
SUBTOTAL		£2,126,246	£85,050
Abnormals		£236,000	£9,440.00
Fees	8.50%	£200,791	£8,031.64
Contingencies	5.00%	£128,152	£5,126.07
Total		£2,691,189	£107,648
Non-residential works		£0	
Overall total		£2,691,189	

Abnormals

Provisional allowance for reconstruction of access; to be provided by another development.	Item	£0
Allowance for 1.5m cut of site and disposal of large quantities of clean surplus material and subsequent retainment	5900 m2 £ 40.00 /m2	<u>£236,000</u>
		5000
Total of abnormals		£236,000

Non-residential works

No costs included for non-residential/employment area of site	£0
	<u>£0</u>
Total of non-residential works	£0

Staffordshire Moorlands Council

BD101/102

Biddulph Mills (Yarn and Minster) DSB 2

Residential Site Area	0.38 ha
PoS %	0%
Net Dev area	3800 m2
PoS Area	0 m2
Construction Period	64.00 weeks
No of dwellings	57 Nr (150.0dph)

	Mix Data		GFA/unit	Total GFA
1B Flats	36.00%	21 Nr	60 m2	1260 m2
2B Flats	64.00%	36 Nr	74 m2	2664 m2
				0 m2
				0 m2
				0 m2
		57 Nr		3924 m2

Subs and Superstructures			£3,086,272	£54,145.13
External Works within curtilage costs			£259,451	£4,551.77
Road and footpath works beyond curtilage			£0	£0.00
Garages			£0	£0.00
Drainage costs			£144,811	£2,540.55
Inc Services costs			£226,268	£3,969.61
Preliminaries for 64 weeks			£543,042	£9,527.06
SUBTOTAL			£4,259,845	£74,734
Abnormals			£277,000	£4,859.65
Fees		7.00%	£298,189	£5,231.39
Contingencies		5.00%	£227,902	£3,998.28
Total			£5,062,936	£88,823
Non-residential works			£0	
Overall total			£4,785,936	

Abnormals

Provisional allowance for demolitions			£150,000	
Provisional allowance for abnormal foundations	19 Nr	£3,000	£57,000	
Provision of substation			£65,000	
Total of abnormals			£277,000	

Non-residential works

No costs included for non-residential/employment area of site			£0	
Total of non-residential works			£0	

Staffordshire Moorlands Council

BD117

Tunstall Road Strategic Development site

Residential Site Area	2.19 ha
PoS %	11%
Net Dev area	19730 m2
PoS Area	2170 m2
Sales rate	2.50 per month
No of dwellings	85 Nr (43.1dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	13 Nr	50 m2	650 m2
2b--Semi	35.00%	30 Nr	74 m2	2220 m2
3b--Detached	20.00%	17 Nr	91 m2	1547 m2
3b--Semi	20.00%	16 Nr	91 m2	1456 m2
4b--Detached	10.00%	9 Nr	116 m2	1044 m2
		85 Nr		6917 m2

Subs and Superstructures			£4,716,287	£55,485.73
External Works within curtilage costs			£335,733	£3,949.80
Road and footpath works beyond curtilage			£412,224	£4,849.69
Garages			£54,495	£641.12
Drainage costs			£391,943	£4,611.10
Inc Services costs			£356,312	£4,191.91
Preliminaries for 40 months			£712,624	£8,383.81
SUBTOTAL			£6,979,619	£82,113
Abnormals			£377,500	£4,441.18
Fees		8.50%	£625,355	£7,357.12
Contingencies		5.00%	£399,124	£4,695.57
Total			£8,381,597	£98,607
Non-residential works			£748,500	
Overall total			£9,130,097	

Abnormals

Provisional allowance for mining investigation and limited works			£50,000
Provisional allowance for ecological survey			£7,500
Provision of substation			£65,000
Provisional allowance for improvements to junctions and traffic signals to Victoria Business Park			£250,000
Total of abnormals			£377,500

Non-residential works

Provisional allowance for provision of serviced employment plots	4.99 ha	£150,000	£748,500
Total of non-residential works			£748,500

Staffordshire Moorlands Council

BD055 et al

Wharf Road Strategic Development Area

Residential Site Area	21.90 ha
PoS %	33%
Net Dev area	164662 m2
PoS Area	54338 m2
Sales rate	4.00 per month
No of dwellings	588 Nr (35.7dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	88 Nr	50 m2	4400 m2
2b--Semi	35.00%	206 Nr	74 m2	15244 m2
3b--Detached	20.00%	119 Nr	91 m2	10829 m2
3b--Semi	20.00%	116 Nr	91 m2	10556 m2
4b--Detached	10.00%	59 Nr	116 m2	6844 m2
		588 Nr		47873 m2

Subs and Superstructures		£32,634,630	£55,501.07
External Works within curtilage costs		£2,630,027	£4,472.84
Road and footpath works beyond curtilage		£3,132,714	£5,327.74
Garages		£395,087	£671.92
Drainage costs		£2,711,325	£4,611.10
Inc Services costs		£2,464,841	£4,191.91
Preliminaries for 153 months		£3,527,490	£5,999.13
SUBTOTAL		£47,496,115	£80,776
Abnormals		£2,625,889	£4,465.80
Fees	8.50%	£4,260,370	£7,245.53
Contingencies	5.00%	£2,719,119	£4,624.35
Total		£57,101,493	£97,111
Non-residential works		£225,000	
Overall total		£57,326,493	

Abnormals

Provisional allowance for ecological survey			£7,500
Provisional allowance for mining investigation and limited works			£50,000
Provisional allowance for forming watercourse from culvert			£35,000
Provisional allowance for pedestrian and cycle links			£80,000
Provisional allowance for cut and fill			
/retainment due to slopes	588 Nr	£750	£441,000
Provisional allowance for remediation of contamination. Capping layer to gardens to part of residential site (50% assumed)	57580 m2	£ 30/m2	£1,727,389
Provisional allowance for deculvert of water course			£50,000
Provision of substations (2 No)			£130,000
Provisional Allowance for traffic assessment			£5,000
Provisional Allowance for road crossing Biddulph Valley Way			£100,000
Total of abnormals			£2,625,889

Non-residential works

Provisional allowance for provision of serviced employment plots and for similar to food store	1.50 ha	£150,000	£225,000
Total of non-residential works			£225,000

Staffordshire Moorlands Council

CH001; CH132

Cheadle North SDA (DSC 1)

Residential Site Area	9.20 ha
PoS %	11%
Net Dev area	82883 m2
PoS Area	9117 m2
Sales rate	4.00 per month
No of dwellings	320 Nr (38.6dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	48 Nr	50 m2	2400 m2
2b--Semi	35.00%	112 Nr	74 m2	8288 m2
3b--Detached	20.00%	64 Nr	91 m2	5824 m2
3b--Semi	20.00%	64 Nr	91 m2	5824 m2
4b--Detached	10.00%	32 Nr	116 m2	3712 m2
		320 Nr		26048 m2

Subs and Superstructures		£17,756,604	£55,489.39
External Works within curtilage costs		£1,358,752	£4,246.10
Road and footpath works beyond curtilage		£1,639,616	£5,123.80
Garages		£217,979	£681.18
Drainage costs		£1,475,551	£4,611.10
Inc Services costs		£1,341,410	£4,191.91
Preliminaries for 86 months		£1,982,772	£6,196.16
SUBTOTAL		£25,772,684	£80,540
Abnormals		£497,500	£1,554.69
Fees	8.50%	£2,232,966	£6,978.02
Contingencies	5.00%	£1,425,158	£4,453.62
Total		£29,928,308	£93,526
Non-residential works		£0	
Overall total		£29,928,308	

Abnormals

Provisional allowance for BAT/ecological survey		£7,500
Provisional allowance for highway improvements		£150,000
Provisional allowance for capping of 2 no minshafts	2 No	£35,000
Provision of substations (2 No)		£70,000
Provision of MUGA		£130,000
		£140,000
Total of abnormals		£497,500

Non-residential works

No costs included for non-residential/employment area of site		£0
Total of non-residential works		£0

Staffordshire Moorlands Council

CH002a, b ; CH024

Cecilly Brook SDA (DSC 2)

Residential Site Area	3.10 ha
PoS %	11%
Net Dev area	27928 m2
PoS Area	3072 m2
Sales rate	2.50 per month
No of dwellings	106 Nr (38.0dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	16 Nr	50 m2	800 m2
2b--Semi	35.00%	36 Nr	74 m2	2664 m2
3b--Detached	20.00%	23 Nr	91 m2	2093 m2
3b--Semi	20.00%	20 Nr	91 m2	1820 m2
4b--Detached	10.00%	11 Nr	116 m2	1276 m2
		106 Nr		8653 m2

Subs and Superstructures		£5,902,421	£55,683.21
External Works within curtilage costs		£455,174	£4,294.09
Road and footpath works beyond curtilage		£547,737	£5,167.33
Garages		£68,118	£642.63
Drainage costs		£488,776	£4,611.10
Inc Services costs		£444,342	£4,191.91
Preliminaries for 48 months		£1,106,663	£10,440.22
SUBTOTAL		£9,013,232	£85,030
Abnormals		£82,500	£778.30
Fees	8.50%	£773,137	£7,293.75
Contingencies	5.00%	£493,443	£4,655.13
Total		£10,362,312	£97,758
Non-residential works		£0	
Overall total		£10,362,312	

Abnormals

Provisional allowance for reptile/ecological	£7,500
Provisional allowance for work to protect water vole ecology	£10,000
Provision of substation	£65,000

Total of abnormals

£82,500

Non-residential works

No costs included for non-residential/employment area of site	£0
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Total of non-residential works

£0

Staffordshire Moorlands Council

CH015

Stoddards Depot, Leek Road, Cheadle

Residential Site Area	0.72 ha
PoS %	0%
Net Dev area	7207 m2
PoS Area	0 m2
Sales rate	2.50 per month
No of dwellings	32 Nr (44.4dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	4 Nr	50 m2	200 m2
2b--Semi	35.00%	11 Nr	74 m2	814 m2
3b--Detached	20.00%	6 Nr	91 m2	546 m2
3b--Semi	20.00%	8 Nr	91 m2	728 m2
4b--Detached	10.00%	3 Nr	116 m2	348 m2
		32 Nr		2636 m2

Subs and Superstructures		£1,789,854	£55,932.95
External Works within curtilage costs		£124,830	£3,900.94
Road and footpath works beyond curtilage		£153,002	£4,781.33
Garages		£27,247	£851.48
Drainage costs		£147,555	£4,611.10
Inc Services costs		£134,141	£4,191.91
Preliminaries for 19 months		£258,850	£8,089.07
SUBTOTAL		£2,635,481	£82,359
Abnormals		£110,000	£3,437.50
Fees	8.50%	£233,366	£7,292.68
Contingencies	5.00%	£148,942	£4,654.45
Total		£3,127,789	£97,743
Non-residential works		£0	
Overall total		£3,127,789	

Abnormals

Provisional allowance for demolitions of buildings and clearance of hardstandings	£60,000
Provisional allowance for remediation of contaminated ground	£50,000
Total of abnormals	£110,000

Non-residential works

No costs included for non-residential/employment area of site	£0
Total of non-residential works	£0

Staffordshire Moorlands Council

CH085 a, b, c, d; CH128 **Mobberley Farm (DSC 3)**

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Residential Site Area	16.64 ha
PoS %	33%
Net Dev area	124831 m2
PoS Area	41569 m2
Sales rate	4.00 per month
No of dwellings	430 Nr (34.4dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	64 Nr	50 m2	3200 m2
2b--Semi	35.00%	150 Nr	74 m2	11100 m2
3b--Detached	20.00%	87 Nr	91 m2	7917 m2
3b--Semi	20.00%	86 Nr	91 m2	7826 m2
4b--Detached	10.00%	43 Nr	116 m2	4988 m2
		430 Nr		35031 m2

Subs and Superstructures		£23,877,892	£55,529.98
External Works within curtilage costs		£1,971,322	£4,584.47
Road and footpath works beyond curtilage		£2,332,612	£5,424.68
Garages		£292,909	£681.18
Drainage costs		£1,982,772	£4,611.10
Inc Services costs		£1,802,520	£4,191.91
Preliminaries for 114 months		£2,628,326	£6,112.39
SUBTOTAL		£34,888,353	£81,136
Abnormals		£431,540	£1,003.58
Fees	8.50%	£3,002,191	£6,981.84
Contingencies	5.00%	£1,916,104	£4,456.06
Total		£40,238,188	£93,577
Non-residential works		£0	
Overall total		£40,238,188	

Abnormals

Provisional allowance for Bat survey		£2,500
Allowance for traffic assessment		£5,000
Additional cost of wider link road (base width of 7.3m assumed with footpaths to both sides) included within normal	924 m £ 210 /m	£194,040
Provisional allowance for cycle/pedestrian links		£100,000
Provision of substations (2 No)		£130,000
		<hr/>
Total of abnormals		£431,540

Non-residential works

No costs included for non-residential/employment area of site		£0
		<hr/>
Total of non-residential works		£0

Staffordshire Moorlands Council

- Blythe Vale Site

Residential Site Area	10.73 ha
PoS %	33%
Net Dev area	80495 m2
PoS Area	26805 m2
Sales rate	4.00 per month
No of dwellings	300 Nr (37.3dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	45 Nr	50 m2	2250 m2
2b--Semi	35.00%	105 Nr	74 m2	7770 m2
3b--Detached	20.00%	60 Nr	91 m2	5460 m2
3b--Semi	20.00%	60 Nr	91 m2	5460 m2
4b--Detached	10.00%	30 Nr	116 m2	3480 m2
		300 Nr		24420 m2

Subs and Superstructures		£16,646,816	£55,489.39
External Works within curtilage costs		£1,304,022	£4,346.74
Road and footpath works beyond curtilage		£1,564,516	£5,215.05
Garages		£204,355	£681.18
Drainage costs		£1,383,329	£4,611.10
Inc Services costs		£1,257,572	£4,191.91
Preliminaries for 81 months		£1,867,495	£6,224.98
SUBTOTAL		£24,228,106	£80,760
Abnormals		£800,000	£2,666.67
Fees	8.50%	£2,127,389	£7,091.30
Contingencies	5.00%	£1,357,775	£4,525.92
Total		£28,513,270	£95,044
Non-residential works		£5,705,000	
Overall total		£34,218,270	

Abnormals			
Provisional allowance for pollution control during construction			£60,000
Provisional allowance for ecological survey			£7,500
Provisional allowance for acoustic measures to 50% of houses	150 Nr	£1,000	£150,000
Provisional allowance for sustainable transport routes to and from the	1 Nr	£100,000	£100,000
Provision of substations (2 No)	2 Nr	£65,000	£130,000
Provisional allowance for access road to residential site	250 m	£1,250	£312,500
Provisional allowance for transport assessment	1 Nr	£15,000	£15,000
Provisional allowance for FRA	1 Nr	£25,000	£25,000
Total of abnormals			£800,000

Non-residential works			
Provisional allowance for provision of serviced employment plots	37.70 ha	£150,000	£5,655,000
Provisional allowance for additional cost of negotiating with Network Rail for work adjacent to railway line	1 Nr	£50,000	£50,000
Provisional allowance for bridge across road for employment			Excluded
Total of non-residential works			£5,705,000

Staffordshire Moorlands Council

EN128

**Land at the corner of Brookfield Avenue/Stoney Lane,
Endon**

Residential Site Area	0.83 ha
PoS %	11%
Net Dev area	7477 m2
PoS Area	823 m2
Sales rate	2.50 per month
No of dwellings	22 Nr (29.4dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	3 Nr	50 m2	150 m2
2b--Semi	35.00%	8 Nr	74 m2	592 m2
3b--Detached	20.00%	5 Nr	91 m2	455 m2
3b--Semi	20.00%	4 Nr	91 m2	364 m2
4b--Detached	10.00%	2 Nr	116 m2	232 m2
		22 Nr		1793 m2

Subs and Superstructures		£1,220,938	£55,497.18
External Works within curtilage costs		£112,556	£5,116.16
Road and footpath works beyond curtilage		£129,189	£5,872.24
Garages		£13,624	£619.26
Drainage costs		£101,444	£4,611.10
Inc Services costs		£92,222	£4,191.91
Preliminaries for 15 months		£188,636	£8,574.35
SUBTOTAL		£1,858,608	£84,482
Abnormals		£8,000	£363.64
Fees	8.50%	£158,662	£7,211.90
Contingencies	5.00%	£101,264	£4,602.89
Total		£2,126,534	£96,661
Non-residential works		£0	
Overall total		£2,126,534	

Abnormals	
Demolion of house to form access from Brookfield Avenue	£8,000
Total of abnormals	£8,000

Non-residential works	
No costs included for non-residential/employment area of site	£0
Total of non-residential works	£0

Staffordshire Moorlands Council

UT019

Haulage Depot, St Thomas Road, Upper Tean

Residential Site Area **0.40 ha**
PoS % **0%**
Net Dev area **4000 m2**
PoS Area **0 m2**
Sales rate **2.50 per month**
No of dwellings **15 Nr (37.5dph)**

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	2 Nr	50 m2	100 m2
2b--Semi	35.00%	5 Nr	74 m2	370 m2
3b--Detached	20.00%	3 Nr	91 m2	273 m2
3b--Semi	20.00%	3 Nr	91 m2	273 m2
4b--Detached	10.00%	2 Nr	116 m2	232 m2
		15 Nr		1248 m2

Subs and Superstructures			£847,769	£56,517.96
External Works within curtilage costs			£65,094	£4,339.60
Road and footpath works beyond curtilage			£77,978	£5,198.54
Garages			£10,218	£681.18
Drainage costs			£69,166	£4,611.10
Inc Services costs			£62,879	£4,191.91
Preliminaries for 12 months			£150,909	£10,060.58
SUBTOTAL			£1,284,013	£85,601
Abnormals			£145,000	£9,666.67
Fees		8.50%	£121,466	£8,097.74
Contingencies		5.00%	£77,524	£5,168.26
Total			£1,628,003	£108,534
Non-residential works			£0	
Overall total			£1,628,003	

Abnormals

Demolitions and removal of hardstandings			£70,000	
Allowance for increased costs of foundations	15 Nr	£3,000	£45,000	
Provisional allowance for remediation of contaminated ground			£30,000	
Total of abnormals			£145,000	

Non-residential works

Total of non-residential works **£0**

Staffordshire Moorlands Council

WE003; WE052 Land off Ash Bank Road, Werrington

Residential Site Area	2.60 ha
PoS %	11%
Net Dev area	23423 m2
PoS Area	2577 m2
Sales rate	2.50 per month
No of dwellings	75 Nr (32.0dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	11 Nr	50 m2	550 m2
2b--Semi	35.00%	26 Nr	74 m2	1924 m2
3b--Detached	20.00%	16 Nr	91 m2	1456 m2
3b--Semi	20.00%	14 Nr	91 m2	1274 m2
4b--Detached	10.00%	8 Nr	116 m2	928 m2
		75 Nr		6132 m2

Subs and Superstructures			£4,178,849	£55,717.99
External Works within curtilage costs			£361,482	£4,819.76
Road and footpath works beyond curtilage			£421,967	£5,626.23
Garages			£47,683	£635.77
Drainage costs			£345,832	£4,611.10
Inc Services costs			£314,393	£4,191.91
Preliminaries for 36 months			£641,362	£8,551.49
SUBTOTAL			£6,311,568	£84,154
Abnormals			£245,000	£3,266.67
Fees		8.50%	£557,308	£7,430.78
Contingencies		5.00%	£355,694	£4,742.58
Total			£7,469,570	£99,594
Non-residential works			£0	
Overall total			£7,469,570	

Abnormals				
Provisional allowance for bat/ecology survey			£7,500	
Noise impact assessment			£75,000	
Allowance for acoustic measures to 50% of houses	38 Nr	£1,000	£37,500	
Provisional allowance for slopes and retainment	75 Nr	£800	£60,000	
Provision of substation			£65,000	
Total of abnormals			£245,000	

Non-residential works	
No costs included for non-residential/employment area of site	£0
Total of non-residential works	£0

Staffordshire Moorlands Council

WA004

Waterhouses Enterprise centre, Park Road

Residential Site Area	1.22 ha
PoS %	11%
Net Dev area	10991 m2
PoS Area	1209 m2
Sales rate	2.50 per month
No of dwellings	36 Nr (32.8dph)

	Mix Data		GFA/unit	Total GFA
1b bungalow--Semi	15.00%	5 Nr	50 m2	250 m2
2b--Semi	35.00%	13 Nr	74 m2	962 m2
3b--Detached	20.00%	7 Nr	91 m2	637 m2
3b--Semi	20.00%	7 Nr	91 m2	637 m2
4b--Detached	10.00%	4 Nr	116 m2	464 m2
		36 Nr		2950 m2

Subs and Superstructures			£2,006,209	£55,728.02
External Works within curtilage costs			£170,889	£4,746.92
Road and footpath works beyond curtilage			£200,282	£5,563.38
Garages			£23,841	£662.26
Drainage costs			£166,000	£4,611.10
Inc Services costs			£150,909	£4,191.91
Preliminaries for 20 months			£272,474	£7,568.72
SUBTOTAL			£2,990,603	£83,072
Abnormals			£141,500	£3,930.56
Fees		8.50%	£266,229	£7,395.24
Contingencies		5.00%	£169,917	£4,719.91
Total			£3,568,249	£99,118
Non-residential works			£66,000	
Overall total			£3,634,249	

Abnormals

Provisional allowance for flood risk analysis			£7,500	
Demolitions and removal of hardstandings			£75,000	
Allowance for increased costs of foundations to 50% of houses	18 Nr	£3,000	£54,000	
Remediation - assumed not contaminated			£5,000	
Total of abnormals			£141,500	

Non-residential works

Provisional allowance for provision of serviced employment plots	0.44 ha	£150,000	£66,000	
Total of non-residential works			£66,000	