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Local Plan Viability Assessment (Stage Two)

Prepared on behalf of:

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**LANCASTER
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Promoting City, Coast & Countryside

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1 Introduction

- 1.1 Lambert Smith Hampton ('LSH') was appointed by Lancaster City Council '(the Council)' in September 2017 to advise on and prepare a Local Plan Viability Assessment ('LPVA') covering a representative range of housing, commercial and employment development sites.
- 1.2 This LPVA will form part of the evidence base to support the preparation of the emerging Local Plan (Strategic Policies & Land Allocations DPD and updated version of Development Management DPD) and inform decisions over land allocations for the future housing and employment needs of the District.
- 1.3 The LPVA has been developed in two linked stages. 'Stage one' provided the evidence base for the LPVA (including a review of the national and local policy context, a summary of guidance and the adopted method for our viability appraisal and a review of the local market context), before providing a generic, scenario based approach to assess the viability of an appropriate spectrum of representative types of sites within the District. The primary objectives of the exercise being to provide an information base to enable Council Officers to make broad brush assumptions on whether genres of sites are likely to be deliverable and to support the progression of the Local Plan towards the examination process.
- 1.4 This 'stage two' of the LPVA includes more detailed analysis of three of the proposed strategic sites for development in the context of testing achievability and viability of the East Lancaster (SG7), North Lancaster (SG9) and South Carnforth (SG11 & SG12) sites. Detailed planning policy for the Bailrigg Garden Village site is to be developed through a dedicated Area Action Plan (AAP) and the viability of that site will be tested through the AAP preparation process.
- 1.5 This viability analysis tests the extent of affordable housing which can be viably delivered within the three strategic sites and identifies the residual surplus for planning contributions (i.e. s106, s278 and/or CIL) after development costs (including land and a reasonable developers profit are discounted from gross development value).
- 1.6 The market evidence, values and cost assumptions adopted in this 'stage two' analysis follow the approach identified in the 'stage one' analysis unless explicitly stated otherwise.

2 East Lancaster Strategic Site

- 2.1 This section of the report presents the viability assessment assumptions and findings for the East Lancaster Strategic Site. Further details on the appraisal method, appraisal assumptions and the background to this work are included in the Local Plan Viability Assessment: Stage 1 report.
- 2.2 The East Lancaster Strategic Site (SG7) includes approximately 120 hectares of land surrounding Ridge Farm to the east of Lancaster. The site mainly consists of undulating, open farmland occupying a raised position above the River Lune which is located to the north. It includes a number of drumlins and glacial valleys that traverse the site north-south. The site is bounded by the M6 Motorway to the east, Caton Road to the north, Lancaster Canal and residential development on the Ridge Estate to the west and Ridge Lane to the south. The site also includes Lansil Golf Course, which remains active and well used and part of which will require relocation to facilitate the proposed residential development.

Appraisal Assumptions

Housing Mix

- 2.3 Based upon the detailed analysis of the emerging strategic site allocations, analysis of recent planning and development activity and in consultation with Council Officers, the following housing mix has been defined to test site viability:

Fig. 1.1: Strategic Sites SG7 Housing Mix

Site	Summary
SG7: East Lancaster Strategic Site	<p>A greenfield strategic development site located to the east of Lancaster with a development capacity for 900 units, comprising:</p> <ul style="list-style-type: none">• 180 no. (20%) 2 bed houses• 315 no. (35%) bed houses• 225 no. (25%) 4 bed houses• 90 no. (10%) 2 bed bungalows• 45 no. (5%) 1 bed apartments• 45 no. (5%) 2 bed apartments

Market Value Assumptions

- 2.4 Each of the assumptions have been explained in the LPVA (Stage One) and for the purposes of this summary report, we have stated the figures alone. For further detail on assumptions, please refer to Section 7 of the LPVA (Stage One) report. A detailed schedule of appraisal assumptions for each of the strategic sites is included at Appendix 1 of this LPVA (Stage Two: Strategic Sites) Annex.

Gross Development Value (GDV)

2.5 Figure 1.2 provides the rates and total areas that we have adopted for each house type in SG7:

Fig 1.2: Market Value Assumptions – GDVs (Price / £/ft²), Floor Area, Net to Gross

House Type	1 bed apartment	2 bed apartment	2 bed bungalow	2 bed house	3 bed house	4+ bed house
Price (£/ft ²)	£115,132 (£213.00)	£137,132 (£214.00)	£175,000 (£250.00)	£160,000 (£212.50)	£195,000 (£213.10)	£275,000 (£222.30)
Area Net Gross	538 633	646 760	700 700	753 753	915 915	1,237 1,237
Net / Gross Ratio	85%	85%	100%	100%	100%	100%

2.6 A modest premium has been added to all units proposed at nationally described space standards to reflect the potential uplift in value (approximately 3% uplift).

Land Value Assumptions

2.7 For general residential sites in the Lancaster market area we have assumed benchmark land values of £350,000 per acre for greenfield sites. Given the greater scale of the strategic sites, the discount that developers will expect for the greater amount of land being transacted and the higher infrastructure costs of delivering such sites, it is appropriate to make an adjustment to the land value assumptions for strategic sites.

2.8 Based on the information provided by site promoters and Council Officers and from our experience of site specific viability analysis in Lancaster, it is our professional judgement that for the three greenfield Strategic Sites (East Lancaster (SG7), North Lancaster (SG9) and South Carnforth: Land South of Windermere Road (SG12)) that an appropriate discount of £75,000 is applied to the benchmark land value. This reduces the benchmark land value for SG7 to £275,000.

2.9 It should be noted that this assumed discount of £75,000 to be applied to the headline Lancaster greenfield benchmark land value takes into account the volume of abnormal and infrastructure costs stated in the commentary below. In the event that costs increase significantly above this level we would expect the assumed land value for the site(s) concerned to be further reduced.

- 2.10 Site acquisition costs will typically be covered within a budget of 1.5% of site value and will incorporate acquisition agents and legal fees. In addition to this allowance SDLT (Stamp Duty Land Tax) is accounted for at the prevailing rate for the development scenario in question.

Construction Cost Assumptions

Basic Build Costs

- 2.11 The following construction cost rates have been adopted for each property type.

Fig. 1.3: Base Build Cost Assumptions

Property Type	Houses	Bungalow	Apartment
Price (£/ft ²)	£75.00	£113.17	£114.46

- 2.12 An additional allowance of £1,000 per unit has been added to the basic build cost for units built to comply with the Building Regulations M4(2) standard.
- 2.13 It is assumed that units delivered at nationally described space standards will be built in accordance with the residential build costs identified above.

Infrastructure and External Works Costs

- 2.14 These are the costs of any works beyond the walls of each dwelling. These include the cost of 'non-abnormal' external works within curtilage of each plot and within the communal area of the site such as the installation of utilities, drainage (including SuDS), highways infrastructure and landscaping. Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. It is however possible to generalise. External costs are typically lower for higher density than for lower density schemes as higher density schemes will have a smaller area of external works, and services can be used more efficiently. Large greenfield sites are more likely to require substantial expenditure on bringing mains services to the site.
- 2.15 For large strategic sites we typically assume infrastructure and external works costs of 20% of basic build costs and that rate has been applied to each of the strategic sites, including SG7.

Abnormal Costs

- 2.16 Abnormal costs should be those specific to the site, which are over and above costs that can reasonably be expected to be incurred for the development of an allocated, level and well-drained greenfield site with adopted highways and utilities available to the site boundary.

- 2.17 Promoters of each of the strategic sites have been provided with an opportunity to share details of abnormal costs. For site SG7 it was suggested that it will be important that abnormal costs are reflected in more detailed site specific viability modelling since at this stage further detailed site investigation, design and planning is necessary to determine abnormal costs.
- 2.18 The promoters of SG7 have provided a cost of £3 million to reposition the golf course and associated facilities. Given that relocation of the golf course will be a known constraint to development of SG7, it is our considered opinion that these costs should be borne by the landowner (against the considerable uplift in land value from golf course to housing site). Only in the event that detailed viability analysis at the point of planning application demonstrates significant additional abnormal costs and potential viability constraints should this cost be discounted, in whole or part, from the potential planning contribution surplus and also, to some degree, from the assumed benchmark land value.

Developer Contributions

- 2.19 Typical developer cost contributions provided through s106 agreements relate to education, off-site public open and community space provision and off-site highways. However, for the purposes of this LPVA, we have assumed not included specific s106 costs in our appraisal modelling in order to assess the baseline viability position for the strategic site. Rather, the viability modelling identifies the surplus for planning contributions (s106 / CIL) once development costs (including land acquisition costs, constructions costs, fees, developers profit) and affordable housing are discounted from the Gross Development Value.

Infrastructure Delivery Schedule

- 2.20 Council Officers have prepared an individual infrastructure delivery schedule that lists all known infrastructure requirements for each strategic site. These infrastructure delivery schedules are live documents that will be updated and refined with the planning and design of each strategic site. The infrastructure delivery schedules are included at Appendix 2. The schedules include elements that comprise both normal development costs (i.e. site access and landscape works) and other elements that would constitute abnormal costs (i.e. canal bridge and tow path improvements). The schedule also identifies the status (critical, important or desirable) and priority (high, medium or low) for each infrastructure element.
- 2.21 A number of infrastructure elements will be provided by the developer (i.e. site access arrangements and open space), whilst others (i.e. education provision and transport improvements) will be provided by stakeholders using financial contributions from the development.
- 2.22 Rather than factor the elements listed on the infrastructure delivery schedule into the development appraisal, we have instead analysed the capacity of the residual surplus from

the appraisal (the remaining sum once all usual development costs, including land purchase, development costs, finance costs and profit are deducted from the gross development value) to cover these costs and the remaining sum for other potential planning contributions.

Contingency

- 2.23 A contingency of 3% on build costs has been applied.

Professional Fees

- 2.24 We have assumed professional fees of 7% on build costs and contingency.

Marketing and Disposal Costs

- 2.25 Agency / legal fees of 1.5% of GDV have been assumed and marketing costs at 2.5% of GDV.

Finance Costs

- 2.26 This is a major strategic site so we would expect the land to be bought on a phased basis and equally developed accordingly in phases. Therefore, finance will not be borrowed against all of the development, but a number of discreet elements. We have assumed that borrowing on individual land parcels will be for a period of 32 months. We have assumed borrowing on development for a period of 3 months (reflecting the recurring pattern of construction and sale of units in quick succession).
- 2.27 We have assumed finance costs of 7% per annum (comprising 6% interest and 1% arrangement fee).

Assumed Developer Return

- 2.28 We have assumed a developer return of 18% Profit on GDV.

Summary of Viability Assessment Findings

- 2.29 This section provides the viability modelling results for site SG7 – full development appraisals are provided at Appendix 3. The outturn for each appraisal is the potential surplus available for planning contributions after deduction of development costs and affordable housing from the GDV.
- 2.30 These findings also include a sensitivity matrix, representing a sensitivity analysis which can identify the varying potential surpluses for planning contributions based on increasing/decreasing the GDV and/or construction costs

2.31 The most central box in the matrix provides the viability outturn based on appraisal assumptions, whilst the GDV increase in 10% increments displayed horizontally, whilst the construction costs are in 5% additions running vertically.

2.32 The traffic light colour scheme on the sensitivity matrix represents the following in relation to the levels of surplus for planning contributions:

- Green: strong surplus
- Yellow: Limited or nil surplus
- Orange and Red: Unviable

2.33 Figures 1.4-1.7 show the viability results for SG7:

Fig. 1.4: SG7

Values						
Construction Costs	9,640,054	80%	90%	100%	110%	120%
90%	(4,718,683)	6,496,339	17,711,362	28,926,384	40,141,406	
95%	(8,754,337)	2,460,685	13,675,708	24,890,730	36,105,752	
100%	(12,789,991)	(1,574,969)	9,640,054	20,855,076	32,070,098	
105%	(16,825,645)	(5,610,623)	5,604,400	16,819,422	28,034,444	
110%	(20,861,299)	(9,646,276)	1,568,746	12,783,768	23,998,790	

Fig. 1.5: SG7a - 20% of units at M4(2)

Values						
Construction Costs	9,001,999	80%	90%	100%	110%	120%
90%	(5,317,365)	5,897,657	17,112,679	28,327,702	39,542,724	
95%	(9,372,705)	1,842,317	13,057,339	24,272,362	35,487,384	
100%	(13,428,045)	(2,213,023)	9,001,999	20,217,021	31,432,044	
105%	(17,483,385)	(6,268,363)	4,946,659	16,161,681	27,376,704	
110%	(21,538,725)	(10,323,703)	891,319	12,106,341	23,321,363	

Fig. 1.6: SG7b – all units at nationally described space standards

Values						
Construction Costs	9,722,893	80%	90%	100%	110%	120%
90%	(5,522,936)	6,414,038	18,351,012	30,287,985	42,224,959	
95%	(9,836,995)	2,099,979	14,036,952	25,973,926	37,910,900	
100%	(14,151,054)	(2,214,081)	9,722,893	21,659,867	33,596,841	
105%	(18,465,114)	(6,528,140)	5,408,834	17,345,808	29,282,782	
110%	(22,779,173)	(10,842,199)	1,094,775	13,031,749	24,968,722	

Fig. 1.7: SG7c - 20% of units at M4(2) and all units at nationally described space standards

Values

Construction Costs	9,525,478	80%	90%	100%	110%	120%
	90%	(5,720,351)	6,216,623	18,153,597	30,090,570	42,027,544
	95%	(10,034,410)	1,902,564	13,839,537	25,776,511	37,713,485
	100%	(14,348,469)	(2,411,496)	9,525,478	21,462,452	33,399,426
	105%	(18,662,529)	(6,725,555)	5,211,419	17,148,393	29,085,367
	110%	(22,976,588)	(11,039,614)	897,360	12,834,334	24,771,307

2.34 Figures 1.4-1.7 demonstrate that based on current values and constructions costs, Strategic Site SG7 is viable and accounting for 30% affordable housing generates a potential surplus for planning contributions of:

- £9.640 million (or approximately £10.7k per unit) for the baseline position
- £9.002 million (or approximately £10.0k per unit) assuming 20% of units at M4(2)
- £9.723 million (or approximately £10.8k) assuming all units at nationally described space standards
- £9.525 million (or approximately £10.6k per unit) assuming 20% of units at M4(2) and all units at nationally described space standards.

2.35 In addition to site access improvements (included within external works allowances), the East Lancaster Strategic Site – Infrastructure Delivery Schedule includes the following infrastructure requirements:

- Public Transport - £40,000
- Cycling and walking links to and from Lancaster City Centre– £510,000
- Provision of land and proportionate contribution towards the provision of a new primary school - £900,000
- Proportionate contribution towards the provision of secondary education infrastructure – £1,225,000
- A new on site country park and the cost of management - £1,001,502

2.36 These requirements total £3,676,502. Even deducting these sums from the surplus for planning contributions will leave potential surplus for additional planning contributions of £5.325 - 6.046 million (equating to approximately £5.9 – 6.7k per unit).

Conclusions and Recommendations

2.37 Viability modelling and analysis for strategic site SG7 has identified that the site is viable. Based on current values and construction costs site SG7 should deliver 30% affordable housing and provide a significant surplus to meet all reasonable planning contribution requirements identified on the Infrastructure Delivery Schedule and other potential requirements.

2.38 Site promoters for the strategic sites have been keen to identify that detailed site investigation, planning and design work will clarify potential abnormal site development and

external works costs. It will be appropriate for the strategic sites to conduct further detailed site viability modelling to consider further and more detailed abnormal development costs and site infrastructure requirements at the point of planning application submission.

3 North Lancaster Strategic Site

- 3.1 This section of the report presents the viability assessment assumptions and findings for the North Lancaster Strategic Site. Further details on the appraisal method, appraisal assumptions and the background to this work are included in the Local Plan Viability Assessment: Stage 1 report.
- 3.2 The North Lancaster Strategic Site (SG9) is a proposed Green Belt release extending to some 60.7 hectares of land straddling the A6 between the urban edge of Lancaster and the new Bay Gateway (A683 – Heysham to M6 Link Road). The site is identified for a mix of housing and B1 employment.

Appraisal Assumptions

Housing Mix

- 3.3 Based upon the detailed analysis of the emerging strategic site allocations, analysis of recent planning and development activity and in consultation with Council Officers, the following housing mix has been defined to test site viability:

Fig. 2.1: Strategic Sites SG9 Housing Mix

Site	Summary
SG9: North Lancaster Strategic Site	<p>A greenfield strategic development site located to the north of Lancaster with a development capacity for 700 residential units and 2 hectares of B1 employment, comprising:</p> <ul style="list-style-type: none">• 140 no. (20%) 2 bed houses• 245 no. (35%) 3 bed houses• 175 no. (25%) 4 bed houses• 70 no. (10%) 2 bed bungalows• 35 no. (5%) 1 bed apartments• 35 no. (5%) 2 bed apartments <ul style="list-style-type: none">• 40,000 sqft B1 light industrial• 30,000 sqft B1 officers

Market Value Assumptions

- 3.4 Each of the assumptions have been explained in the Local Plan Viability Assessment (Stage One) and for the purposes of this summary report, we have stated the figures alone. For further detail on assumptions, please refer to Section 7 of the main report. A detailed schedule of appraisal assumptions for each of the strategic sites is included at Appendix 1 of this Local Plan Viability Assessment (Stage Two: Strategic Sites) Annex.

Gross Development Value (GDV)

Residential

3.5 Figure 2.2 gives the rates and total areas that we have adopted for each house type in SG9:

Fig 2.2: Market Value Assumptions – GDVs (Price / £/ft²), Floor Area, Net to Gross

House Type	1 bed apartment	2 bed apartment	2 bed bungalow	2 bed house	3 bed house	4+ bed house
Price (£/ft ²)	£115,132 (£213.00)	£137,132 (£214.00)	£175,000 (£250.00)	£160,000 (£212.50)	£195,000 (£213.10)	£275,000 (£222.30)
Area						
Net	538	646	700	753	915	1,237
Gross	633	760	700	753	915	1,237
Net / Gross Ratio	85%	85%	100%	100%	100%	100%

3.6 A modest premium has been added to all units proposed at nationally described space standards to reflect the potential uplift in value (approximately 3% uplift).

Commercial

3.7 Figure 2.3 gives the rates and total areas we have adopted for the employment floorspace SG9

Property Type	Offices	Light Industrial
Rent (£/ft ²)	£15.00	£7.25
Yield	7.5%	
Area		
Net	30,000	40,000
Gross	33,000	44,000
Net / Gross Ratio	90%	95%

Land Value Assumptions

3.8 For general residential sites in the Lancaster market area we have assumed benchmark land values of £350,000 per acre for greenfield sites. Given the greater scale of the strategic sites, the discount that developers will expect for the greater amount of land being transacted and the higher infrastructure costs of delivering such sites, it is appropriate to make an adjustment to the land value assumptions for strategic sites.

3.9 Based on the information provided by site promoters and Council Officers and from our experience of site specific viability analysis in Lancaster, it is our professional judgement that for the three greenfield Strategic Sites (East Lancaster (SG7), North Lancaster (SG9) and South Carnforth: Land South of Windermere Road (SG12)) that an appropriate discount of

£75,000 is applied to the benchmark land value. This reduces the benchmark land value for SG9 to £275,000.

- 3.10 It should be noted that this assumed discount of £75,000 to be applied to the headline Lancaster greenfield benchmark land value takes into account the volume of abnormal and infrastructure costs stated in the commentary below. In the event that costs increase significantly above this level we would expect the assumed land value for the site(s) concerned to be further reduced.
- 3.11 For employment sites across Lancaster District we have assumed a benchmark land value of £175,000 per acre for greenfield sites. Again, given the scale of the strategic sites, it is appropriate to make an adjustment to the land value assumptions for employment elements of strategic sites. We have again applied the £75,000 discount, reducing the benchmark land value for the employment element of SG9 to £100,000.
- 3.12 Site acquisition costs will typically be covered within a budget of 1.5% of site value and will incorporate acquisition agents and legal fees. In addition to this allowance SDLT (Stamp Duty Land Tax) is accounted for at the prevailing rate for the development scenario in question.

Construction Cost Assumptions

Basic Build Costs

- 3.13 The following construction cost rates have been adopted for each property type.

Fig. 2.3: Base Build Cost Assumptions

Property Type	Houses	Bungalow	Apartment	Offices	Industrial
Price (£/ft ²)	£75.00	£113.17	£114.46	£98.00	£60.00

- 3.14 An additional allowance of £1,000 per unit has been added to the basic build cost for units built to comply with the Building Regulations M4(2) standard.
- 3.15 It is assumed that units delivered at nationally described space standards will be built in accordance with the residential build costs identified above.

Infrastructure and External Works Costs

- 3.16 These are the costs of any works beyond the walls of each dwelling. These include the cost of 'non-abnormal' external works within curtilage of each plot and within the communal area of the site such as the installation of utilities, drainage, highways infrastructure and landscaping.

Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. It is however possible to generalise. External costs are typically lower for higher density than for lower density schemes as higher density schemes will have a smaller area of external works, and services can be used more efficiently. Large greenfield sites are more likely to require substantial expenditure on bringing mains services to the site.

- 3.17 For large strategic sites we typically assume infrastructure and external works costs of 20% of basic build costs and that rate has been applied to each of the strategic sites, including SG9.

Abnormal Costs

- 3.18 Abnormal costs should be those specific to the site, which are over and above costs that can reasonably be expected to be incurred for the development of an allocated, level and well-drained greenfield site with adopted highways and utilities available to the site boundary.
- 3.19 Promoters of each of the strategic sites have been provided with an opportunity to share details of abnormal costs. For SG9 it was suggested that it will be important that abnormal costs are reflected in more detailed site specific viability modelling since at this stage further detailed site investigation, design and planning is necessary to determine abnormal costs.

Developer Contributions

- 3.20 Typical developer cost contributions provided through s106 agreements relate to education, off-site public open and community space provision and off-site highways. However, for the purposes of this LPVA, we have assumed not included specific s106 costs in our appraisal modelling in order to assess the baseline viability position for the strategic site. Rather, the viability modelling identifies the surplus for planning contributions (s106 / CIL) once development costs (including land acquisition costs, constructions costs, fees, developers profit) and affordable housing are discounted from the Gross Development Value.

Infrastructure Delivery Schedule

- 3.21 Council Officers have prepared an individual infrastructure delivery schedule that lists all known infrastructure requirements for each strategic site. These infrastructure delivery schedules are live documents that will be updated and refined with the planning and design of each strategic site. The infrastructure delivery schedules are included at Appendix 2. The schedules include elements that comprise both normal development costs (i.e. site access and landscape works) and other elements that would constitute abnormal costs (i.e. canal bridge and tow path improvements). The schedule also identifies the status (critical, important or desirable) and priority (high, medium or low) for each infrastructure element.

3.22 A number of infrastructure elements will be provided by the developer (i.e. site access arrangements and open space), whilst others (i.e. education provision and transport improvements) will be provided by stakeholders using financial contributions from the development.

3.23 Rather than factor the elements listed on the infrastructure delivery schedule into the development appraisal, we have instead analysed the capacity of the residual surplus from the appraisal (the remaining sum once all usual development costs, including land purchase, development costs, finance costs and profit are deducted from the gross development value) to cover these costs and the remaining sum for other potential planning contributions.

Contingency

3.24 A contingency of 3% on build costs has been applied.

Professional Fees

3.25 We have assumed professional fees of 7% on build costs and contingency.

Marketing and Disposal Costs

3.26 Agency / legal fees of 1.5% of GDV have been assumed and marketing costs at 2.5% of GDV.

Finance Costs

3.27 This is a major strategic site so we would expect the land to be bought on a phased basis and equally developed accordingly in phases. Therefore, finance will not be borrowed against all of the development, but a number of discreet elements. We have assumed that borrowing on individual land parcels will be for a period of 32 months. We have assumed borrowing on development for a period of 3 months (reflecting the recurring pattern of construction and sale of units in quick succession).

3.28 We have assumed finance costs of 7% per annum (comprising 6% interest and 1% arrangement fee).

Assumed Developer Return

3.29 We have assumed a developer return of 18% Profit on GDV.

Summary of Viability Assessment Findings

3.30 This section provides the viability modelling results for site SG7 – full development appraisals are provided at Appendix 3. The outturn for each appraisal is the potential surplus available

for planning contributions after deduction of development costs and affordable housing from the GDV.

- 3.31 These findings also include a sensitivity matrix, representing a sensitivity analysis which can identify the varying potential surpluses for planning contributions based on increasing/decreasing the GDV and/or construction costs
- 3.32 The most central box in the matrix provides the viability outturn based on appraisal assumptions, whilst the GDV increase in 10% increments displayed horizontally, whilst the construction costs are in 5% additions running vertically.
- 3.33 The traffic light colour scheme on the sensitivity matrix represents the following in relation to the levels of surplus for planning contributions:
- Green: strong surplus
 - Yellow: Limited or nil surplus
 - Orange and Red: Unviable

- 3.34 Figures 2.4-2.7 show the viability results for SG9:

Fig. 2.4: SG9

Values						
Construction Costs	6,879,054	80%	90%	100%	110%	120%
90%		(5,508,104)	3,994,291	13,496,686	22,999,081	32,501,476
95%		(8,816,920)	685,475	10,187,870	19,690,265	29,192,660
100%		(12,125,736)	(2,623,341)	6,879,054	16,381,449	25,883,844
105%		(15,434,553)	(5,932,158)	3,570,237	13,072,632	22,575,028
110%		(18,743,369)	(9,240,974)	261,421	9,763,816	19,266,211

Fig. 2.5: SG9a - 20% of units at M4(2)

Values						
Construction Costs	6,573,673	80%	90%	100%	110%	120%
90%		(5,797,296)	3,705,099	13,207,494	22,709,889	32,212,284
95%		(9,114,206)	388,189	9,890,584	19,392,979	28,895,374
100%		(12,431,117)	(2,928,722)	6,573,673	16,076,068	25,578,463
105%		(15,748,027)	(6,245,632)	3,256,763	12,759,158	22,261,553
110%		(19,064,937)	(9,562,542)	(60,147)	9,442,248	18,944,643

Fig. 2.6: SG9b – all units at nationally described space standards

Values

Construction Costs	7,150,539	80%	90%	100%	110%	120%
90%	(5,942,968)	4,120,945	14,184,858	24,248,771	34,312,684	
95%	(9,460,128)	603,785	10,667,698	20,731,611	30,795,524	
100%	(12,977,287)	(2,913,374)	7,150,539	17,214,452	27,278,365	
105%	(16,494,447)	(6,430,534)	3,633,379	13,697,292	23,761,205	
110%	(20,011,606)	(9,947,693)	116,220	10,180,133	20,244,046	

Fig. 2.7: SG9c - 20% of units at M4(2) and all units at nationally described space standards

	Values					
Construction Costs	7,007,039	80%	90%	100%	110%	120%
90%	(6,086,468)	3,977,445	14,041,358	24,105,271	34,169,184	
95%	(9,603,628)	460,285	10,524,198	20,588,111	30,652,024	
100%	(13,120,787)	(3,056,874)	7,007,039	17,070,952	27,134,865	
105%	(16,637,947)	(6,574,034)	3,489,879	13,553,792	23,617,705	
110%	(20,155,106)	(10,091,193)	(27,280)	10,036,633	20,100,546	

3.35 Figures 2.4-2.7 demonstrate that based on current values and constructions costs, Strategic Site SG7 is viable and accounting for 30% affordable housing generates a potential surplus for planning contributions of:

- £6.879 million (or approximately £9.8k per unit) for the baseline position
- £6.574 million (or approximately £9.4k per unit) assuming 20% of units at M4(2)
- £7.151 million (or approximately £10.2k) assuming all units at nationally described space standards
- £7.007 million (or approximately £10.0k per unit) assuming 20% of units at M4(2) and all units at nationally described space standards

3.36 In addition to site access improvements (included within external works allowances), the North Lancaster Strategic Sites – Infrastructure Delivery Schedule includes the following infrastructure requirements:

- Public Transport - £20,000
- Cycling and Walking links including to and from Lancaster city centre– £825,000
- The provision of land and a proportionate contribution towards the provision of a new Primary school - £900,000
- Proportionate contribution towards the provision of Secondary Education – £1,225,000
- Open space and playing pitches - £600,382

3.37 These requirements total £3,570,382. Even deducting these sums from the potential surplus will leave potential surplus for additional planning contributions of £3.004 – 3.581 million (equating to approximately £4.3 – 5.1k per unit).

Conclusions and Recommendations

- 3.38 Viability modelling and analysis for strategic sites SG9 has identified that the site is viable. Based on current values and construction costs site SG9 should deliver 30% affordable housing and provide a significant surplus to meet all reasonable planning contribution requirements identified on the Infrastructure Delivery Schedule and other potential requirements.
- 3.39 Site promoters for the strategic sites have been keen to identify that detailed site investigation, planning and design work will clarify potential abnormal site development and external works costs. It will be appropriate for the strategic sites to conduct further detailed site viability modelling to consider further and more detailed abnormal development costs and site infrastructure requirements at the point of planning application submission.

4 Carnforth South – Lundsfield Quarry/South Windmere Road

- 4.1 This section of the report presents the viability assessment assumptions and findings for the Carnforth South Strategic Site. Further details on the appraisal method, appraisal assumptions and the background to this work are included in the Local Plan Viability Assessment: Stage 1 report.
- 4.2 The South Carnforth Strategic Site is formed by two distinct parts:
- The former Lundsfield Quarry (SG11) is an extensive brownfield sites that has benefited from a lapsed planning permission for housing and forms the northern most part of the site. The site is owned by Homes England. They are in the process of preparing a planning application for residential development of the site. Having secured planning permission, Homes England intends to sell the site to a housebuilder for delivery.
 - Land South of South Windermere Road (SG12) is a proposed Green Belt release extending to some 25 hectares stretching between Back Lane and the Lancaster Canal. Site owners are promoting the site for housing development, although detailed planning and delivery is dependent upon adoption of the Strategic Policies and Site Allocations DPD at which time the site will be released from the Green Belt.

Appraisal Assumptions

Housing Mix

- 4.3 Based upon the detailed analysis of the emerging strategic site allocations, analysis of recent planning and development activity and in consultation with Council Officers, the following housing mix has been defined to test site viability:

Fig. 3.1: Strategic Sites SG11 & SG12 Housing Mix

Site	Summary
SG11: Land at Lundsfield Quarry	<p>A brownfield strategic development site located to the South of Carnforth with a development capacity for 200 units, comprising:</p> <ul style="list-style-type: none">• 40 no. 2 (20%) bed houses• 70 no. 3 (35%) bed houses• 50 no. 4 (25%) bed houses• 20 no. 2 (10%) bed bungalows• 10 no. (5%) 1 bed apartments• 10 no. (5%) 2 bed apartments

SG12: Land South of Windermere Road	<p>A large greenfield strategic development site located to the South of Carnforth with a development capacity for 500 units, comprising:</p> <ul style="list-style-type: none"> • 100 no. (20%) 2 bed houses • 175 no. (35%) 3 bed houses • 125 no. (25%) 4 bed houses • 50 no. (10%) 2 bed bungalows • 25 no. (5%) 1 bed apartments • 25 no. (5%) 2 bed apartments
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Market Value Assumptions

4.4 Each of the assumptions have been explained in the Local Plan Viability Assessment (Stage One) and for the purposes of this summary report, we have stated the figures alone. For further detail on assumptions, please refer to Section 7 of the main report. A detailed schedule of appraisal assumptions for each of the strategic sites is included at Appendix 1 of this Local Plan Viability Assessment (Stage Two: Strategic Sites) Annex.

Gross Development Value (GDV)

4.5 The following table demonstrates the rates and total areas that we have adopted for each house type in Carnforth South:

Fig 3.2: Market Value Assumptions – GDVs (Price / £/ft²), Floor Area, Net to Gross

House Type	1 bed apartment	2 bed apartment	2 bed bungalow	2 bed house	3 bed house	4+ bed house
Price (£/ft²)	£110,000 (£204.50)	£131,500 (£203.50)	£168,000 (£240.00)	£152,000 (£201.90)	£186,000 (£203.30)	£261,000 (£211.00)
Area						
Net	538	646	700	753	915	1,237
Gross	633	760	700	753	915	1,237
Net / Gross Ratio	85%	85%	100%	100%	100%	100%

4.6 A modest premium has been added to all units proposed at nationally described space standards to reflect the potential uplift in value (approximately 3% uplift).

Land Value Assumptions

4.7 For general residential sites in the Carnforth market area we have assumed benchmark land values of £275,000 and £225,000 per acre for greenfield and brownfield sites respectively. Given the greater scale of the strategic sites, the discount that developers will expect for the greater amount of land being transacted and the higher infrastructure costs of delivering such sites, it is appropriate to make an adjustment to the land value assumptions for strategic sites.

Based on the information provided by site promoters and Council Officers and from our experience of site specific viability analysis in Lancaster, it is our professional judgement that for the three greenfield Strategic Sites (East Lancaster (SG7), North Lancaster (SG9) and South Carnforth: Land South of Windermere Road (SG12)) that an appropriate discount of £75,000 is applied to the benchmark land value. This reduces the benchmark land value for greenfield site SG12 to £200,000.

- 4.8 By comparison with other strategic sites, Lundsfield Quarry (SG11) is of far more modest size. It is also a brownfield development site (where in the stage 1 viability analysis we have already assumed discounted land values compared to greenfield sites). As such and based on the information provided by site promoters and Council Officers and from our experience of site specific viability analysis in Lancaster, it has been determined appropriate to make a smaller discount of £25,000 for SG11 reducing the benchmark land value to £200,000 per acre. This more modest reduction to SG11 also results in an equal benchmark land value for both parts of the South Carnforth Strategic Site.
- 4.9 It should be noted that the assumed discounts of £75,000 and £250,000 to be applied to the greenfield and brownfield site respectfully take into account the volume of abnormal and infrastructure costs stated in the commentary below. In the event that costs increase significantly above this level we would expect the assumed land value for these two sites to be further reduced.
- 4.10 For SG11 we have assumed that the site will be sold as a single development plot. For the larger strategic sites, including SG12 we have assumed that sites will be sold in multiple phases of approximately 200 units (approximately 15-17 acres). This approach reflects the standard basis for disposal of large housing sites by landowners. The approach has a variety of benefits, but importantly for viability/cash flow purposes it reduces the borrowing costs for land acquisition.
- 4.11 Site acquisition costs will typically be covered within a budget of 1.5% of site value and will incorporate acquisition agents and legal fees. In addition to this allowance SDLT (Stamp Duty Land Tax) is accounted for at the prevailing rate for the development scenario in question.

Construction Cost Assumptions

Basic Build Costs

- 4.12 The following construction cost rates have been adopted for each property type.

Fig. 3.3: Base Build Cost Assumptions

Property Type	Houses	Bungalow	Apartment
Price (£/ft ²)	£75.00	£113.17	£114.46

- 4.13 An additional allowance of £1,000 per unit has been added to the basic build cost for units built to comply with the Building Regulations M4(2) standard.
- 4.14 It is assumed that units delivered at nationally described space standards will be built in accordance with the residential build costs identified above.

Infrastructure and External Works Costs

- 4.15 These are the costs of any works beyond the walls of each dwelling. These include the cost of 'non-abnormal' external works within curtilage of each plot and within the communal area of the site such as the installation of utilities, drainage, highways infrastructure and landscaping. Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. It is however possible to generalise. External costs are typically lower for higher density than for lower density schemes as higher density schemes will have a smaller area of external works, and services can be used more efficiently. Large greenfield sites are more likely to require substantial expenditure on bringing mains services to the site.
- 4.16 For large strategic sites we typically assume infrastructure and external works costs of 20% of basic build costs and that rate has been applied to each of the strategic sites, including SG11 and SG12.

Abnormal Costs

- 4.17 Abnormal costs should be those specific to the site, which are over and above costs that can reasonably be expected to be incurred for the development of an allocated, level and well-drained greenfield site with adopted highways and utilities available to the site boundary.
- 4.18 Promoters of each of the strategic sites have been provided with an opportunity to share details of abnormal costs. For sites SG11 and 12 it was suggested that it will be important that abnormal costs are reflected in more detailed site specific viability modelling since at this stage further detailed site investigation, design and planning is necessary to determine abnormal costs.

Developer Contributions

- 4.19 Typical developer cost contributions provided through s106 agreements relate to education, off-site public open and community space provision and off-site highways. However, for the purposes of this LPVA, we have assumed no s106 costs in order to assess the baseline

viability position for development across Lancaster district. The viability modelling identifies the surplus for planning contributions (s106 / CIL) once development costs (including land acquisition costs, constructions costs, fees, developers profit) and affordable housing are discounted from the Gross Development Value.

Infrastructure Delivery Schedule

- 4.20 Council Officers have prepared an individual infrastructure delivery schedule that lists all known infrastructure requirements for each strategic site. These infrastructure delivery schedules are live documents that will be updated and refined with the planning and design of each strategic site. The infrastructure delivery schedules are included at Appendix 2. The schedules include elements that comprise both normal development costs (i.e. site access and landscape works) and other elements that would constitute abnormal costs (i.e. canal bridge and tow path improvements). The schedule also identifies the status (critical, important or desirable) and priority (high, medium or low) for each infrastructure element.
- 4.21 A number of infrastructure elements will be provided by the developer (i.e. site access arrangements and open space), whilst others (i.e. education provision and transport improvements) will be provided by stakeholders using financial contributions from the development.
- 4.22 Rather than factor the elements listed on the infrastructure delivery schedule into the development appraisal, we have instead analysed the capacity of the residual surplus from the appraisal (the remaining sum once all usual development costs, including land purchase, development costs, finance costs and profit are deducted from the gross development value) to cover these costs and the remaining sum for other potential planning contributions.
- 4.23 A combined infrastructure delivery schedule has been prepared for the South Carnforth Strategic Sites (SG11 and SG12). Generally the strategy identifies whether the infrastructure relates to SG11 or SG12 and in our conclusions we have considered the relative costs against each respective part of the site. Where the contributions relate to both sites (i.e. primary and secondary school contributions) we have apportioned the costs on a pro-rata basis according to the anticipated housing output (200 dwellings for SG11 and 700 dwellings for SG12).

Contingency

- 4.24 A contingency of 5% on build costs has been applied in respect of brownfield site SG11. A contingency of 3% on build costs has been applied in respect of greenfield site SG12.

Professional Fees

- 4.25 We have assumed professional fees of 8% on build costs and contingency for SG11 and 7% for SG12. We have assumed an efficiency for professional fees for SG12 given the additional site size and that SG12 is a greenfield site, whilst SG11 is brownfield.

Marketing and Disposal Costs

- 4.26 Agency / legal fees of 1.5% of GDV have been assumed and marketing costs at 2.5% of GDV.

Finance Costs

- 4.27 This is a major strategic site so we would expect the land to be bought on a phased basis and equally developed accordingly in phases. Therefore, finance will not be borrowed against all of the development, but a number of discreet elements. We have assumed that borrowing on individual land parcels will be for a period of 32 months. We have assumed borrowing on development for a period of 3 months (reflecting the recurring pattern of construction and sale of units in quick succession).
- 4.28 We have assumed finance costs of 7% per annum (comprising 6% interest and 1% arrangement fee).

Assumed Developer Return

- 4.29 We have assumed a developer return of 18% Profit on GDV.

Summary of Viability Assessment Findings

- 4.30 This section provides the viability modelling results for sites SG11 and SG12 – full development appraisals are provided at Appendix 3. The outturn for each appraisal is the potential surplus available for planning contributions after deduction of development costs and affordable housing from the GDV.
- 4.31 These findings also include a sensitivity matrix, representing a sensitivity analysis which can identify the varying potential surpluses for planning contributions based on increasing/decreasing the GDV and/or construction costs
- 4.32 The most central box in the matrix provides the viability outturn based on appraisal assumptions, whilst the GDV increase in 10% increments displayed horizontally, whilst the construction costs are in 5% additions running vertically.
- 4.33 The traffic light colour scheme on the sensitivity matrix represents the following in relation to the levels of surplus for planning contributions:

- Green: strong surplus
- Yellow: Limited or nil surplus
- Orange and Red: Unviable

SG11: Lundsfield Quarry

4.34 Figures 3.4 – 3.7 show the viability results for SG11:

Fig. 3.4: SG11

Values						
Construction Costs	866,204	80%	90%	100%	110%	120%
90%		(2,237,478)	241,634	2,720,747	5,199,859	7,678,972
95%		(3,164,749)	(685,637)	1,793,476	4,272,588	6,751,700
100%		(4,092,021)	(1,612,908)	866,204	3,345,317	5,824,429
105%		(5,019,292)	(2,540,179)	(61,067)	2,418,045	4,897,158
110%		(5,946,563)	(3,467,451)	(988,338)	1,490,774	3,969,886

Fig. 3.5: SG11a - 20% of units at M4(2)

Values						
Construction Costs	851,215	80%	90%	100%	110%	120%
90%		(2,252,467)	226,646	2,705,758	5,184,870	7,663,983
95%		(3,179,738)	(700,626)	1,778,487	4,257,599	6,736,712
100%		(4,107,009)	(1,627,897)	851,215	3,330,328	5,809,440
105%		(5,034,281)	(2,555,168)	(76,056)	2,403,057	4,882,169
110%		(5,961,552)	(3,482,440)	(1,003,327)	1,475,785	3,954,898

Fig. 3.6: SG11b – all units at nationally described space standards

Values						
Construction Costs	1,157,406	80%	90%	100%	110%	120%
90%		(2,158,185)	481,489	3,121,163	5,760,837	8,400,512
95%		(3,140,063)	(500,389)	2,139,285	4,778,959	7,418,633
100%		(4,121,942)	(1,482,268)	1,157,406	3,797,080	6,436,755
105%		(5,103,820)	(2,464,146)	175,528	2,815,202	5,454,876
110%		(6,085,699)	(3,446,025)	(806,351)	1,833,323	4,472,997

Fig. 3.7: SG11c - 20% of units at M4(2) and all units at nationally described space standards

Values						
Construction Costs	1,124,196	80%	90%	100%	110%	120%
90%		(2,191,395)	448,279	3,087,953	5,727,627	8,367,302
95%		(3,173,273)	(533,599)	2,106,075	4,745,749	7,385,423
100%		(4,155,152)	(1,515,478)	1,124,196	3,763,870	6,403,545
105%		(5,137,030)	(2,497,356)	142,318	2,781,992	5,421,666
110%		(6,118,909)	(3,479,235)	(839,561)	1,800,113	4,439,787

4.35 Figures 3.4-3.7 demonstrate that based on current values and constructions costs, Strategic Site SG11 is viable and accounting for 20% affordable housing generates a potential surplus for planning contributions of:

- £0.866 million (or approximately £4.3k per unit) for the baseline position
- £0.851 million (or approximately £4.3k per unit) assuming 20% of units at M4(2)
- £1.157 million (or approximately £5.8k) assuming all units at nationally described space standards
- £1.124 million (or approximately £5.6k per unit) assuming 20% of units at M4(2) and all units at nationally described space standards

4.36 In addition to site access improvements (generally included within external works allowances), the South Carnforth Strategic Sites – Infrastructure Delivery Schedule includes the following infrastructure requirements associated directly with delivery of SG11:

- Primary Education - £257,143
- Secondary Education – £350,000
- Canal Footbridge - £250,000
- Town Centre Footpath Links - £100,000
- Canal Towpath Improvements - £100,000
- Public Open Space - £389,716

4.37 These requirements total £1,446,859. Deducting these sums from the surplus for planning contributions will reduce the surplus pot to a balance of **-£581k – -£290k**. This suggests that accounting for potential planning requirements and assuming 20% affordable housing the viability of SG11 is challenging with this level of planning requirements.

4.38 The Infrastructure Delivery Schedule identifies the following critical infrastructure requirements for Lundsfield Quarry:

- Primary Education - £257,143
- Canal Footbridge - £250,000
- Town Centre Footpath Links - £100,000
- Public Open Space - £389,716

4.39 These requirements total £996,859. Deducting these sums from the surplus for planning contributions will reduce the surplus pot to a balance of **-£146k – £160k**. This suggests that accounting for critical planning requirements and assuming 20% affordable housing the viability of SG11 is finely balanced.

4.40 Further detailed viability modelling at planning application stage will be necessary to determine the level and tenure mix of affordable housing and the level of planning contributions that the development will viably sustain.

SG12: Land South of Windermere Road

4.41 Figures 3.8 – 3.11 show the viability results for SG12:

Fig. 3.8: SG12

Values						
Construction Costs	5,460,143	80%	90%	100%	110%	120%
90%		(1,912,422)	4,015,891	9,944,203	15,872,515	21,800,827
95%		(4,154,452)	1,773,861	7,702,173	13,630,485	19,558,797
100%		(6,396,482)	(468,169)	5,460,143	11,388,455	17,316,767
105%		(8,638,512)	(2,710,199)	3,218,113	9,146,425	15,074,737
110%		(10,880,542)	(4,952,229)	976,083	6,904,395	12,832,707

Fig. 3.9: SG12a - 20% of units at M4(2)

Values						
Construction Costs	5,105,668	80%	90%	100%	110%	120%
90%		(2,245,023)	3,683,289	9,611,602	15,539,914	21,468,226
95%		(4,497,990)	1,430,323	7,358,635	13,286,947	19,215,259
100%		(6,750,956)	(822,644)	5,105,668	11,033,980	16,962,293
105%		(9,003,923)	(3,075,611)	2,852,701	8,781,014	14,709,326
110%		(11,256,890)	(5,328,578)	599,735	6,528,047	12,456,359

Fig. 3.10: SG12b – all units at nationally described space standards

Values						
Construction Costs	5,560,278	80%	90%	100%	110%	120%
90%		(2,270,851)	4,041,413	10,353,677	16,665,941	22,978,206
95%		(4,667,551)	1,644,713	7,956,978	14,269,242	20,581,506
100%		(7,064,250)	(751,986)	5,560,278	11,872,542	18,184,806
105%		(9,460,950)	(3,148,686)	3,163,578	9,475,843	15,788,107
110%		(11,857,649)	(5,545,385)	766,879	7,079,143	13,391,407

Fig. 3.11: SG12c - 20% of units at M4(2) and all units at nationally described space standards

Values						
Construction Costs	5,450,603	80%	90%	100%	110%	120%
90%		(2,380,526)	3,931,738	10,244,002	16,556,266	22,868,531
95%		(4,777,226)	1,535,038	7,847,303	14,159,567	20,471,831
100%		(7,173,925)	(861,661)	5,450,603	11,762,867	18,075,131
105%		(9,570,625)	(3,258,361)	3,053,903	9,366,168	15,678,432
110%		(11,967,324)	(5,655,060)	657,204	6,969,468	13,281,732

4.42 Figures 2.8-3.1 demonstrate that based on current values and constructions costs, Strategic Site SG12 is viable and accounting for 30% affordable housing generates a potential surplus for planning contributions of:

- £5.460 million (or approximately £10.9k per unit) for the baseline position
- £5.106 million (or approximately £10.3k per unit) assuming 20% of units at M4(2)
- £5.560 million (or approximately £11.1k) assuming all units at nationally described space standards
- £5.451 million (or approximately £10.9k per unit) assuming 20% of units at M4(2) and all units at nationally described space standards

4.43 In addition to construction of a new site access (generally included within the external works allowance), the South Carnforth Strategic Sites – Infrastructure Delivery Schedule includes the following infrastructure requirements associated directly with delivery of SG12:

- Primary Education - £642,857
- Secondary Education – £875,000
- Public Transport - £40,000
- Canal Towpath Improvements - £260,000

4.44 These requirements total £1,817,857. Even deducting these sums from the potential surplus will leave potential surplus for additional planning contributions of £3.288-3.742 million. This level of surplus provides significant surplus to support further planning contributions, including provision of a site for a new primary school and creation of a new recreational hub and associated future maintenance.

Conclusions and Recommendations

4.45 Viability modelling and analysis for strategic sites SG11 and SG12 has identified that both sites are viable. Based on the values and cost assumptions site SG11 should deliver 20% affordable housing and provide a reasonable surplus to satisfy critical planning contribution requirements identified on the Infrastructure Delivery Schedule. The scope to deliver other planning contribution requirements is more doubtful and will require further detailed viability analysis as part of the planning application process.

4.46 Based on the values and cost assumptions site SG12 should deliver 30% affordable housing and provide a reasonable surplus to meet all reasonable planning contribution requirements identified on the Infrastructure Delivery Schedule and other potential requirements

4.47 Site promoters for the strategic sites have been keen to identify that detailed site investigation, planning and design work will clarify potential abnormal site development and external works costs. It will be appropriate for the strategic sites to conduct further detailed site viability modelling to consider further and more detailed abnormal development costs and site infrastructure requirements.

Appendix 1 – Schedule of Appraisal Assumptions

Lancaster CC																		Lambert Smith Hampton	
		Local Plan Viability Assessment - DRAFT APPRAISAL ASSUMPTIONS																	
		Large Greenfield Residential - 20% of units at M4(2)	Large Greenfield Residential - all units at nationally described space standards	Large Greenfield Residential - 20% of units at M4(2) and all units at nationally described space standards	Large Greenfield Residential - all units at nationally described space standards	Large Greenfield Residential - 20% of units at M4(2)	Large Greenfield Residential - all units at nationally described space standards	Large Greenfield Residential - 20% of units at M4(2) and all units at nationally described space standards	Large Greenfield Residential - all units at nationally described space standards	Large Greenfield / Brownfield Residential - 20% of units at M4(2)	Large Greenfield / Brownfield Residential - all units at nationally described space standards	Large Greenfield / Brownfield Residential - 20% of units at M4(2)	Large Greenfield / Brownfield Residential - all units at nationally described space standards	Large Greenfield / Brownfield Residential - 20% of units at M4(2)	Large Greenfield / Brownfield Residential - all units at nationally described space standards	Large Greenfield Residential - 20% of units at M4(2) and all units at nationally described space standards	Large Greenfield Residential - 20% of units at M4(2) and all units at nationally described space standards		LSH comment
Ridge Farm / Cuckoo Farm (Lancaster East)					Hammerton Hall / Beaumont Hall (Lancaster North)				Lundsfield Quarry (Carnforth South)				South of Windermere Rd (Carnforth South)						
Scenario Reference	SG7	SG7a	SG7b	SG7c	SG9	SG9a	SG9b	SG9c	SG11	SG11a	SG11b	SG11c	SG12	SG12a	SG12b	SG12c			
Headline Assumptions																			
Number of units (residential)	900	900	900	900	700	700	700	700	200	200	200	200	500	500	500	500			
Net site area (hectares)	24	24	25	25	18	18	19	19	5	5	6	6	13	13	14	14	Indicative areas		
Net site area (acres)	59	59	62	62	46	46	48	48	13	13	14	14	33	33	34	34	Indicative areas		
Density (residential units per net hectare)	38.00	38.00	36.00	36.00	38.00	38.00	36.00	36.00	38.00	38.00	36.00	36.00	38.00	38.00	36.00	36.00			
Density (residential units per net acre)	15.4	15.4	14.6	14.6	15.4	15.4	14.6	14.6	15.4	15.4	14.6	14.6	15.4	15.4	14.6	14.6			
Sqft of floorspace per net site acre	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!			
Gross to net ratio	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6			
Gross site area (hectares)	39.5	39.5	41.7	41.7	30.7	30.7	32.4	32.4	8.8	8.8	9.3	9.3	21.9	21.9	23.1	23.1	Indicative areas		
Gross site area (acres)	97.5	97.5	103.0	103.0	75.9	75.9	80.1	80.1	21.7	21.7	22.9	22.9	54.2	54.2	57.2	57.2	Indicative areas		
Value Assumptions																			
2 Bed House	£160,000	£160,000	£164,688	£164,688	£160,000	£160,000	£164,688	£164,688	£152,000	£152,000	£156,500	£156,500	£152,000	£152,000	£156,500	£156,500			
3 Bed House	£195,000	£195,000	£219,000	£219,000	£195,000	£195,000	£219,000	£219,000	£186,000	£186,000	£209,000	£209,000	£186,000	£186,000	£209,000	£209,000			
4+ Bed House	£275,000	£275,000	£282,352	£282,352	£275,000	£275,000	£282,352	£282,352	£261,000	£261,000	£268,000	£268,000	£261,000	£261,000	£268,000	£268,000			
2 Bed Bungalow	£175,000	£175,000	£175,000	£175,000	£175,000	£175,000	£175,000	£175,000	£168,000	£168,000	£168,000	£168,000	£168,000	£168,000	£168,000	£168,000			
1 Bed Apartment	£115,132	£115,132	£118,629	£118,629	£115,132	£115,132	£118,629	£118,629	£110,000	£110,000	£113,363	£113,363	£110,000	£110,000	£113,363	£113,363			
2 Bed Apartment	£137,598	£137,598	£144,441	£144,441	£137,598	£137,598	£144,441	£144,441	£131,500	£131,500	£138,000	£138,000	£131,500	£131,500	£138,000	£138,000			
Unit Sizes																			
2 Bed House - GIA (sqft)	753	753	775	775	753	753	775	775	753	753	775	775	753	753	775	775	70m2 (standard)		
% of total units in scenario	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%			
3 Bed House - GIA (sqft)	915	915	1,028	1,028	915	915	1,028	1,028	915	915	1,028	1,028	915	915	1,028	1,028	85m2 (standard)		
% of total units in scenario	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%			
4+ Bed House - GIA (sqft)	1,237	1,237	1,270	1,270	1,237	1,237	1,270	1,270	1,237	1,237	1,270	1,270	1,237	1,237	1,270	1,270	114.9m2 (standard)		
% of total units in scenario	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%			
2 Bed Bungalow - GIA (sqft)	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	65m2 (standard)		
% of total units in scenario	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%			
1 Bed Apartment - Net sales (sqft)	538	538	554	554	538	538	554	554	538	538	554	554	538	538	554	554	50m2 (net-standard)		
1 Bed Apartment - GIA (sqft)	633	633	652	652	633	633	652	652	633	633	652	652	633	633	652	652	51.5m2 (net-NPSS)		
Net to Gross	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%			
% of total units in scenario	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%			
2 Bed Apartment - Net sales (sqft)	646	646	678	678	646	646	678	678	646	646	678	678	646	646	678	678	60m2 (net-standard)		
2 Bed Apartment - GIA (sqft)	760	760	798	798	760	760	798	798	760	760	798	798	760	760	798	798	63m2 (net-NPSS)		
Net to Gross	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%			
% of total units in scenario	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%			
Land Value																			
Land Price (per net acre)	£275,000	£275,000	£275,000	£275,000	£275,000	£275,000	£275,000	£275,000	£200,000	£200,000	£200,000	£200,000	£200,000	£200,000	£200,000	£200,000			
Stamp Duty Land Tax (SDLT)	Applied at the prevailing rate				Applied at the prevailing rate				Applied at the prevailing rate				Applied at the prevailing rate						
Acquisition Agent fees	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	% of land price		
Acquisition Legal fees	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	% of land price		
Cost Assumptions																			
Initial Payments - Statutory Planning Fees	£140,159	£140,159	£140,159	£140,159	£93,799	£93,799	£93,799	£93,799	£43,559	£43,559	£43,559	£43,559	£93,799	£93,799	£93,799	£93,799			
Construction Costs - Demolition, Site Clearance and remediation (per gross acre)	Refer to Strategi Sites Viability Papers for respective assumptions																		
Houses Build Costs	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00			
Bungalow Build Costs	£113.17	£113.17	£113.17	£113.17	£113.17	£113.17	£113.17	£113.17	£113.17	£113.17	£113.17	£113.17	£113.17	£113.17	£113.17	£113.17			
Apartment Build Costs	£114.46	£114.46	£114.46	£114.46	£114.46	£114.46	£114.46	£114.46	£114.46	£114.46	£114.46	£114.46	£114.46	£114.46	£114.46	£114.46	£ per ft2		
External works inc. utilities reinforcement (allowance)	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	% of base build		
Contingency	5%	5%	5%	5%	5%	5%	5%	5%	6%	6%	6%	6%	6%	6%	6%	6%	% of total construction		
M4(2) Allowance per unit for 20% of units	1000.00				1000.00				1000.00				1000.00						
Professional Fees (Note 1) -	7%	7%	7%	7%	7%	7%	7%	7%	8%	8%	8%	8%	7%	7%	7%	7%	% of total construction		
Disposal Costs - Sale Agents Costs	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	% of Gross Development Value		
Sale Legal Costs	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%			
Marketing and Promotion	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%			
Finance Costs - Finance Fees	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	% interest per annum on cumulative balance		
Interest allowance (land & build)	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%			
Profit																			
Developers Profit	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%	Blended rate		

Specific Notes
1

General Note

Build Costs

Build costs (Base build) relates to the cost of building each unit. The cost of external and infrastructure works outside of the footprint (including areas within the curtilage of each unit) is not included in this assumed figure.

External works inc. utilities reinforcement (allowance) - relates to all 'normal' build costs outside of the footprint of each unit

Contingency is a general allowance to cover the antedated likely range of budget variance, dependent upon the nature of each assumed specific development

3 months
6 months
6 months

Timescales - residential schemes

Lead in time (pre construction) - pre-construction enabling / mobilisation period following site purchase. Phased purchased assumed for larger sites

Construction period (months per unit)

Average months between construction start and first sale

Sales per month. Small and medium sized schemes

Sales per month. Large sized schemes - It is anticipated that large residential schemes will be operated as two sales outlets

3 months
6 months
6 months
2 sales
4 sales

S106 contributions (per residential unit)

To be sensitivity tested for relevant scenarios across an appropriate range of figures (suggest £2,500, £5,000 and £7,500 per unit for residential and mixed use scenarios)

Affordable housing (as percentage of total units)

To be sensitivity tested for relevant scenarios across an appropriate range of percentages

Appendix 2 (i) – East Lancaster Infrastructure Delivery Schedule

EAST LANCASTER STRATEGIC SITE – INFRASTRUCTURE DELIVERY SCHEDULE OCTOBER 2018

REF	CATEGORY	LOCATION	PROJECT TITLE	PROJECT DESCRIPTION	STATUS	PRIORITY	LEAD AGENCY	DELIVERY PARTNERS	ANTICIPATED COST	FUNDING SECURED	FUNDING GAP	TIMESCALES	SOURCES OF FUNDING	RELEVANT STRATEGIES
IDP-ES-001	Highways	East Lancaster Strategic Site	Access arrangements into the East Lancaster Strategic Site via Caton Road	The creation of a new junction arrangement into the East Lancaster Site from Caton Road.	Critical	High	Lancashire County Council will be the lead agency in implementing this project.	Developers will need to ensure that the new development connects with the public highway	£250,000 (Source:WYG)	N/A	None	2022 – 2024 (Phase One - South)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-002	Highways	East Lancaster Strategic Site	Access arrangements into the East Lancaster Strategic Site via Quernmore Road	The creation of a new junction arrangement into the East Lancaster Strategic Site from Quernmore Road and the upgrade and widening of Stone Row Head.	Critical	High	Lancashire County Council will be the lead agency in implementing this project.	Lancashire County Council will be the lead agency in implementing this project.	£300,000 (Source:WYG)	N/A	None	2020 – 2021 (Phase One – North)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-003	Public Transport – Bus	East Lancaster Strategic Site	Bus Stop Provision	The creation of sufficient bus halts through the East Lancaster Strategic Site to facilitate future bus routes which service the site and the wider East Lancaster Area.	Desirable	Medium	Developers to lead on the delivery of these facilities.	Lancashire County Council to provide necessary input into the effective delivery of Bus Stops and that the appropriate standards are met.	£40,000 Estimated 2 stops within the site. (Source:WYG)	N/A	None	2025 – 2027 (Delivery in the later phases of development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-004	Public Transport - Bus	East Lancaster Strategic Site	Bus Service Provision – Service 18	To secure funding for Bus Service 18 which routes around East Lancaster and connects the area to Lancaster City Centre.	Important	High	Lancashire County Council and Bus Operators	Not Applicable	£200,000 (Equivalent to two years’ service provision)	N/A	None	2025-2027 (Contribution made on the mid phase of development)	This contribution will be funded directly by development	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-004	Cycling & Walking	East Lancaster Strategic Site	Lancaster Canal Towpath improvements	To improve the towpath provision along the Lancaster Canal to improve cycling and walking linkages between the Strategic Site and Lancaster City Centre. This is a length of 1.5 kilometres.	Critical	High	Canal and River Trust to deliver towpath improvements	Lancaster City Council and Lancashire County Council to provide input where necessary	£225,000 (Source: C&R Trust)	N/A	None	2020 – 2024 (Delivery in the mid-phases of development)	This will be funded directly by development.	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-005	Cycling & Walking	East Lancaster Strategic Site	Improvements to Pedestrian / Cycling Access via Ridge Estate	The improvement of pedestrian and cycling routes through the Ridge Estate to facilitate movement from the south of the Strategic site towards the City Centre	Critical	High	Lancashire County Council	Lancaster City Council to provide input where necessary.	£60,000 (Source: Lancaster CC / WSP)	N/A	None	2020 – 2022 (Delivery in the early phases of development)	This will be funded directly by development.	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-006	Cycling & Walking	East Lancaster Strategic Site	Improvements to links between the East Lancaster Strategic Site and Junction 34 Park & Ride.	The improvement of pedestrian and cycling routes to the north of the strategic sites improving links along Caton Road towards the Junction 34 Park and Ride.	Desirable	Medium	Lancashire County Council	Lancaster City Council to provide input where necessary.	£25,000 (Source: Lancaster CC / WSP)	N/A	None	2025-2027 (Delivery in the later phases of development)	This will be funded directly by development.	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-007	Cycling & Walking	East Lancaster	Improvement of links between the East Lancaster Strategic Site and South beyond Quernmore Road	Improvements to the crossing point over Quernmore Road and improved cycling and walking linkages south through Standen Park towards Williamson Park and other areas of growth in East Lancaster	Critical	High	Lancashire County Council	Lancaster City Council to provide input where necessary.	£50,000 (Source: Lancaster CC / WSP)	N/A	£50,000	2020 – 2022 (Delivery in the early phases of development)	This will be funded directly by development of the Strategic Site and development at Ridge Lea Hospital, Grab Lane and Stone Row Head.	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-008	Cycling & Walking	East Lancaster Strategic Site	Upgrades to the Caton Road Cycleway.	To provide improvement and upgrade to the Caton Road cycleway to accommodate extra demand generated from new development.	Important	Medium	Lancaster City Council	Lancashire County Council to provide input where necessary.	£150,000 (Source: Lancaster CC / WSP)	N/A	None	2025-2027 (Delivery in the later phases of development)	This will be funded directly be development.	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD

REF	CATEGORY	LOCATION	PROJECT TITLE	PROJECT DESCRIPTION	STATUS	PRIORITY	LEAD AGENCY	DELIVERY PARTNERS	ANTICIPATED COST	FUNDING SECURED	FUNDING GAP	TIMESCALES	SOURCES OF FUNDING	RELEVANT STRATEGIES
IDP-ES-009	Cycling & Walking	East Lancaster Strategic Site	Cycling and Walking Linkage Improvements	To improve cycling and walking linkages into the open countryside to the east, seeking to improve the historic trackway of Grimeshaw Lane to provide linkages toward the Lune Valley.	Desirable	Low	Within the site itself the lead will be taken by the developer. However, work outside the site must be undertaken by Lancashire County Council.		£100,000 (Source: Lancaster CC)	N/A	None	2025 – 2027 (Delivery in the later phases of development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-010	Cycling & Walking	East Lancaster Strategic Site	Cycling and Walking – City Centre Parking Improvements	Contribution towards a cycling hub in Lancaster City Centre to provide securing parking and associated facilities to boost cycling usage.	Desirable	Medium	Lancaster City Council	Lancashire County Council	£30,000 Contribution (Source: Lancaster CC)	N/A	£230,000	2022 – 2024 (Delivery in the mid-phases of development)	Lancashire County Council to provide for the funding gap in order to facilitate delivery. Other development projects will also contribute.	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-011	Primary Education	East Lancaster Strategic Site	Creation of a new Primary School	To safeguard land and provide an appropriate contribution towards the delivery of a new primary school on the North Lancaster Strategic Site. Overall costs of the school are suggested to be in the region of £4.5 million. City Council suggest 20% contribution to this delivery plus safeguarding of land.	Critical	High	Lancashire County Council to co-ordinate	Not Applicable	£900,000 contribution (Source: Lancaster CC)	N/A	£3,600,000	2025 – 2027 (Delivery in the later phases of development)	Lancashire County Council to provide for the funding gap in order to facilitate delivery.	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-012	Secondary Education	East Lancaster Strategic Site	Contributions towards new secondary school education	To provide a financial contribution towards the need for new secondary school which is a strategic matter for the district. Overall costs of the school are suggested to be in the region of £24.5 million. City Council suggest a 5% contribution towards this delivery.	Important	Medium	Lancashire County Council to secure the necessary sponsor.	Not Applicable	£1,225,000 contribution (Source: Lancaster CC)	N/A	£23,275,000	To be delivered as part of the Bailrigg Garden Village	Lancashire County Council and other providers to provide for the funding gap in order to facilitate delivery.	Strategic Policies & Land Allocations DPD. East Lancaster Development Framework SPD
IDP-ES-013	Country Park Provision	East Lancaster Strategic Site	East Lancaster County Park	The creation of a new Country Park, in the region of 2ha in size, in East Lancaster to provide new amenity and informal recreational space.	Critical	High	Developer to lead on the delivery of the country park	Lancaster City Council and other environmental stakeholders	£750,000 (Source: Lancaster CC)	N/A	None	2020 - 2024	This will be funded directly by development	Strategic Policies & Land Allocations DPD. East Lancaster Development Brief SPD
IDP-ES-014	Country Park Facilities	East Lancaster Strategic Site	Country Park Facilities	The creation of the following new facilities within the Country Park: <ul style="list-style-type: none"> Footpath / cycling routes Benches and bins Lighting along one key corridor Children’s Play Young Persons Area 	Critical	High	Developer to lead on the provision of new facilities within the Country Park. This can be delivered on a phased basis	Lancaster City Council and other environmental stakeholders		N/A	N/A	Facilities to be delivered in a phased manner through development in agreement with the City Council	This will be funded directly by development	Strategic Policies & Land Allocations DPD. East Lancaster Development Brief SPD
IDP-ES-015	Country Park Management	East Lancaster Strategic Site	Management of County Park Facilities	The implementation of a management plan for the country park to the satisfaction of the City Council.	Critical	High	Developers to lead on securing management arrangements	Lancaster City Council and other natural environment stakeholders to advice.	Dependent on the type of Management Method	N/A	N/A	To be in place for the completion of the Country Park	Other sources of funding may be pursued if they become available.	Strategic Policies & Land Allocations DPD. East Lancaster Development Brief SPD
IDP-ES-016	Playing Pitch Provision	East Lancaster Strategic Site	Playing Pitch Improvements	A financial contribution towards the improvement of playing fields at Far Moor Lane	Critical	High	Lancaster City Council	Not Applicable	£200,000 (Source: Lancaster CC)	N/A	N/A	2019 (Prior to Commencement)	Funding will be secured from other development projects in the East Lancaster area.	Strategic Policies & Land Allocations DPD. East Lancaster Development Brief SPD

REF	CATEGORY	LOCATION	PROJECT TITLE	PROJECT DESCRIPTION	STATUS	PRIORITY	LEAD AGENCY	DELIVERY PARTNERS	ANTICIPATED COST	FUNDING SECURED	FUNDING GAP	TIMESCALES	SOURCES OF FUNDING	RELEVANT STRATEGIES
IDP-ES-017	Open Space Provision	East Lancaster Strategic Site	Open Space Provision – Allotment and Community Gardens	The provision of improvements to existing allotment and community garden spaces in the East Lancaster area. This would be a commuted sum rather than a requirement to be provided on-site.	Desirable	Medium	Lancaster CC	Not Applicable	£55,000 <i>(Source: Lancaster CC)</i>	N/A	None	2025 – 2025 (Delivery in the later phases of development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. East Lancaster Development Brief SPD
IDP-ES-018	Open Space Provision	East Lancaster Strategic Site	Open Space Provision – Equipped Play Areas	The provision of new play facilities within the new development for children	Critical	High	Lancaster CC	Development Industry	£81,000 <i>(Source: Lancaster CC)</i>	N/A	None	2020 – 2027 (Delivery throughout the development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. East Lancaster Development Brief SPD
IDP-ES-019	Open Space Provision	East Lancaster Strategic Site	Open Space Provision – Young Persons Provision	The provision of facilities for young people which will be delivered within the new country park.	Critical	High	Lancaster CC	Development Industry	£87,000 <i>(Source: Lancaster CC)</i>	N/A	None	2020 – 2027 (Delivery throughout the development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. East Lancaster Development Brief SPD

Appendix 2 (ii) – North Lancaster Infrastructure Delivery Schedule

NORTH LANCASTER STRATEGIC SITE – INFRASTRUCTURE DELIVERY SCHEDULE NOVEMBER 2018

REF	CATEGORY	LOCATION	PROJECT TITLE	PROJECT DESCRIPTION	STATUS	PRIORITY	LEAD AGENCY	DELIVERY PARTNERS	ANTICIPATED COST TO DEVELOPMENT	FUNDING SECURED	FUNDING GAP	TIMESCALES	SOURCES OF FUNDING	RELEVANT STRATEGIES
IDP-NS-001	Highways	North Lancaster Strategic Site	Access arrangements into the North Lancaster Strategic Site via Slyne Road (A6)	The creation of a new junction arrangement on Slyne Road (A6) which will serve as the primary access points into both western and eastern portions of the site.	Critical	High	Lancashire County Council will be the lead agency in implementing this project.	Developers will need to ensure that the new development connects with the public highway	£100,000 (Source:WYG)	N/A	None	2020 – 2021 (Phase One - South)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-002	Highways	North Lancaster Strategic Site	Access arrangements into the North Lancaster Strategic site via Halton Road and Kellet Road	The creation of a new junction arrangements into the North Lancaster Strategic Site from Halton Road and Kellet Road	Critical	High	Lancashire County Council will be the lead agency in implementing this project.	Lancashire County Council will be the lead agency in implementing this project.	£100,000 (Source:WYG)	N/A	None	2022 – 2024 (Phase One – North)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-003	Public Transport – Bus	North Lancaster Strategic Site	Bus Stop Provision	The creation of sufficient bus halts through the East Lancaster Strategic Site to facilitate future bus routes which service the site and the wider North Lancaster Area and provide the potential to expand the Bus Rapid Transport (BRT) network.	Important	High	Developers to lead on the delivery of these facilities.	Lancashire County Council to provide necessary input into the effective delivery of Bus Stops and that the appropriate standards are met.	£20,000 Estimated 1 stop within the site. (Source:WYG)	N/A	None	2022 – 2023 (Delivery in the later phases of development)	This will be funded directly be development	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-004	Cycling & Walking	North Lancaster Strategic Site	Lancaster Canal Towpath improvements	To improve the towpath provision along the Lancaster Canal to improve cycling and walking linkages to the north towards Slyne-with-Hest and Carnforth and to the south towards the Lune Aqueduct and the Caton Road Employment Area. This length is 1 kilometre.	Desirable	Medium	Canal and River Trust to deliver towpath improvements	Lancaster City Council and Lancashire County Council to provide input where necessary.	£200,000 (Source: C&R Trust and Lancashire CC)	N/A	None	2020 – 2024 (Delivery in the early phases of development)	This will be funded directly by development.	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-005	Cycling & Walking	North Lancaster Strategic Site	Lancaster Canal Towpath improvements	The provision of a new pedestrian linkage across the Lancaster Canal to improve connectivity from the eastern portions of this strategic site towards Lancaster City Centre. Options to achieve this are at Green Lane Bridge or Halton Road Bridge	Critical	High	Canal and River Trust to deliver towpath improvements	Lancaster City Council and Lancashire County Council to provide input where necessary.	£250,000 (Source: Lancashire CC)	N/A	None	2022 – 2024 (Delivery in later phases of development)	This will be funded directly by development.	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-006	Cycling & Walking	North Lancaster Strategic Site	Upgrades to Halton Road / Aldrens Lane to facilitate improved cycling and walking movements	Upgrades to Halton Road / Green Lane / Mainway through the provision of cycle lanes, traffic calming and signage to promote greater levels of cycling and walking.	Critical	High	Lancashire County Council	Lancaster City Council to provide input where necessary.	£60,000 (Source: Lancaster CC / WSP)	N/A	None	2020 – 2022 (Delivery in the early phases of development)	This will be funded directed by development.	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-007	Cycling & Walking	North Lancaster Strategic site	Upgrades to the cycling / walking routes through Skerton to provide connection to Ryelands Park	Upgrades to the cycling and walking routes through Skerton between the North Lancaster Strategic Site towards Ryelands park seeking to improve linkages from new development and the city centre.	Critical	High	Lancashire County Council	Lancaster City Council to provide input where necessary.	£60,000 (Source: Lancaster CC / WSP)	N/A	None	2020 – 2022 (Delivery in the early phases of development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-008	Cycling & Walking	North Lancaster Strategic Site	Upgrades to Slyne Road (A6) to improve cycling and walking links towards the City Centre.	Upgrade to Slyne Road (A6) in relation to highway safety to ensure promotion of cycling and walking can be achieved.	Important	Medium	Lancashire County Council	Lancaster City Council to provide input where necessary.	£50,000 (Source: Lancaster CC)	N/A	None	2020 – 2022 (Delivery in the early phases of development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD

REF	CATEGORY	LOCATION	PROJECT TITLE	PROJECT DESCRIPTION	STATUS	PRIORITY	LEAD AGENCY	DELIVERY PARTNERS	ANTICIPATED COST TO DEVELOPMENT	FUNDING SECURED	FUNDING GAP	TIMESCALES	SOURCES OF FUNDING	RELEVANT STRATEGIES
IDP-NS-009	Cycling & Walking	North Lancaster Strategic	Upgrades to Hammerton Hall Lane	To assist with the de-tuning of Hammerton Hall Lane to a cycling and walking route.	Important	High	Lancashire County Council	Lancaster City Council to provide input where necessary.	£50,000 (Source: Lancaster CC)	N/A	None	2022 – 2024 (Delivery in later phases of development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-010	Cycling & Walking	North Lancaster Strategic Site	Cycling and Walking Linkage Improvements – Ryelands Park	To improve cycling and walking linkages across Ryelands Park to improve connectivity between the North Lancaster Strategic Site and Lancaster City Centre.	Important	Medium	Lancaster City Council	Not Applicable	£155,000 (Source: Lancaster CC)	N/A	None	2020 – 2024 (Delivery in the early phases of development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-011	Cycling & Walking	North Lancaster Strategic Site	Cycling and Walking – City Centre Parking Improvements	Contribution towards a cycling hub in Lancaster City Centre to provide securing parking and associated facilities to boost cycling usage.	Desirable	Medium	Lancaster City Council	Lancashire County Council	£30,000 Contribution (Source: Lancaster CC)	N/A	£230,000	2022 – 2024 (Delivery in the mid-phases of development)	Lancashire County Council to provide for the funding gap in order to facilitate delivery. Other development projects will also contribute.	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-012	Primary Education	North Lancaster Strategic Site	Creation of a new Primary School	To safeguard land and provide an appropriate contribution towards the delivery of a new primary school on the North Lancaster Strategic Site. Overall costs of the school are suggested by Lancashire CC to be in the region of £4.5 million. City Council suggest 20% contribution to this delivery plus safeguarding of land.	Critical	High	Lancashire County Council to co-ordinate	Not Applicable	£900,000 contribution (Source: Lancaster CC)	N/A	£3,600,000	2025 – 2027 (Delivery in the later phases of development)	Lancashire County Council to provide for the funding gap in order to facilitate delivery.	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-013	Secondary Education	North Lancaster Strategic Site	Contributions towards new secondary school education	To provide a financial contribution towards the need for new secondary school which is a strategic matter for the district. Overall costs of the school are suggested by Lancashire CC to be in the region of £24.5 million. City Council suggest a 5% contribution towards this delivery.	Important	Medium	Lancashire County Council to secure the necessary sponsor.	Not Applicable	£1,225,000 contribution (Source: Lancaster CC)	N/A	£23,275,000	TBC	Lancashire County Council to provide for the funding gap in order to facilitate delivery.	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-014	Open Space Provision	North Lancaster Strategic Site	Open Space Provision – Allotment and Community Gardens	The provision of improvements to existing allotment and community garden spaces in the North Lancaster area. This would be a commuted sum rather than a requirement to be provided on-site.	Desirable	Medium	Lancaster City Council	Not Applicable	£38,500 (Source: Lancaster CC)	N/A	None	2025 – 2027 (Delivery in the later phases of development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-015	Open Space Provision	North Lancaster Strategic Site	Open Space – Parks and Gardens	Contributions to be made towards improvements for facilities at Ryelands Park.	Critical	High	Lancaster City Council	Not Applicable	£170,000 (Source: Lancaster CC)	N/A	None	2022 – 2025 (Delivery through the mid-phases of development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-016	Open Space Provision	North Lancaster Strategic Site	Open Space – Equipped Play Areas	The provision of new play facilities within the new development for children.	Critical	High	Development Industry	Lancaster CC	£81,000 (Source: Lancaster CC)	N/A	None	2020 – 2027 (Delivery throughout the development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD

REF	CATEGORY	LOCATION	PROJECT TITLE	PROJECT DESCRIPTION	STATUS	PRIORITY	LEAD AGENCY	DELIVERY PARTNERS	ANTICIPATED COST TO DEVELOPMENT	FUNDING SECURED	FUNDING GAP	TIMESCALES	SOURCES OF FUNDING	RELEVANT STRATEGIES
IDP-NS-017	Open Space Provision	North Lancaster Strategic Site	Open Space – Young Persons Provision	The provision of facilities for young people which will be delivered at Ryelands Park.	Critical	High	Lancaster CC	Not Applicable	£87,000 (Source: Lancaster CC)	N/A	None	2020 – 2020 (Delivery in the early phases of development)	This will be funded directly by development	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-018	Open Space Management	North Lancaster Strategic Site	Management of the Public Open Spaces	The management of open space provision within the strategic site.	Critical	High	Developers to lead on securing management arrangements	Lancaster City Council and other natural environment stakeholders to advice.	Dependent on the type of Management Method Agreed.	N/A	N/A	To be agreed.	Other sources of funding may be pursued if they become available.	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-019	Playing Pitch Provision	North Lancaster Strategic Site	Playing Pitch Improvements	A financial contribution towards the improvement of playing fields at Ryelands Park	Critical	High	Lancaster City Council	Not Applicable	£200,000 (Source: Lancaster CC)	N/A	N/A	2019 (Prior to Commencement)	Funding will be secured from other development projects in the East Lancaster area.	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD
IDP-NS-020	Specialist Housing	North Lancaster Strategic Site	Specialist Care Accommodation provision within North Lancaster Strategic site	To replace affordable housing requirements in this location, the Council will be requiring specialist care accommodation. To a model and management framework to be agreed with the Council.	Critical	High	Specialist Housing Provider	Lancaster City Council and Development Industry	Equivalent to the Affordable Housing Provision	N/A	N/A	2023 – 2025 (Delivery in the mid-phases of development)	This will be funded primarily through development.	Strategic Policies & Land Allocations DPD. North Lancaster Development Framework SPD

Appendix 2 (iii) – South Carnforth Infrastructure Delivery Schedule

SOUTH CARNFORTH STRATEGIC SITES – INFRASTRUCTURE DELIVERY SCHEDULE OCTOBER 2018

REF	CATEGORY	LOCATION	PROJECT TITLE	PROJECT DESCRIPTION	STATUS	PRIORITY	LEAD AGENCY	DELIVERY PARTNERS	ANTICIPATED COST	FUNDING SECURED	FUNDING GAP	TIMESCALES	SOURCES OF FUNDING	RELEVANT STRATEGIES
IDP-SC-001	Highways	South Carnforth – Land South of Windermere Road (SG12)	Access arrangements into Land South of Windermere Road from Back Lane	The creation of at least one new access point (possibly two subject to LCC Highways position) into Back Lane	Critical	High	Lancashire County Council will be the lead agency in implementing this project.	The developers of SG12 will need to ensure that their proposals adequately connect to the public highway.	£60,000 per junction created (Source:WYG)	N/A	None	2021 – 2022 (Phase One – South)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-002	Highways	South Carnforth – Land South of Windermere Road (SG12)	Junction Improvements to Back Lane / Kellet Road	The creation of extra capacity at the junction of Back Lane and Kellet Road to deal with the increases in capacity on the road network	Important	High	Lancashire County Council will be the lead agency in implementing this project.	N/A	Pending: Neil Stevens / WYG to advise	N/A	Not known	2023 – 2025 (Delivery in the mid-phase of development)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-003	Highways	South Carnforth	Junction Improvements to Kellet Road / A601(M)	The creation of extra capacity at the junction of Kellet Road and the A601(M) to deal with the increases in capacity on the road network	Important	High	Lancashire County Council will be the lead agency in implementing this project.	Given the close proximity to the Strategic Highway Network, input will be required from Highways England.	Pending: Neil Stevens / WYG to advise	N/A	Not known	2025 – 2027 (Delivery in the later phases of development)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-004	Highways	South Carnforth – Lundsfield Quarry (SG11)	Access arrangements into Lundsfield Quarry from Kellet Road	The creation of a new access point into the Lundsfield Quarry Site into Kellet Road	Critical	High	Lancashire County Council will be the lead agency in implementing this project.	The developers of SG11 will need to ensure that their proposals adequately connect to the public highway.	£250,000 (Source:WYG)	N/A	None	2020 – 2021 (Phase One – North)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-005	Public Transport - Bus	South Carnforth	Bus Stop Provision	The creation of sufficient bus halts through the strategic sites of both SG11 and SG12 to service these sites and the wider Carnforth area.	Desirable	Low	Developers to lead on the delivery of these facilities	Lancashire County Council to provide necessary input where necessary.	£40,000 Estimated 2 stops within the site (Source:WYG)	N/A	None	2025 – 2027 (Delivery in the later phases of development)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-006	Cycling & Walking	South Carnforth – Lundsfield Quarry (SG11)	Lancaster Canal Footbridge	The creation of a new pedestrian / cycling footbridge across the Lancaster Canal to connect the South Carnforth developments to the Town Centre.	Critical	High	Developers of the Lundsfield Quarry (SG11) to deliver this project.	Canal and River Trust and local landowners will also require involvement in the projects delivery.	£250,000 (Source: C&R Trust)	N/A	None	2021 – 2021 (Delivery in the first phase of development at SG11)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-007	Cycling & Walking	South Carnforth – Lundsfield Quarry (SG11)	Linkages between the Canal and Carnforth Town Centre	New Footpath link between new crossing of the Lancaster Canal and Carnforth Town Centre	Critical	High	Developers of the Lundsfield Quarry (SG11) to deliver this project.	Canal and River Trust and local landowners will also require involvement in the projects delivery.	£100,000 (Source: Lancaster CC)	N/A	None	2021 – 2021 (Delivery in the first phase of development at SG11)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-008	Cycling & Walking	South Carnforth	Lancaster Canal Towpath Improvements	To improve towpath provision along the Lancaster Canal to improve linkages between the strategic sites and south towards Bolton-le-Sands. This length is 1km.	Critical	High	Canal and River Trust to deliver towpath improvements.	Lancaster City Council and Lancashire County Council to provide input where necessary.	£150,000 (Source: C&R Trust)	N/A	None	2022 – 2025 (Delivery in the mid-phases of development)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-009	Cycling & Walking	South Carnforth	Lancaster Canal Towpath Improvements	To improve towpath provision along the Lancaster Canal to improve linkages between the strategic sites and North Carnforth (Inc. links to Carnforth High School). This length is 0.5km.	Desirable	Medium	Canal and River Trust to deliver towpath improvements.	Lancaster City Council and Lancashire County Council to provide input where necessary.	£75,000 (Source: C&R Trust)	N/A	None	2021 – 2023 (Delivery in the later phases of development)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD

REF	CATEGORY	LOCATION	PROJECT TITLE	PROJECT DESCRIPTION	STATUS	PRIORITY	LEAD AGENCY	DELIVERY PARTNERS	ANTICIPATED COST	FUNDING SECURED	FUNDING GAP	TIMESCALES	SOURCES OF FUNDING	RELEVANT STRATEGIES
IDP-SC-010	Cycling & Walking	South Carnforth	Improved Crossing of the A6	Improving crossing point on the A6 between Lancaster Canal and Crag Bank Drive to promote cycling and walking links southwards towards Bolton-le-Sands	Important	Medium	Lancashire County Council	Lancaster City Council to provide input where necessary.	£25,000 (Source: Lancaster CC / WSP)	N/A	None	2024-2026 (Delivery in the later phases of development)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-011	Cycling & Walking	South Carnforth – Land South of Windermere Road (SG12)	Upgrades to cycling and walking routes through the Highfield Estate	Improving and promoting cycling and walking routes through the Highfield Estate to encourage cycling and walking to employment sites, Kellet Road and Carnforth High School.	Critical	High	Lancashire County Council	Lancaster City Council to provide input where necessary.	£60,000 (Source: Lancaster CC)	N/A	None	2022 -2024 (Delivery in the early phases of development)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-012	Cycling & Walking	South Carnforth – Land South of Windermere Road (SG12)	Upgrades to existing Public Rights of Way	To seek upgrades to the Public Rights of Way South of the development site to encourage access into the countryside.	Important	Medium	Lancashire County Council	Lancaster City Council to provide input where necessary.	£50,000 (Source: Lancaster CC / WSP)	N/A	None	2025-2027 (Delivery in the later phases of development)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-013	Primary Education	South Carnforth	Creation of a new Primary School	To safeguard land in site SG12 and for development of sites SG11 and S12 to provide appropriate financial contributions to its delivery. Overall costs of the school are suggested to be in the region of £4.5 million. City Council suggest 20% contribution to this delivery plus safeguarding of land.	Critical	High	Lancashire County Council to co-ordinate	Not Applicable	£900,000 contribution (Source: Lancaster CC)	N/A	£3,600,000	2025 – 2027 (Delivery in the later phases of development)	Lancashire County Council to provide for the funding gap in order to facilitate delivery.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-014	Secondary Education	South Carnforth	Contributions towards new Secondary School Education	To provide a financial contribution towards the need for a new secondary school which is a strategic matter for the district.	Important	Medium	Lancashire County Council to secure an appropriate sponsor.	Not Applicable	£1,225,000 Contribution (Source: Lancaster CC)	N/A	None	Contribution to be made in the later phases of development	Lancashire County Council to provide for the funding gap in order to facilitate delivery.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-015	Recreation & Open Space	South Carnforth	The creation of a new Recreational Hub	To create a new recreational hub which benefits new residents and the wider community of Carnforth. The Hub should include: <ul style="list-style-type: none"> • X Public Playing Pitches • X Pitches for Carnforth Rangers FC • Associated Changing Facilities • Car Parking provision 	Critical	High	Developers to deliver the improvements as part of the development	Lancaster City Council to advise. Further improvements should be considered including floodlighting, artificial surfaces and social facilities, however these should be delivered by local sports clubs.	Pending: Helen R / LSH to advise	N/A	None	2022 – 2024 (Delivering in the early phases of development at SG12)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-016	Open Space Provision	South Carnforth – Lundsfield Quarry (SG11)	Open Space Provision – Allotment and Community Gardens	The provision of improvements relating to existing allotments and community gardens in the South Carnforth area. This would be a commuted sum	Desirable	Medium	Lancaster CC	Not Applicable	£11,000 (Source: Lancaster CC)	N/A	None	2022 – 2024 (Delivery in the later phases of development of SG11)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD

REF	CATEGORY	LOCATION	PROJECT TITLE	PROJECT DESCRIPTION	STATUS	PRIORITY	LEAD AGENCY	DELIVERY PARTNERS	ANTICIPATED COST	FUNDING SECURED	FUNDING GAP	TIMESCALES	SOURCES OF FUNDING	RELEVANT STRATEGIES
				rather than a requirement to be provided on-site.										
IDP-SC-017	Open Space Provision	South Carnforth – Land South of Windermere Road (SG12)	Open Space Provision – Allotment and Community Gardens	The provision of improvements relating to existing allotments and community gardens in the South Carnforth area. This would be a commuted sum rather than a requirement to be provided on-site.	Desirable	Medium	Lancaster CC	Not Applicable	£27,500 (Source: Lancaster CC)	N/A	None	2025 – 2027 (Delivery in the later phases of development of SG12)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-018	Open Space Provision	South Carnforth – Lundsfield Quarry (SG11)	Open Space Provision – Equipped Play Areas	A financial contribution towards improvements to the play area on Dunkirk Avenue.	Critical	High	Lancaster CC	Not Applicable	£81,000 (Source: Lancaster CC)	N/A	None	2019 – 2021 (Delivering in the early phases of development at SG11)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-019	Open Space Provision	South Carnforth – Land South of Windermere Road (SG12)	Open Space Provision – Equipped Play Areas	The provision of new play facilities within the new development for children.	Critical	High	Lancaster CC	Development Industry	£106,000 (Source: Lancaster CC)	N/A	None	Delivery throughout the development.	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-020	Open Space Provision	South Carnforth – Lundsfield Quarry (SG11)	Open Space Provision – Young Persons Provision	The provision of facilities for young people.	Critical	High	Lancaster CC	Not Applicable	£87,000 (Source: Lancaster CC)	N/A	None	2019 – 2021 (Delivering in the early phases of development at SG11)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-021	Open Space Provision	South Carnforth – Land South of Windermere Road (SG12)	Open Space Provision – Young Persons Provision	The provision of facilities for young people.	Critical	High	Lancaster CC	Not Applicable	£40,000 (Source: Lancaster CC)	N/A	None	2025 – 2027 (Delivery in the later phases of development of SG12)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-022	Open Space Provision	South Carnforth – Lundsfield Quarry (SG11)	Open Space Provision – Parks and Gardens	Contributions made to Parks and Garden provision within the wider Carnforth area.	Important	High	Lancaster CC	Not Applicable	£48,000 (Source: Lancaster CC)	N/A	None	2022 – 2024 (Delivery in the later phases of development of SG11)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-023	Open Space Provision	South Carnforth – Land South of Windermere Road (SG12)	Open Space Provision – Parks and Gardens	Contributions made to Parks and Garden provision within the wider Carnforth area.	Important	High	Lancaster CC	Not Applicable	£120,000 (Source: Lancaster CC)	N/A	None	2025 – 2027 (Delivery in the later phases of development of SG12)	This will be funded directly from development.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD
IDP-SC-024	Recreation & Open Space	South Carnforth	Management of the Recreational Hub	The implementation of a management plan for the recreational hub to the satisfaction of the City Council	Critical	High	Developers to lead on securing management arrangements	Lancaster City Council and other relevant stakeholders to advice.	Dependent on the type of Management Method Agreed.	N/A	N/A	To be in place for the completion of the recreational hub.	Other sources of funding may be pursued if they become available.	Strategic Policies & Land Allocations DPD South Carnforth Development Framework SPD

Appendix 3 – Viability Appraisals

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG7

ASSUMPTIONS				
Land Acquisition Value	275,000	per acre		
Developers Profit	18.0%	on GDV		
Gross Site Area	120.00	hectares	296.52	acres
Net Site Area	28.13	hectares	69.50	acres
Gross to Net Ratio	0.23			
	Net sales (sqft)		GIA (sqft)	Net to Gross %
2 Bed houses	753		753	100.0%
3 Bed houses	915		915	100.0%
4+ Bed houses	1,237		1,237	100.0%
2 Bed Bungalow	700		700	100.0%
1 Bed Apartment	538		633	85.0%
2 Bed Apartment	646		760	85.0%
Residential density per ha	32	units per hectare		

VALUES				
	£	# units		
2 Bed houses	160,000	180	20.0%	28,800,000
3 Bed houses	195,000	315	35.0%	61,425,000
4+ Bed houses	275,000	225	25.0%	61,875,000
2 Bed Bungalow	175,000	90	10.0%	15,750,000
1 Bed Apartment	115,132	45	5.0%	5,180,940
2 Bed Apartment	137,598	45	5.0%	6,191,910
		900	100%	179,222,850
less				
Affordable Housing (total)	30%			
(of which) Social Rented	50%	60% discount from MV		(16,130,057)
(of which) Discounted Sale (i.e. Starter Homes)	0%	20% discount from MV		-
(of which) Intermediate	50%	20% discount from MV		(5,376,686)
GROSS DEVELOPMENT VALUE				157,716,108

DEVELOPMENT COSTS				
Site Acquisition -				
Net Site Area	28.13	ha	69.50	acres
Site Purchase Price				(19,111,641)
SDLT	19,111,641	@	Rate	(123,638)
Acquisition Agent fees	19,111,641	@	1%	(191,116)
Acquisition Legal fees	19,111,641	@	0.5%	(95,558)
Initial Payments -				
Statutory Planning Fees				(140,159)
Construction Costs -				
Demolition and Site Clearance (allowance)	296.52	acres (gross) @	0 per acre	-
Houses Build Costs	702,090	sqft @	75.00 psf	(52,656,750)
Bungalow Build Costs	63,000	sqft @	113.17 psf	(7,129,710)
Apartment Build Costs	62,685	sqft @	114.46 psf	(7,174,925)
External works inc. utilities reinforcement (allowance)	66,961,385	@	20%	(13,392,277)
Contingency	80,353,662	@	3%	(2,008,842)
Professional Fees	82,362,504	@	7%	(5,765,375)
Disposal Costs -				
Sale Agents Costs	157,716,108	GDV @	1.00%	(1,577,161)
Sale Legal Costs	157,716,108	GDV @	0.50%	(788,581)
Marketing and Promotion (1)	157,716,108	GDV @	2.50%	(3,942,903)
Finance Costs -				
Finance Fees	114,098,635	@	1.00%	(1,140,986)
Interest allowance (land) (2)	32	months @	6.00%	(3,123,513)
Interest allowance (build) (3)	3	months @	6.00%	(1,324,021)
Developers Profit	157,716,108	@	18.00%	(28,388,899)
TOTAL COSTS				(148,076,054)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	9,640,054

SENSITIVITY ANALYSIS						
	Values					
	9,640,054	80%	90%	100%	110%	120%
Construction Costs	90%	(4,718,683)	6,496,339	17,711,362	28,926,384	40,141,406
	95%	(8,754,337)	2,460,685	13,675,708	24,890,730	36,105,752
	100%	(12,789,991)	(1,574,969)	9,640,054	20,855,076	32,070,098
	105%	(16,825,645)	(5,610,623)	5,604,400	16,819,422	28,034,444
	110%	(20,861,299)	(9,646,276)	1,568,746	12,783,768	23,998,790

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land assuming phased drawdown of site in 4 tranches	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG7a.

ASSUMPTIONS			
Land Acquisition Value	275,000 per net acre		
Developers Profit	18.0% on GDV		
Gross Site Area	120.00 hectares	296.52	acres
Net Site Area	28.13 hectares	69.50	acres
Gross to Net Ratio	0.23		
	Net sales (sqft)	GIA (sqft)	Net to Gross %
2 Bed houses	753	753	100.0%
3 Bed houses	915	915	100.0%
4+ Bed houses	1,237	1,237	100.0%
2 Bed Bungalow	700	700	100.0%
1 Bed Apartment	538	633	85.0%
2 Bed Apartment	646	760	85.0%
Residential density per ha	32 units per hectare		

VALUES				
	£	# units		
2 Bed houses	160,000	180	20.0%	28,800,000
3 Bed houses	195,000	315	35.0%	61,425,000
4+ Bed houses	275,000	225	25.0%	61,875,000
2 Bed Bungalow	175,000	90	10.0%	15,750,000
1 Bed Apartment	115,132	45	5.0%	5,180,940
2 Bed Apartment	137,598	45	5.0%	6,191,910
		900	100%	179,222,850
less				
Affordable Housing (total)	30%			
(of which) Social Rented	50%	60% discount from MV		(16,130,057)
(of which) Discounted Sale (I.e. Starter Homes)	0%	20% discount from MV		-
(of which) Intermediate	50%	20% discount from MV		(5,376,686)
GROSS DEVELOPMENT VALUE				157,716,108

DEVELOPMENT COSTS				
Site Acquisition -				
Net Site Area	28.13 ha	69.50 acres		
Site Purchase Price				(19,111,641)
SDLT	19,111,641 @	Rate		(123,638)
Acquisition Agent fees	19,111,641 @	1%		(191,116)
Acquisition Legal fees	19,111,641 @	0.5%		(95,558)
Initial Payments -				
Statutory Planning Fees				(140,159)
Construction Costs -				
Demolition and Site Clearance (allowance)	296.52 acres (gross) @	0 per acre		-
Houses Build Costs	702,090 sqft @	75.00 psf		(52,656,750)
Bungalow Build Costs	63,000 sqft @	113.17 psf		(7,129,710)
Apartment Build Costs	62,685 sqft @	114.46 psf		(7,174,925)
External works inc. utilities reinforcement (allowance)	66,961,385 @	20%		(13,392,277)
Contingency	80,353,662 @	3%		(2,410,610)
M4(2) Allowance for 20% of units	180 @	1000.00 per unit		(180,000)
Professional Fees	82,944,272 @	7%		(5,806,099)
Disposal Costs -				
Sale Agents Costs	157,716,108 GDV @	1.00%		(1,577,161)
Sale Legal Costs	157,716,108 GDV @	0.50%		(788,581)
Marketing and Promotion (1)	157,716,108 GDV @	2.50%		(3,942,903)
Finance Costs -				
Finance Fees	114,721,128 @	1.00%		(1,147,211)
Interest allowance (land) (2)	32 months @	6.00%		(3,123,513)
Interest allowance (build) (3)	3 months @	6.00%		(1,333,358)
Developers Profit	157,716,108 @	18.00%		(28,388,899)
TOTAL COSTS				(148,714,109)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	9,001,999

SENSITIVITY ANALYSIS						
	Values					
	9,001,999	80%	90%	100%	110%	120%
Construction Costs	90%	(5,317,365)	5,897,657	17,112,679	28,327,702	39,542,724
	95%	(9,372,705)	1,842,317	13,057,339	24,272,362	35,487,384
	100%	(13,428,045)	(2,213,023)	9,001,999	20,217,021	31,432,044
	105%	(17,483,385)	(6,268,363)	4,946,659	16,161,681	27,376,704
	110%	(21,538,725)	(10,323,703)	891,319	12,106,341	23,321,363

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land assuming phased drawdown of site in 4 tranches	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL.	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2
SG7b.

ASSUMPTIONS			
Land Acquisition Value	275,000	per acre	
Developers Profit	18.0%	on GDV	
Gross Site Area	120.00	hectares	296.52 acres
Net Site Area	30.00	hectares	74.13 acres
Gross to Net Ratio	0.25		
	Net sales (sqft)	GIA (sqft)	Net to Gross %
2 Bed houses	775	775	100.0%
3 Bed houses	1,028	1,028	100.0%
4+ Bed houses	1,270	1,270	100.0%
2 Bed Bungalow	700	700	100.0%
1 Bed Apartment	554	652	85.0%
2 Bed Apartment	678	798	85.0%
Residential density per ha	30	units per hectare	

VALUES			
	£	# units	
2 Bed houses	164,688	180	20.0%
3 Bed houses	219,000	315	35.0%
4+ Bed houses	282,352	225	25.0%
2 Bed Bungalow	175,000	90	10.0%
1 Bed Apartment	118,629	45	5.0%
2 Bed Apartment	144,441	45	5.0%
		900	100%
			189,746,190
less			
Affordable Housing (total)	30%		
(of which) Social Rented	50%	60% discount from MV	(17,077,157)
(of which) Discounted Sale (i.e. Starter Homes)	0%	20% discount from MV	-
(of which) Intermediate	50%	20% discount from MV	(5,692,386)
GROSS DEVELOPMENT VALUE			166,976,647

DEVELOPMENT COSTS			
Site Acquisition -			
Net Site Area	30.00	ha	74.13 acres
Site Purchase Price			(20,385,750)
SDLT	20,385,750	@	Rate (130,977)
Acquisition Agent fees	20,385,750	@	1% (203,858)
Acquisition Legal fees	20,385,750	@	0.5% (101,929)
Initial Payments -			
Statutory Planning Fees			(140,159)
Construction Costs -			
Demolition and Site Clearance (allowance)	296.52	acres (gross) @	0 per acre -
Houses Build Costs	749,070	sqft @	75.00 psf (56,180,250)
Bungalow Build Costs	63,000	sqft @	113.17 psf (7,129,710)
Apartment Build Costs	65,250	sqft @	114.46 psf (7,468,515)
External works inc. utilities reinforcement (allowance)	70,778,475	@	20% (14,155,695)
Contingency	84,934,170	@	3% (2,548,025)
Professional Fees			
	87,482,195	@	7% (6,123,754)
Disposal Costs -			
Sale Agents Costs	166,976,647	GDV @	1.00% (1,669,766)
Sale Legal Costs	166,976,647	GDV @	0.50% (834,863)
Marketing and Promotion (1)	166,976,647	GDV @	2.50% (4,174,416)
Finance Costs -			
Finance Fees	121,247,687	@	1.00% (1,212,477)
Interest allowance (land) (2)	32	months @	6.00% (3,331,602)
Interest allowance (build) (3)	3	months @	6.00% (1,406,192)
Developers Profit			
	166,976,647	@	18.00% (30,055,796)
TOTAL COSTS			(157,253,754)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	9,722,893

SENSITIVITY ANALYSIS						
Construction Costs	Values					
	9,722,893	80%	90%	100%	110%	120%
	90%	(5,522,936)	6,414,038	18,351,012	30,287,965	42,224,959
	95%	(9,836,995)	2,099,979	14,036,952	25,973,926	37,910,900
	100%	(14,151,054)	(2,214,081)	9,722,893	21,659,867	33,596,841
	105%	(18,465,114)	(6,528,140)	5,408,834	17,345,808	29,282,782
	110%	(22,779,173)	(10,842,199)	1,094,775	13,031,749	24,968,722

NOTES	
(1)	marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.
(2)	interest on land assuming phased drawdown of site in 4 tranches
(3)	interest on buildings based on build one - sell one unit per month
(4)	a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate
(4)	a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG7c.

ASSUMPTIONS			
Land Acquisition Value	275,000 per net acre		
Developers Profit	18.0% on GDV		
Gross Site Area	120.00 hectares	296.52	acres
Net Site Area	30.00 hectares	74.13	acres
Gross to Net Ratio	0.25		
	Net sales (sqft)	GIA (sqft)	Net to Gross %
2 Bed houses	775	775	100.0%
3 Bed houses	1,028	1,028	100.0%
4+ Bed houses	1,270	1,270	100.0%
2 Bed Bungalow	700	700	100.0%
1 Bed Apartment	554	652	85.0%
2 Bed Apartment	678	798	85.0%
Residential density per ha	30 units per hectare		

VALUES				
	£	# units		
2 Bed houses	164,688	180	20.0%	29,643,840
3 Bed houses	219,000	315	35.0%	68,985,000
4+ Bed houses	282,352	225	25.0%	63,529,200
2 Bed Bungalow	175,000	90	10.0%	15,750,000
1 Bed Apartment	118,629	45	5.0%	5,338,305
2 Bed Apartment	144,441	45	5.0%	6,499,845
		900	100%	189,746,190
less				
Affordable Housing (total)	30%			
(of which) Social Rented	50%	60% discount from MV		(17,077,157)
(of which) Discounted Sale (i.e. Starter Homes)	0%	20% discount from MV		-
(of which) Intermediate	50%	20% discount from MV		(5,692,386)
GROSS DEVELOPMENT VALUE				166,976,647

DEVELOPMENT COSTS				
Site Acquisition -				
Net Site Area	30.00 ha	74.13 acres		
Site Purchase Price				(20,385,750)
SDLT	20,385,750 @	Rate		(130,977)
Acquisition Agent fees	20,385,750 @	1%		(203,858)
Acquisition Legal fees	20,385,750 @	0.5%		(101,929)
Initial Payments -				
Statutory Planning Fees				(140,159)
Construction Costs -				
Demolition and Site Clearance (allowance)	296.52 acres (gross) @	0 per acre		-
Houses Build Costs	749,070 sqft @	75.00 psf		(56,180,250)
Bungalow Build Costs	63,000 sqft @	113.17 psf		(7,129,710)
Apartment Build Costs	65,250 sqft @	114.46 psf		(7,468,515)
External works inc. utilities reinforcement (allowance)	70,778,475 @	20%		(14,155,695)
Contingency	84,934,170 @	3%		(2,548,025)
M4(2) Allowance for 20% of units	180 @	1000.00 per unit		(180,000)
Professional Fees	87,662,195 @	7%		(6,136,354)
Disposal Costs -				
Sale Agents Costs	166,976,647 GDV @	1.00%		(1,669,766)
Sale Legal Costs	166,976,647 GDV @	0.50%		(834,883)
Marketing and Promotion (1)	166,976,647 GDV @	2.50%		(4,174,416)
Finance Costs -				
Finance Fees	121,440,287 @	1.00%		(1,214,403)
Interest allowance (land) (2)	32 months @	6.00%		(3,331,602)
Interest allowance (build) (3)	3 months @	6.00%		(1,409,081)
Developers Profit	166,976,647 @	18.00%		(30,055,796)
TOTAL COSTS				(157,451,169)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	9,525,478

SENSITIVITY ANALYSIS						
	Values					
	9,525,478	80%	90%	100%	110%	120%
Construction Costs	90%	(5,720,351)	6,216,623	18,153,597	30,090,570	42,027,544
	95%	(10,034,410)	1,902,564	13,839,537	25,776,511	37,713,485
	100%	(14,348,469)	(2,411,496)	9,525,478	21,462,452	33,399,426
	105%	(18,662,529)	(6,725,555)	5,211,419	17,148,393	29,085,367
	110%	(22,976,588)	(11,039,614)	897,360	12,834,334	24,771,307

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land assuming phased drawdown of site in 4 tranches	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate bid	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG9

ASSUMPTIONS				
Land Acquisition Value (Residential)	275,000	per acre		
Developers Profit	18.0%	on GDV		
Gross Site Area	60.70	hectares	149.99	acres
Net Site Area	21.88	hectares	54.05	acres
Gross to Net Ratio	0.36			
Land Acquisition Value (Employment)	100,000	per acre		
Net Site Area	2.00	hectares	4.94	acres
	Net sales (sqft)		GIA (sqft)	Net to Gross %
2 Bed houses	753		753	100.0%
3 Bed houses	915		915	100.0%
4+ Bed houses	1,237		1,237	100.0%
2 Bed Bungalow	700		700	100.0%
1 Bed Apartment	538		633	85.0%
2 Bed Apartment	646		760	85.0%
Residential density per ha	32	units per hectare		
B1 Offices	30,000		330,000	90.0%
B1 Industrial	40,000		42,000	95.0%

VALUES				
	£	# units		
2 Bed houses	160,000	140	20.0%	22,400,000
3 Bed houses	195,000	245	35.0%	47,775,000
4+ Bed houses	275,000	175	25.0%	48,125,000
2 Bed Bungalow	175,000	70	10.0%	12,250,000
1 Bed Apartment	115,132	35	5.0%	4,029,620
2 Bed Apartment	137,598	35	5.0%	4,815,930
		700	100%	139,395,550
B1 Offices	6,000,000	1		6,000,000
B1 Light Industrial	4,000,000	1		4,000,000
				10,000,000
less				
Affordable Housing (total)	30%			
(of which) Social Rented	50%	60% discount from MV		(12,545,600)
(of which) Discounted Sale (i.e. Starter Homes)	0%	20% discount from MV		-
(of which) Intermediate	50%	20% discount from MV		(4,181,867)
GROSS DEVELOPMENT VALUE				132,668,084

DEVELOPMENT COSTS				
Site Acquisition -				
Net Site Area (Residential)	21.88	ha	54.05	acres
Net Site Area (Employment)	2.00	ha	4.94	acres
Site Purchase Price				(15,358,809)
SDLT	15,358,809	@	Rate	(123,638)
Acquisition Agent fees	15,358,809	@	1%	(153,588)
Acquisition Legal fees	15,358,809	@	0.5%	(76,794)
Initial Payments -				
Statutory Planning Fees				(141,766)
Construction Costs -				
Demolition and Site Clearance (allowance)	149.99	acres (gross) @	0 per acre	-
Houses Build Costs	546,070	sqft @	75.00 psf	(40,955,250)
Bungalow Build Costs	49,000	sqft @	113.17 psf	(5,545,330)
Apartment Build Costs	48,755	sqft @	114.46 psf	(5,580,497)
Office Build Costs	33,000	sqft @	98.00 psf	(3,234,000)
Industrial Build Costs	42,000	sqft @	60.00 psf	(2,520,000)
External works inc. utilities reinforcement (allowance)	57,835,077	@	20%	(11,567,015)
Contingency	69,402,093	@	3%	(1,735,052)
Professional Fees	71,137,145	@	7%	(4,979,600)
Disposal Costs -				
Sale Agents Costs	132,668,084	GDV @	1.00%	(1,326,681)
Sale Legal Costs	132,668,084	GDV @	0.50%	(663,340)
Marketing and Promotion (1)	132,668,084	GDV @	2.50%	(3,316,702)
Finance Costs -				
Finance Fees	97,278,064	@	1.00%	(972,781)
Interest allowance (land) (2)	32	months @	6.00%	(2,514,053)
Interest allowance (build) (3)	3	months @	6.00%	(1,143,878)
Developers Profit	132,668,084	@	18.00%	(23,880,255)
TOTAL COSTS				(125,789,030)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	6,879,054

SENSITIVITY ANALYSIS						
	Values					
	6,879,054	80%	90%	100%	110%	120%
Construction Costs	90%	(5,508,104)	3,994,291	13,496,686	22,999,081	32,501,476
	95%	(8,816,920)	685,475	10,187,870	19,690,265	29,192,660
	100%	(12,125,736)	(2,623,341)	6,879,054	16,381,449	25,883,844
	105%	(15,434,553)	(5,932,158)	3,570,237	13,072,632	22,575,028
	110%	(18,743,369)	(9,240,974)	261,421	9,763,816	19,266,211

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land assuming phased drawdown of site in 4 tranches	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG9a

ASSUMPTIONS			
Land Acquisition Value (Residential)	275,000	per acre	
Developers Profit	18.0%	on GDV	
Gross Site Area	60.70	hectares	149.99 acres
Net Site Area	21.88	hectares	54.05 acres
Gross to Net Ratio	0.36		
Land Acquisition Value (Employment)	100,000	per acre	
Net Site Area	2.00	hectares	4.94 acres
	Net sales (sqft)	GIA (sqft)	Net to Gross %
2 Bed houses	753	753	100.0%
3 Bed houses	915	915	100.0%
4+ Bed houses	1,237	1,237	100.0%
2 Bed Bungalow	700	700	100.0%
1 Bed Apartment	538	633	85.0%
2 Bed Apartment	646	760	85.0%
Residential density per ha	32	units per hectare	
B1 Offices	30,000	330,000	90.0%
B1 Industrial	40,000	42,000	95.0%

VALUES			
	£	# units	
2 Bed houses	160,000	140	20.0%
3 Bed houses	195,000	245	35.0%
4+ Bed houses	275,000	175	25.0%
2 Bed Bungalow	175,000	70	10.0%
1 Bed Apartment	115,132	35	5.0%
2 Bed Apartment	137,598	35	5.0%
		700	100%
			139,395,550
B1 Offices	6,000,000	1	6,000,000
B1 Light Industrial	4,000,000	1	4,000,000
			10,000,000
less			
Affordable Housing (total)	30%		
(of which) Social Rented	50%	60% discount from MV	(12,545,600)
(of which) Discounted Sale (i.e. Starter Homes)	0%	20% discount from MV	-
(of which) Intermediate	50%	20% discount from MV	(4,181,867)
GROSS DEVELOPMENT VALUE			132,668,084

DEVELOPMENT COSTS			
Site Acquisition -			
Net Site Area (Residential)	21.88	ha	54.05 acres
Net Site Area (Employment)	2.00	ha	4.94 acres
Site Purchase Price			(15,358,809)
SDLT	15,358,809	@	Rate (123,638)
Acquisition Agent fees	15,358,809	@	1% (153,588)
Acquisition Legal fees	15,358,809	@	0.5% (76,794)
Initial Payments -			
Statutory Planning Fees			(141,766)
Construction Costs -			
Demolition and Site Clearance (allowance)	149.99	acres (gross) @	0 per acre -
Houses Build Costs	546,070	sqft @	75.00 psf (40,955,250)
Bungalow Build Costs	49,000	sqft @	113.17 psf (5,545,330)
Apartment Build Costs	48,755	sqft @	114.46 psf (5,580,497)
Office Build Costs	33,000	sqft @	98.00 psf (3,234,000)
Industrial Build Costs	44,000	sqft @	60.00 psf (2,640,000)
External works inc. utilities reinforcement (allowance)	57,955,077	@	20% (11,591,015)
Contingency	69,546,093	@	3% (1,738,652)
M4(2) Allowance for 20% of units	140	@	1000.00 per unit (140,000)
Professional Fees	71,284,745	@	7% (4,989,932)
Disposal Costs -			
Sale Agents Costs	132,668,084	GDV @	1.00% (1,326,681)
Sale Legal Costs	132,668,084	GDV @	0.50% (663,340)
Marketing and Promotion (1)	132,668,084	GDV @	2.50% (3,316,702)
Finance Costs -			
Finance Fees	97,575,996	@	1.00% (975,760)
Interest allowance (land) (2)	32	months @	6.00% (2,514,053)
Interest allowance (build) (3)	3	months @	6.00% (1,148,347)
Developers Profit	132,668,084	@	18.00% (23,880,255)
TOTAL COSTS			(126,094,411)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	6,573,673

SENSITIVITY ANALYSIS						
	Values					
	6,573,673	80%	90%	100%	110%	120%
Construction Costs	90% (5,797,296)	3,705,099	13,207,494	22,709,889	32,212,284	
	95% (9,114,206)	388,189	9,890,584	19,392,979	28,895,374	
	100% (12,431,117)	(2,928,722)	6,573,673	16,076,068	25,578,463	
	105% (15,748,027)	(6,245,632)	3,256,763	12,759,158	22,261,553	
	110% (19,064,937)	(9,562,542)	(60,147)	9,442,248	18,944,643	

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land assuming phased drawdown of site in 4 tranches	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate rate	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2 SG9b.

ASSUMPTIONS				
Land Acquisition Value (Residential)	275,000	per acre		
Developers Profit	18.0%	on GDV		
Gross Site Area	60.70	hectares	149.99	acres
Net Site Area	23.33	hectares	57.66	acres
Gross to Net Ratio	0.38			
Land Acquisition Value (Employment)	100,000	per acre		
Net Site Area	2.00	hectares	4.94	acres
	Net sales (sqft)		GIA (sqft)	Net to Gross %
2 Bed houses	775		775	100.0%
3 Bed houses	1,028		1,028	100.0%
4+ Bed houses	1,270		1,270	100.0%
2 Bed Bungalow	700		700	100.0%
1 Bed Apartment	554		652	85.0%
2 Bed Apartment	678		798	85.0%
Residential density per ha	30	units per hectare		
B1 Offices	30,000		330,000	90.0%
B1 Industrial	40,000		42,000	95.0%

VALUES				
	£	# units		
2 Bed houses	164,688	140	20.0%	23,056,320
3 Bed houses	219,000	245	35.0%	53,655,000
4+ Bed houses	282,352	175	25.0%	49,411,600
2 Bed Bungalow	175,000	70	10.0%	12,250,000
1 Bed Apartment	118,629	35	5.0%	4,152,015
2 Bed Apartment	144,441	35	5.0%	5,055,435
		700	100%	147,580,370
B1 Offices	6,000,000	1		6,000,000
B1 Light Industrial	4,000,000	1		4,000,000
				10,000,000
less				
Affordable Housing (total)	30%			
(of which) Social Rented	50%	60% discount from MV		(13,282,233)
(of which) Discounted Sale (i.e. Starter Homes)	0%	20% discount from MV		-
(of which) Intermediate	50%	20% discount from MV		(4,427,411)
GROSS DEVELOPMENT VALUE				139,870,726

DEVELOPMENT COSTS				
Site Acquisition -				
Net Site Area (Residential)	23.33	ha	57.66	acres
Net Site Area (Employment)	2.00	ha	4.94	acres
Site Purchase Price				(16,349,783)
SDLT	16,349,783	@	Rate	(123,638)
Acquisition Agent fees	16,349,783	@	1%	(163,498)
Acquisition Legal fees	16,349,783	@	0.5%	(81,749)
Initial Payments -				
Statutory Planning Fees				(141,766)
Construction Costs -				
Demolition and Site Clearance (allowance)	149.99	acres (gross) @	0 per acre	-
Houses Build Costs	582,610	sqft @	75.00 psf	(43,695,750)
Bungalow Build Costs	49,000	sqft @	113.17 psf	(5,545,330)
Apartment Build Costs	50,750	sqft @	114.46 psf	(5,808,845)
Office Build Costs	33,000	sqft @	98.00 psf	(3,234,000)
Industrial Build Costs	44,000	sqft @	60.00 psf	(2,640,000)
External works inc. utilities reinforcement (allowance)	60,923,925	@	20%	(12,184,785)
Contingency	73,108,710	@	3%	(1,827,718)
Professional Fees	74,936,428	@	7%	(5,245,550)
Disposal Costs -				
Sale Agents Costs	139,870,726	GDV @	1.00%	(1,398,707)
Sale Legal Costs	139,870,726	GDV @	0.50%	(699,354)
Marketing and Promotion (1)	139,870,726	GDV @	2.50%	(3,496,768)
Finance Costs -				
Finance Fees	102,637,241	@	1.00%	(1,026,372)
Interest allowance (land) (2)	32	months @	6.00%	(2,674,987)
Interest allowance (build) (3)	3	months @	6.00%	(1,204,856)
Developers Profit	139,870,726	@	18.00%	(25,176,731)
TOTAL COSTS				(132,720,187)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	7,150,539

SENSITIVITY ANALYSIS						
	Values					
	7,150,539	80%	90%	100%	110%	120%
Construction Costs	90%	(5,942,968)	4,120,945	14,184,858	24,248,771	34,312,684
	95%	(9,460,128)	603,785	10,667,698	20,731,611	30,795,524
	100%	(12,977,287)	(2,913,374)	7,150,539	17,214,452	27,278,365
	105%	(16,494,447)	(6,430,534)	3,633,379	13,697,292	23,761,205
	110%	(20,011,606)	(9,947,693)	116,220	10,180,133	20,244,046

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land assuming phased drawdown of site in 4 tranches	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate %	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG9c.

ASSUMPTIONS				
Land Acquisition Value (Residential)	275,000	per acre		
Developers Profit	18.0%	on GDV		
Gross Site Area	60.70	hectares	149.99	acres
Net Site Area	23.33	hectares	57.66	acres
Gross to Net Ratio	0.38			
Land Acquisition Value (Employment)	100,000	per acre		
Net Site Area	2.00	hectares	4.94	acres
	Net sales (sqft)		GIA (sqft)	Net to Gross %
2 Bed houses	775		775	100.0%
3 Bed houses	1,028		1,028	100.0%
4+ Bed houses	1,270		1,270	100.0%
2 Bed Bungalow	700		700	100.0%
1 Bed Apartment	554		652	85.0%
2 Bed Apartment	678		798	85.0%
Residential density per ha	30	units per hectare		

VALUES				
	£	# units		
2 Bed houses	164,688	140	20.0%	23,056,320
3 Bed houses	219,000	245	35.0%	53,855,000
4+ Bed houses	282,352	175	25.0%	49,411,600
2 Bed Bungalow	175,000	70	10.0%	12,250,000
1 Bed Apartment	118,629	35	5.0%	4,152,015
2 Bed Apartment	144,441	35	5.0%	5,055,435
		700	100%	147,580,370
B1 Offices	6,000,000	1		6,000,000
B1 Light Industrial	4,000,000	1		4,000,000
				10,000,000
less				
Affordable Housing (total)	30%			
(of which) Social Rented	50%	60% discount from MV		(13,262,233)
(of which) Discounted Sale (i.e. Starter Homes)	0%	20% discount from MV		-
(of which) Intermediate	50%	20% discount from MV		(4,427,411)
GROSS DEVELOPMENT VALUE				139,870,726

DEVELOPMENT COSTS				
Site Acquisition -				
Net Site Area (Residential)	23.33	ha	57.66	acres
Net Site Area (Employment)	2.00	ha	4.94	acres
Site Purchase Price				(16,349,783)
SDLT	16,349,783	@	Rate	(123,638)
Acquisition Agent fees	16,349,783	@	1%	(163,498)
Acquisition Legal fees	16,349,783	@	0.5%	(81,749)
Initial Payments -				
Statutory Planning Fees				(141,766)
Construction Costs -				
Demolition and Site Clearance (allowance)	149.99	acres (gross) @	0	per acre
				-
Houses Build Costs	582,610	sqft @	75.00	psf
				(43,695,750)
Bungalow Build Costs	49,000	sqft @	113.17	psf
				(5,545,330)
Apartment Build Costs	50,750	sqft @	114.46	psf
				(5,808,845)
Office Build Costs	33,000	sqft @	98.00	psf
				(3,234,000)
Industrial Build Costs	44,000	sqft @	60.00	psf
				(2,640,000)
External works inc. utilities reinforcement (allowance)	60,923,925	@	20%	(12,184,785)
Contingency	73,108,710	@	3%	(1,827,718)
M4(2) Allowance for 20% of units	140	@	1000.00	per unit
				(140,000)
Professional Fees	74,936,428	@	7%	(5,245,550)
Disposal Costs -				
Sale Agents Costs	139,870,726	GDV @	1.00%	(1,398,707)
Sale Legal Costs	139,870,726	GDV @	0.50%	(699,354)
Marketing and Promotion (1)	139,870,726	GDV @	2.50%	(3,496,768)
Finance Costs -				
Finance Fees	102,777,241	@	1.00%	(1,027,772)
Interest allowance (land) (2)	32	months @	6.00%	(2,674,987)
Interest allowance (build) (3)	3	months @	6.00%	(1,206,956)
Developers Profit	139,870,726	@	18.00%	(25,176,731)
TOTAL COSTS				(132,863,687)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	7,007,039

SENSITIVITY ANALYSIS						
	Values					
	7,007,039	80%	90%	100%	110%	120%
Construction Costs	90%	(6,086,468)	3,977,445	14,041,358	24,105,271	34,169,184
	95%	(9,603,628)	460,285	10,524,198	20,588,111	30,652,024
	100%	(13,120,787)	(3,056,874)	7,007,039	17,070,952	27,134,865
	105%	(16,637,947)	(6,574,034)	3,489,879	13,553,792	23,617,705
	110%	(20,155,106)	(10,091,193)	(27,280)	10,036,633	20,100,546

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land assuming phased drawdown of site in 4 tranches	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate %	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG11

ASSUMPTIONS			
Land Acquisition Value	200,000	per acre	
Developers Profit	18.0%	on GDV	
Gross Site Area	12.80	hectares	31.63 acres
Net Site Area	6.25	hectares	15.44 acres
Gross to Net Ratio	0.49		
	Net sales (sqft)	GIA (sqft)	Net to Gross %
2 Bed houses	753	753	100.0%
3 Bed houses	915	915	100.0%
4+ Bed houses	1,237	1,237	100.0%
2 Bed Bungalow	700	700	100.0%
1 Bed Apartment	538	633	85.0%
2 Bed Apartment	646	760	85.0%
Residential density per ha	32	units per hectare	

VALUES			
	£	# units	
2 Bed houses	152,000	40	6,080,000
3 Bed houses	186,000	70	13,020,000
4+ Bed houses	261,000	50	13,050,000
2 Bed Bungalow	168,000	20	3,360,000
1 Bed Apartment	110,000	10	1,100,000
2 Bed Apartment	131,500	10	1,315,000
		200	37,925,000
less			
Affordable Housing (total)	20%		
(of which) Social Rented	50%	60% discount from MV	(2,275,500)
(of which) Discounted Sale (i.e. Starter Homes)	0%	20% discount from MV	-
(of which) Intermediate	50%	20% discount from MV	(758,500)
GROSS DEVELOPMENT VALUE			34,891,000

DEVELOPMENT COSTS			
Site Acquisition -			
Net Site Area	6.25	ha	15.44 acres
Site Purchase Price			(3,088,750)
SDLT	3,088,750	@	Rate (99,249)
Acquisition Agent fees	3,088,750	@	1% (30,888)
Acquisition Legal fees	3,088,750	@	0.5% (15,444)
Initial Payments -			
Statutory Planning Fees			(43,559)
Construction Costs -			
Demolition and Site Clearance (allowance)	31.63	acres (gross) @	50,000 per acre (1,581,440)
Houses Build Costs	156,020	sqft @	75.00 psf (11,701,500)
Bungalow Build Costs	14,000	sqft @	113.17 psf (1,584,380)
Apartment Build Costs	13,930	sqft @	114.46 psf (1,594,428)
External works inc. utilities reinforcement (allowance)	14,880,308	@	20% (2,976,062)
Contingency	17,856,369	@	5% (892,818)
Professional Fees	20,330,628	@	8% (1,626,450)
Disposal Costs -			
Sale Agents Costs	34,891,000	GDV @	1.00% (348,910)
Sale Legal Costs	34,891,000	GDV @	0.50% (174,455)
Marketing and Promotion (1)	34,891,000	GDV @	2.50% (872,275)
Finance Costs -			
Finance Fees	26,630,607	@	1.00% (266,306)
Interest allowance (land) (2)	32	months @	6.00% (517,493)
Interest allowance (build) (3)	3	months @	6.00% (330,010)
Developers Profit	34,891,000	@	18.00% (6,280,380)
TOTAL COSTS			(34,024,796)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	866,204

SENSITIVITY ANALYSIS						
	Values					
	866,204	80%	90%	100%	110%	120%
Construction Costs	90%	(2,237,476)	241,634	2,720,747	5,199,859	7,678,972
	95%	(3,164,749)	(685,637)	1,793,476	4,272,588	6,751,700
	100%	(4,092,021)	(1,612,908)	866,204	3,345,317	5,824,429
	105%	(5,019,292)	(2,540,179)	(61,067)	2,418,045	4,897,158
	110%	(5,946,563)	(3,467,451)	(988,338)	1,490,774	3,969,886

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land throughout the period	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG11a.

ASSUMPTIONS			
Land Acquisition Value	200,000 per acre		
Developers Profit	18.0% on GDV		
Gross Site Area	12.80 hectares	31.63	acres
Net Site Area	6.25 hectares	15.44	acres
Gross to Net Ratio	0.49		
	Net sales (sqft)	GIA (sqft)	Net to Gross %
2 Bed houses	753	753	100.0%
3 Bed houses	915	915	100.0%
4+ Bed houses	1,237	1,237	100.0%
2 Bed Bungalow	700	700	100.0%
1 Bed Apartment	538	633	85.0%
2 Bed Apartment	646	760	85.0%
Residential density per ha	32 units per hectare		

VALUES				
	£	# units		
2 Bed houses	152,000	40	20.0%	6,080,000
3 Bed houses	186,000	70	35.0%	13,020,000
4+ Bed houses	261,000	50	25.0%	13,050,000
2 Bed Bungalow	168,000	20	10.0%	3,360,000
1 Bed Apartment	110,000	10	5.0%	1,100,000
2 Bed Apartment	131,500	10	5.0%	1,315,000
		200	100%	37,925,000
less				
Affordable Housing (total)	20%			
(of which) Social Rented	50%	60% discount from MV		(2,275,500)
(of which) Discounted Sale (I.e. Starter Homes)	0%	20% discount from MV		-
(of which) Intermediate	50%	20% discount from MV		(758,500)
GROSS DEVELOPMENT VALUE				34,891,000

DEVELOPMENT COSTS				
Site Acquisition -				
Net Site Area	6.25 ha	15.44 acres		
Site Purchase Price				(3,088,750)
SDLT	3,088,750 @	Rate		(99,249)
Acquisition Agent fees	3,088,750 @	1%		(30,888)
Acquisition Legal fees	3,088,750 @	0.5%		(15,444)
Initial Payments -				
Statutory Planning Fees				(43,559)
Construction Costs -				
Demolition and Site Clearance (allowance)	31.63 acres (gross) @	50,000 per acre		(1,581,440)
Houses Build Costs	156,020 sqft @	75.00 psf		(11,701,500)
Bungalow Build Costs	14,000 sqft @	111.67 psf		(1,563,380)
Apartment Build Costs	13,930 sqft @	114.46 psf		(1,594,428)
External works inc. utilities reinforcement (allowance)	14,859,308 @	20%		(2,971,862)
Contingency	17,831,169 @	5%		(891,558)
M4(2) Allowance for 20% of units	40 0	1000.00 per unit		(40,000)
Professional Fees	20,344,168 @	8%		(1,627,533)
Disposal Costs -				
Sale Agents Costs	34,891,000 GDV @	1.00%		(348,910)
Sale Legal Costs	34,891,000 GDV @	0.50%		(174,455)
Marketing and Promotion (1)	34,891,000 GDV @	2.50%		(872,275)
Finance Costs -				
Finance Fees	26,645,231 @	1.00%		(266,452)
Interest allowance (land) (2)	32 months @	6.00%		(517,493)
Interest allowance (build) (3)	3 months @	6.00%		(330,229)
Developers Profit	34,891,000 @	18.00%		(6,280,380)
TOTAL COSTS				(34,039,785)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	851,215

SENSITIVITY ANALYSIS						
	Values					
	851,215	80%	90%	100%	110%	120%
Construction Costs						
90%	(2,252,467)		226,646	2,705,758	5,184,870	7,663,983
95%	(3,179,738)		(700,626)	1,778,487	4,257,599	6,736,712
100%	(4,107,009)		(1,627,897)	851,215	3,330,328	5,809,440
105%	(5,034,281)		(2,555,168)	(76,056)	2,403,057	4,882,169
110%	(5,961,552)		(3,482,440)	(1,003,327)	1,475,785	3,954,898

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land throughout the period	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate b	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL.	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG11b.

ASSUMPTIONS			
Land Acquisition Value	200,000	per acre	
Developers Profit	18.0%	on GDV	
Gross Site Area	12.80	hectares	31.63 acres
Net Site Area	6.67	hectares	16.47 acres
Gross to Net Ratio	0.52		
	Net sales (sqft)	GIA (sqft)	Net to Gross %
2 Bed houses	775	775	100.0%
3 Bed houses	1,028	1,028	100.0%
4+ Bed houses	1,270	1,270	100.0%
2 Bed Bungalow	700	700	100.0%
1 Bed Apartment	554	633	87.5%
2 Bed Apartment	678	760	89.2%
Residential density per ha	30	units per hectare	

VALUES			
	£	# units	
2 Bed houses	156,500	40	6,260,000
3 Bed houses	209,000	70	14,630,000
4+ Bed houses	268,000	50	13,400,000
2 Bed Bungalow	168,000	20	3,360,000
1 Bed Apartment	113,363	10	1,133,630
2 Bed Apartment	138,000	10	1,380,000
		200	40,163,630
less			
Affordable Housing (total)	20%		
(of which) Social Rented	50%	60% discount from MV	(2,409,818)
(of which) Discounted Sale (i.e. Starter Homes)	0%	20% discount from MV	-
(of which) Intermediate	50%	20% discount from MV	(803,273)
GROSS DEVELOPMENT VALUE			36,950,540

DEVELOPMENT COSTS			
Site Acquisition -			
Net Site Area	6.67	ha	16.47 acres
Site Purchase Price			(3,294,667)
SDLT	3,294,667	@	Rate (105,254)
Acquisition Agent fees	3,294,667	@	1% (32,947)
Acquisition Legal fees	3,294,667	@	0.5% (16,473)
Initial Payments -			
Statutory Planning Fees			(43,559)
Construction Costs -			
Demolition and Site Clearance (allowance)	31.63	acres (gross) @	50,000 per acre (1,581,440)
Houses Build Costs	166,460	sqft @	75.00 psf (12,484,500)
Bungalow Build Costs	14,000	sqft @	111.67 psf (1,563,380)
Apartment Build Costs	13,930	sqft @	114.46 psf (1,594,428)
External works inc. utilities reinforcement (allowance)	15,642,308	@	20% (3,128,462)
Contingency	18,770,769	@	5% (938,538)
Professional Fees	21,290,748	@	8% (1,703,260)
Disposal Costs -			
Sale Agents Costs	36,950,540	GDV @	1.00% (369,505)
Sale Legal Costs	36,950,540	GDV @	0.50% (184,753)
Marketing and Promotion (1)	36,950,540	GDV @	2.50% (923,763)
Finance Costs -			
Finance Fees	27,964,929	@	1.00% (279,649)
Interest allowance (land) (2)	32	months @	6.00% (551,895)
Interest allowance (build) (3)	3	months @	6.00% (345,563)
Developers Profit	36,950,540	@	18.00% (6,651,097)
TOTAL COSTS			(35,793,133)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	1,157,406

SENSITIVITY ANALYSIS						
	Values					
	1,157,406	80%	90%	100%	110%	120%
Construction Costs	90%	(2,158,185)	481,489	3,121,163	5,760,837	8,400,512
	95%	(3,140,063)	(500,389)	2,139,285	4,778,959	7,418,633
	100%	(4,121,942)	(1,482,268)	1,157,406	3,797,080	6,436,755
	105%	(5,103,820)	(2,464,146)	175,528	2,815,202	5,454,876
	110%	(6,085,699)	(3,446,025)	(806,351)	1,833,323	4,472,997

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land throughout the period	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG11c.

ASSUMPTIONS			
Land Acquisition Value	200,000 per acre		
Developers Profit	18.0% on GDV		
Gross Site Area	12.80 hectares	31.63	acres
Net Site Area	6.67 hectares	16.47	acres
Gross to Net Ratio	0.52		
	Net sales (sqft)	GIA (sqft)	Net to Gross %
2 Bed houses	775	775	100.0%
3 Bed houses	1,028	1,028	100.0%
4+ Bed houses	1,270	1,270	100.0%
2 Bed Bungalow	700	700	100.0%
1 Bed Apartment	554	633	87.5%
2 Bed Apartment	678	760	89.2%
Residential density per ha	30 units per hectare		

VALUES				
	£	# units		
2 Bed houses	156,500	40	20.0%	6,260,000
3 Bed houses	209,000	70	35.0%	14,630,000
4+ Bed houses	268,000	50	25.0%	13,400,000
2 Bed Bungalow	168,000	20	10.0%	3,360,000
1 Bed Apartment	113,363	10	5.0%	1,133,630
2 Bed Apartment	138,000	10	5.0%	1,380,000
		200	100%	40,163,630
less				
Affordable Housing (total)	20%			
(of which) Social Rented	50%	60% discount from MV		(2,409,818)
(of which) Discounted Sale (I.e. Starter Homes)	0%	20% discount from MV		-
(of which) Intermediate	50%	20% discount from MV		(803,273)
GROSS DEVELOPMENT VALUE				36,950,540

DEVELOPMENT COSTS				
Site Acquisition -				
Net Site Area	6.67 ha	16.47 acres		
Site Purchase Price				(3,294,667)
SDLT	3,294,667 @	Rate		(105,254)
Acquisition Agent fees	3,294,667 @	1%		(32,947)
Acquisition Legal fees	3,294,667 @	0.5%		(16,473)
Initial Payments -				
Statutory Planning Fees				(43,559)
Construction Costs -				
Demolition and Site Clearance (allowance)	31.63 acres (gross) @	50,000 per acre		(1,581,440)
Houses Build Costs	166,460 sqft @	75.00 psf		(12,484,500)
Bungalow Build Costs	14,000 sqft @	111.67 psf		(1,563,380)
Apartment Build Costs	13,930 sqft @	114.46 psf		(1,594,428)
External works inc. utilities reinforcement (allowance)	15,642,308 @	20%		(3,128,462)
Contingency	18,770,769 @	5%		(938,538)
M4(2) Allowance for 20% of units	30 @	1000.00 per unit		(30,000)
Professional Fees	21,320,748 @	8%		(1,705,660)
Disposal Costs -				
Sale Agents Costs	36,950,540 GDV @	1.00%		(369,505)
Sale Legal Costs	36,950,540 GDV @	0.50%		(184,753)
Marketing and Promotion (1)	36,950,540 GDV @	2.50%		(923,763)
Finance Costs -				
Finance Fees	27,997,329 @	1.00%		(279,973)
Interest allowance (land) (2)	32 months @	6.00%		(551,895)
Interest allowance (build) (3)	3 months @	6.00%		(346,049)
Developers Profit	36,950,540 @	18.00%		(6,651,097)
TOTAL COSTS				(35,826,343)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	1,124,196

SENSITIVITY ANALYSIS						
	Values					
	1,124,196	80%	90%	100%	110%	120%
Construction Costs	90%	(2,191,395)	448,279	3,087,953	5,727,627	8,367,302
	95%	(3,173,273)	(533,599)	2,106,075	4,745,749	7,385,423
	100%	(4,155,152)	(1,515,478)	1,124,196	3,763,870	6,403,545
	105%	(5,137,030)	(2,497,356)	142,318	2,781,992	5,421,666
	110%	(6,118,909)	(3,479,235)	(839,561)	1,800,113	4,439,787

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land throughout the period	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate b	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL.	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG12

ASSUMPTIONS				
Land Acquisition Value	200,000	per acre		
Developers Profit	18.0%	on GDV		
Gross Site Area	25.00	hectares	61.78	acres
Net Site Area	15.63	hectares	38.61	acres
Gross to Net Ratio	0.63			
	Net sales (sqft)	GIA (sqft)		Net to Gross %
2 Bed houses	753	753		100.0%
3 Bed houses	915	915		100.0%
4+ Bed houses	1,237	1,237		100.0%
2 Bed Bungalow	700	700		100.0%
1 Bed Apartment	538	633		85.0%
2 Bed Apartment	646	760		85.0%
Residential density per ha	32	units per hectare		

VALUES				
	£	# units		
2 Bed houses	152,000	100	20.0%	15,200,000
3 Bed houses	186,000	175	35.0%	32,550,000
4+ Bed houses	261,000	125	25.0%	32,625,000
2 Bed Bungalow	168,000	50	10.0%	8,400,000
1 Bed Apartment	110,000	25	5.0%	2,750,000
2 Bed Apartment	131,500	25	5.0%	3,287,500
		500	100%	94,812,500
less				
Affordable Housing (total)	30%			
(of which) Social Rented	50%	60% discount from MV		(8,533,125)
(of which) Discounted Sale (i.e. Starter Homes)	0%	20% discount from MV		-
(of which) Intermediate	50%	20% discount from MV		(2,844,375)
GROSS DEVELOPMENT VALUE				83,435,000

DEVELOPMENT COSTS				
Site Acquisition -				
Net Site Area	15.63	ha	38.61	acres
Site Purchase Price				(7,721,875)
SDLT	7,721,875	@	Rate	(123,638)
Acquisition Agent fees	7,721,875	@	1%	(77,219)
Acquisition Legal fees	7,721,875	@	0.5%	(38,609)
Initial Payments -				
Statutory Planning Fees				(84,959)
Construction Costs -				
Demolition and Site Clearance (allowance)	61.78	acres (gross) @	0	per acre
Houses Build Costs	390,050	sqft @	75.00	psf
Bungalow Build Costs	35,000	sqft @	113.17	psf
Apartment Build Costs	34,825	sqft @	114.46	psf
External works inc. utilities reinforcement (allowance)	37,200,770	@	20%	(7,440,154)
Contingency	44,640,923	@	3%	(1,116,023)
Professional Fees	45,756,946	@	7%	(3,202,986)
Disposal Costs -				
Sale Agents Costs	83,435,000	GDV @	1.00%	(834,350)
Sale Legal Costs	83,435,000	GDV @	0.50%	(417,175)
Marketing and Promotion (1)	83,435,000	GDV @	2.50%	(2,085,875)
Finance Costs -				
Finance Fees	60,343,633	@	1.00%	(603,436)
Interest allowance (land) (2)	32	months @	6.00%	(1,273,815)
Interest allowance (build) (3)	3	months @	6.00%	(735,673)
Developers Profit	83,435,000	@	18.00%	(15,018,300)
TOTAL COSTS				(77,974,857)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	5,460,143

SENSITIVITY ANALYSIS						
	Values					
	5,460,143	80%	90%	100%	110%	120%
Construction Costs	90%	(1,912,422)	4,015,891	9,944,203	15,872,515	21,800,627
	95%	(4,154,452)	1,773,861	7,702,173	13,630,485	19,558,797
	100%	(6,396,482)	(468,169)	5,460,143	11,388,455	17,316,767
	105%	(8,638,512)	(2,710,199)	3,218,113	9,146,425	15,074,737
	110%	(10,880,542)	(4,952,229)	976,083	6,904,395	12,832,707

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land assuming phased drawdown of site in 4 tranches	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG12a.

ASSUMPTIONS			
Land Acquisition Value	200,000 per net acre		
Developers Profit	18.0% on GDV		
Gross Site Area	25.00 hectares	61.78	acres
Net Site Area	15.63 hectares	38.61	acres
Gross to Net Ratio	0.63		
	Net sales (sqft)	GIA (sqft)	Net to Gross %
2 Bed houses	753	753	100.0%
3 Bed houses	915	915	100.0%
4+ Bed houses	1,237	1,237	100.0%
2 Bed Bungalow	700	700	100.0%
1 Bed Apartment	538	633	85.0%
2 Bed Apartment	646	760	85.0%
Residential density per ha	32 units per hectare		

VALUES			
	£	# units	
2 Bed houses	152,000	100	20.0%
3 Bed houses	186,000	175	35.0%
4+ Bed houses	261,000	125	25.0%
2 Bed Bungalow	168,000	50	10.0%
1 Bed Apartment	110,000	25	5.0%
2 Bed Apartment	131,500	25	5.0%
		500	100%
			94,812,500
less			
Affordable Housing (total)	30%		
(of which) Social Rented	50%	60% discount from MV	(8,533,125)
(of which) Discounted Sale (I.e. Starter Homes)	0%	20% discount from MV	-
(of which) Intermediate	50%	20% discount from MV	(2,844,375)
GROSS DEVELOPMENT VALUE			83,435,000

DEVELOPMENT COSTS			
Site Acquisition -			
Net Site Area	15.63 ha	38.61 acres	
Site Purchase Price			(7,721,875)
SDLT	7,721,875 @	Rate	(123,638)
Acquisition Agent fees	7,721,875 @	1%	(77,219)
Acquisition Legal fees	7,721,875 @	0.5%	(38,609)
Initial Payments -			
Statutory Planning Fees			(84,959)
Construction Costs -			
Demolition and Site Clearance (allowance)	61.78 acres (gross) @	0 per acre	-
Houses Build Costs	390,050 sqft @	75.00 psf	(29,253,750)
Bungalow Build Costs	35,000 sqft @	113.17 psf	(3,960,950)
Apartment Build Costs	34,825 sqft @	114.46 psf	(3,986,070)
External works inc. utilities reinforcement (allowance)	37,200,770 @	20%	(7,440,154)
Contingency	44,640,923 @	3%	(1,339,228)
M4(2) Allowance for 20% of units	100 @	1000.00 per unit	(100,000)
Professional Fees	46,080,151 @	7%	(3,225,611)
Disposal Costs -			
Sale Agents Costs	83,435,000 GDV @	1.00%	(834,350)
Sale Legal Costs	83,435,000 GDV @	0.50%	(417,175)
Marketing and Promotion (1)	83,435,000 GDV @	2.50%	(2,085,875)
Finance Costs -			
Finance Fees	60,689,462 @	1.00%	(606,895)
Interest allowance (land) (2)	32 months @	6.00%	(1,273,815)
Interest allowance (build) (3)	3 months @	6.00%	(740,861)
Developers Profit	83,435,000 @	18.00%	(15,018,300)
TOTAL COSTS			(78,329,332)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	5,105,668

SENSITIVITY ANALYSIS						
	Values					
	5,105,668	80%	90%	100%	110%	120%
Construction Costs	90%	(2,245,023)	3,683,289	9,611,602	15,539,914	21,468,226
	95%	(4,497,990)	1,430,323	7,358,635	13,286,947	19,215,259
	100%	(6,750,956)	(822,644)	5,105,668	11,033,980	16,962,293
	105%	(9,003,923)	(3,075,611)	2,852,701	8,781,014	14,709,326
	110%	(11,256,890)	(5,328,578)	599,735	6,528,047	12,456,359

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land assuming phased drawdown of site in 4 tranches	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate bid	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG12b.

ASSUMPTIONS			
Land Acquisition Value	200,000	per acre	
Developers Profit	18.0%	on GDV	
Gross Site Area	25.00	hectares	61.78 acres
Net Site Area	16.67	hectares	41.18 acres
Gross to Net Ratio	0.67		
	Net sales (sqft)	GIA (sqft)	Net to Gross %
2 Bed houses	775	775	100.0%
3 Bed houses	1,028	1,028	100.0%
4+ Bed houses	1,270	1,270	100.0%
2 Bed Bungalow	700	700	100.0%
1 Bed Apartment	554	652	85.0%
2 Bed Apartment	678	798	85.0%
Residential density per ha	30	units per hectare	

VALUES			
	£	# units	
2 Bed houses	156,500	100	20.0%
3 Bed houses	209,000	175	35.0%
4+ Bed houses	268,000	125	25.0%
2 Bed Bungalow	168,000	50	10.0%
1 Bed Apartment	113,363	25	5.0%
2 Bed Apartment	138,000	25	5.0%
		500	100%
			100,409,075
less			
Affordable Housing (total)	30%		
(of which) Social Rented	50%	60% discount from MV	(9,036,817)
(of which) Discounted Sale (i.e. Starter Homes)	0%	20% discount from MV	-
(of which) Intermediate	50%	20% discount from MV	(3,012,272)
GROSS DEVELOPMENT VALUE			88,359,986

DEVELOPMENT COSTS			
Site Acquisition -			
Net Site Area	16.67	ha	41.18 acres
Site Purchase Price			(8,236,667)
SDLT	8,236,667	@	Rate (130,977)
Acquisition Agent fees	8,236,667	@	1% (82,367)
Acquisition Legal fees	8,236,667	@	0.5% (41,183)
Initial Payments -			
Statutory Planning Fees			(84,959)
Construction Costs -			
Demolition and Site Clearance (allowance)	61.78	acres (gross) @	0 per acre -
Houses Build Costs	416,150	sqft @	75.00 psf (31,211,250)
Bungalow Build Costs	35,000	sqft @	113.17 psf (3,960,950)
Apartment Build Costs	36,250	sqft @	114.46 psf (4,149,175)
External works inc. utilities reinforcement (allowance)	39,321,375	@	20% (7,864,275)
Contingency	47,185,650	@	3% (1,415,570)
Professional Fees	48,601,220	@	7% (3,402,085)
Disposal Costs -			
Sale Agents Costs	88,359,986	GDV @	1.00% (883,600)
Sale Legal Costs	88,359,986	GDV @	0.50% (441,800)
Marketing and Promotion (1)	88,359,986	GDV @	2.50% (2,209,000)
Finance Costs -			
Finance Fees	64,113,857	@	1.00% (641,139)
Interest allowance (land) (2)	32	months @	6.00% (1,358,591)
Interest allowance (build) (3)	3	months @	6.00% (781,324)
Developers Profit	88,359,986	@	18.00% (15,904,797)
TOTAL COSTS			(82,799,708)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	5,560,278

SENSITIVITY ANALYSIS						
	Values					
	5,560,278	80%	90%	100%	110%	120%
Construction Costs	90%	(2,270,851)	4,041,413	10,353,677	16,665,941	22,978,206
	95%	(4,667,551)	1,644,713	7,956,978	14,269,242	20,581,506
	100%	(7,064,250)	(751,986)	5,560,278	11,872,542	18,184,806
	105%	(9,460,950)	(3,148,686)	3,163,578	9,475,843	15,788,107
	110%	(11,857,649)	(5,545,385)	766,879	7,079,143	13,391,407

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land assuming phased drawdown of site in 4 tranches	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

181105 Lancaster Plan Wide Viability Model - Strategic Sites v2

SG12c.

ASSUMPTIONS			
Land Acquisition Value	200,000 per net acre		
Developers Profit	18.0% on GDV		
Gross Site Area	25.00 hectares	61.78	acres
Net Site Area	16.67 hectares	41.18	acres
Gross to Net Ratio	0.67		
	Net sales (sqft)	GIA (sqft)	Net to Gross %
2 Bed houses	775	775	100.0%
3 Bed houses	1,028	1,028	100.0%
4+ Bed houses	1,270	1,270	100.0%
2 Bed Bungalow	700	700	100.0%
1 Bed Apartment	554	652	85.0%
2 Bed Apartment	678	798	85.0%
Residential density per ha	30 units per hectare		

VALUES				
	£	# units		
2 Bed houses	156,500	100	20.0%	15,650,000
3 Bed houses	209,000	175	35.0%	36,575,000
4+ Bed houses	268,000	125	25.0%	33,500,000
2 Bed Bungalow	168,000	50	10.0%	8,400,000
1 Bed Apartment	113,363	25	5.0%	2,834,075
2 Bed Apartment	138,000	25	5.0%	3,450,000
		500	100%	100,409,075
less				
Affordable Housing (total)	30%			
(of which) Social Rented	50%	60% discount from MV		(9,036,817)
(of which) Discounted Sale (I.e. Starter Homes)	0%	20% discount from MV		-
(of which) Intermediate	50%	20% discount from MV		(3,012,272)
GROSS DEVELOPMENT VALUE				88,359,986

DEVELOPMENT COSTS				
Site Acquisition -				
Net Site Area	16.67 ha	41.18 acres		
Site Purchase Price				(8,236,667)
SDLT	8,236,667 @	Rate		(130,977)
Acquisition Agent fees	8,236,667 @	1%		(82,367)
Acquisition Legal fees	8,236,667 @	0.5%		(41,183)
Initial Payments -				
Statutory Planning Fees				(84,959)
Construction Costs -				
Demolition and Site Clearance (allowance)	61.78 acres (gross) @	0 per acre		-
Houses Build Costs	416,150 sqft @	75.00 psf		(31,211,250)
Bungalow Build Costs	35,000 sqft @	113.17 psf		(3,960,950)
Apartment Build Costs	36,250 sqft @	114.46 psf		(4,149,175)
External works inc. utilities reinforcement (allowance)	39,321,375 @	20%		(7,864,275)
Contingency	47,185,650 @	3%		(1,415,570)
M4(2) Allowance for 20% of units	100 @	1000.00 per unit		(100,000)
Professional Fees	48,701,220 @	7%		(3,409,085)
Disposal Costs -				
Sale Agents Costs	88,359,986 GDV @	1.00%		(883,600)
Sale Legal Costs	88,359,986 GDV @	0.50%		(441,800)
Marketing and Promotion (1)	88,359,986 GDV @	2.50%		(2,209,000)
Finance Costs -				
Finance Fees	64,220,857 @	1.00%		(642,209)
Interest allowance (land) (2)	32 months @	6.00%		(1,358,591)
Interest allowance (build) (3)	3 months @	6.00%		(782,929)
Developers Profit	88,359,986 @	18.00%		(15,904,797)
TOTAL COSTS				(82,909,383)

S106 / CIL	
Surplus / (Deficit) for S106 / CIL (4)	5,450,603

SENSITIVITY ANALYSIS						
	Values					
	5,450,603	80%	90%	100%	110%	120%
Construction Costs	90%	(2,380,526)	3,931,738	10,244,002	16,556,266	22,868,531
	95%	(4,777,226)	1,535,038	7,847,303	14,159,567	20,471,831
	100%	(7,173,925)	(861,661)	5,450,603	11,762,867	18,075,131
	105%	(9,570,625)	(3,258,361)	3,053,903	9,366,168	15,678,432
	110%	(11,967,324)	(5,655,060)	657,204	6,969,468	13,281,732

NOTES	
(1) marketing and promotion includes show house and incentives e.g. Stamp Duty paid / white goods / carpets etc.	
(2) interest on land assuming phased drawdown of site in 4 tranches	
(3) interest on buildings based on build one - sell one unit per month	
(4) a surplus means that there is the potential to levy S106 obligations or a CIL, subject (in respect of CIL) to the overall infrastructure 'gap' and the appropriate bid	
(4) a deficit means that development is not viable and there is no development surplus for S106 obligations or to levy CIL	

Value Assumptions Residential Development

Lancaster

		Units at National Space Standards
2 bed house	160000	164688
3 bed house	195000	219000
4+ bed house	275000	282352
2 bed bungalow	175000	175000
1 bed apartment	115132	118629
2 bed apartment	137598	144441

Land Value Threshold

Lancaster
Carnforth
Morecambe

Rural East
Rural West

Carnforth

2 bed house	152000	156500
3 bed house	186000	209000
4+ bed house	261000	268000
2 bed bungalow	168000	168000
1 bed apartment	110000	113363
2 bed apartment	131500	138000

Lancaster Strategic Sites
Carnforth Strategic Sites

Morecambe

2 bed house	137000	141000
3 bed house	169000	189863
4+ bed house	235000	241327
2 bed bungalow	154000	154000
1 bed apartment	94000	96843
2 bed apartment	132000	138500

Rural East

2 bed house	184485	189875
3 bed house	222345	249792
4+ bed house	298117	306104
2 bed bungalow	192500	162500
1 bed apartment	126430	130270
2 bed apartment	151164	158681

Rural West

2 bed house	175449	180575
3 bed house	211365	237457
4+ bed house	283273	290862
2 bed bungalow	182000	182000
1 bed apartment	120512	124172
2 bed apartment	144058	151222

GF	BF
350,000	300,000
275,000	225,000
250,000	200,000
425,000	375,000
375,000	325,000
275,000	
200,000	200,000

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