



# Financial Viability Assessment Report

**28, Northorpe Lane, Kirklees, Mirfield, WF14 0QN**

6 April 2022

## Executive Summary

Avison Young has been instructed to undertake an updated Financial Viability Assessment on behalf of Newett Homes following amendments made to the proposed scheme by the developer. The assessment relates to the proposed redevelopment of the property known as 28 Northorpe Lane, Kirklees, Mirfield, WF14 0QN. The proposals are to form the basis of an application for full planning permission and comprise a new residential development of 39 dwellings in comparison to the original proposal for the development of 45 new residential dwelling development.

The past iteration of this report was submitted to Kirklees Council for their consideration as part of the planning application. Align Property Partners were instructed by the Council to conduct a review the submitted Financial Viability Assessment and published a report dated 24<sup>th</sup> November 2021 in response. This updated Financial Viability Assessment will consider the comments made by Align Property Partners and provide a response to these, where relevant in footnotes throughout the report.

The property which forms the subject of this report comprises two irregular shaped parcels of land situated either side of Northorpe Lane extending to 3.57 acres (1.44 ha) gross. The larger parcel of land is situated to the east of Northorpe Lane and extends to 3.41 acres (1.37 ha) and will comprise all the proposed development. It is therefore referred to as 'the site' or 'the property' hereafter. The smaller parcel of land (0.166 acres/ 0.067 ha) is situated to the west of Northorpe Lane and we understand will not be the subject of any development, but will be provided as a layby for construction vehicles, which would otherwise be parked on the highway. For the purposes of our assessment and this report, we have assumed a net development area of 3.41 acres (1.37 ha).

At the present time, the site comprises a single residential dwelling with associated paddock land, used for grazing. The site currently benefits from extant outline planning permission (2019/92378), for 48 residential dwellings. As the site currently has outline planning consent for an alternative residential scheme, we consider that the market would determine the Existing Use Value (EUV) for the site to be the value of the site with planning consent for residential housing, as opposed to the value of the single residential dwelling plus the value of the adjoining paddock land. This same methodology will in turn inform the Benchmark Land Value.

Financial viability for planning purposes is defined within the RICS guidance note (GN94/2012) as 'An objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project. To improve clarity and accountability it is an expectation that any viability assessment is prepared with professional integrity by a suitably qualified practitioner and presented in accordance with National Planning Guidance. Practitioners should ensure that the findings of a viability assessment are presented clearly.

In this respect, we understand that this report is to be submitted to the Local Planning Authority (LPA) for due consideration in support of an application for full planning approval on the site. We confirm that we have undertaken all necessary due diligence to inform and support our assessment. We also confirm that we have taken full account of relevant published guidance in respect of the independent assessment of Financial Viability in Planning. This specifically includes the guidance note, Financial Viability in Planning, issued in 2012 by the RICS. Whilst not mandatory, adherence to RICS guidance notes is considered to represent 'Best Practice'.

In addition, we have taken full account of the Financial Viability in Planning: Conduct and Reporting RICS Professional Statement dated May 2019, which contains mandatory requirements. We have also given due consideration to the Government's National Planning Policy Framework (NPPF). This framework was updated in July 2021 and includes the Planning Policy Guidance (PPG) for viability.

We have considered the financial viability of the proposed development by considering both the Existing Use Value of the site and the Benchmark Land Value, in reference to evidence of comparable land transactions. As the site currently benefits from implementable outline planning consent for residential development, we consider this consent to form the basis of the Existing Use Value. We have also considered the level of return for the developer based on the proposed scheme.

As defined in the PPG, the Benchmark Land Value should be established based on the Existing Use Value of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. However, in this instance, as the EUV is determined as being the value of the site with the benefit of implementable outline planning consent for residential development, we consider that this value also is reflective of the Benchmark Land Value. In this instance, we do not consider it appropriate to add a premium to the EUV to arrive at the Benchmark Land Value, as the premium the landowner would receive is implicit within the uplift in land value achieved when the site is sold in the open market with the benefit of such consent.

In this respect, our assessment has identified the following outputs:

- Existing Use Value (EUV) - £680,000
- Minimum Benchmark Land Value - £680,000
- Developer's Profit with assumed policy compliant scheme (i.e. 20% affordable housing) -0.25% Profit on GDV
- Developer's Profit with a 0% affordable housing content scheme 13.13% Profit on GDV

In this instance, given that the site benefits from extant outline planning permission for resident development, the EUV is the value of the site with its current planning permission. The compliant and non-compliant appraisals assume that planning approval is in place for the 39 residential dwellings scheme as proposed.

We have appraised three scenarios in support of this viability assessment and in keeping with acceptable practice, have undertaken sensitivity analysis to identify the impact of these scenarios of the level of return for the developer. In each scenario, we have considered the viability of the proposed development based on an assumed policy compliant Section 106 Agreement scheme, a partially complaint scheme and a non-policy compliant scheme. In each scenario however, we have assumed the per dwelling monetary contribution in respect of additional Section 106 Agreement obligations, as advised by the Developer's Planning Consultants.

The report has been prepared and signed by Dai Powell MRICS, a Director and RICS Registered Valuer in the Avison Young Land and Development team. Input has also been provided, along with review and panelling by

Joe Wherity MRICS, an Associate Director in the same team. We confirm that these individuals have the necessary qualifications, knowledge and experience to provide this advice.

We confirm that we believe that this report represents a robust independent assessment of the financial viability of the proposed development. We confirm that in completing this report, we have acted with objectivity, impartially, without interference and with reference to all appropriate sources of information.

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**Prepared By: Dai Powell MRICS, Director and RICS Registered Valuer.**

**Review and panelled by Joe Wherity MRICS, Associate Director.**

**Status: FINAL REVISED**

**Date: 8 April 2022**

**For and on behalf of Avison Young (UK) Limited**

# 1. Instructions

Avison Young has been instructed to undertake an updated Financial Viability Assessment of an amended proposed development on behalf of Newett Homes. A copy of our Letter of Instruction is attached at **Appendix 1**.

The assessment is concerned with the proposed redevelopment of the site known as 28 Northorpe Lane, Kirklees, Mirfield, WF14 0QN. The proposals are to form the basis of an amended application for full planning permission and comprise a new residential development of 39 dwellings rather than the previous proposal for 45 dwellings. The proposed scheme will be a high-quality development, providing a collection of three- and four-bedroom properties, with a mixture of detached, semi-detached, terraced dwelling types. The new development will be situated within the established residential area of Mirfield. Mirfield is a popular residential location, as it provides access to several good schools and is situated a commutable distance from the major employment areas of Leeds, Huddersfield and Bradford.

We understand that this report is to be submitted to the Local Planning Authority (LPA) for due consideration as part of the planning application. In this respect, we confirm that we believe that it represents a robust independent assessment of the financial viability of the proposed development and considers the comments made by the Align Property Partners report of November 2021 in response to the original Financial Viability Assessment undertaken by Avison Young dated April 2021.

## Reliance

In preparing this assessment we confirm that we have relied upon the following documents which have been provided to us by Newett Homes, subject to the independent verification and scrutiny of details by ourselves where necessary: -

- A copy of the Design and Access Statement prepared by Edward Architecture
- Various plans and proposed floor plans detailing the proposed development, prepared by Edward Architecture
- Planning Statement prepared by Johnson Mowat
- Proposed scheme layout prepared by Edward Architecture
- Proposed abnormal costs by East Coast Construction, Substructure Ltd, Yorkshire Water and Bridgebank Ltd

In undertaking this assessment, it has been necessary to make various assumptions based on our own knowledge and experience of the Kirklees residential market and development sector. Any assumptions made, and the supporting rationale, are clearly stated within this report.

**Date of report**

The date of the report is April 2022. However, it is important to note that in undertaking this report and the accompanying viability appraisals, it has been necessary to consider evidence, which is historical, as is the case when considering comparable evidence.

We confirm that this report is not provided as, and should not be regarded as, formal valuation advice in accordance with the latest edition of the Valuation – Global Standards effective from 31 January 2022 (the Red Book) as published by the Royal Institution of Chartered Surveyors. This report should not therefore be regarded or relied upon as formal valuation advice. It is provided to inform related parties on the financial viability of the proposed development and assist potential negotiations related to the proposed full planning application on the property and related considerations.

However, we confirm that we have undertaken all necessary due diligence to inform and support our assessment. We also confirm that we have taken full account of relevant guidance as published in respect of the independent assessment of Financial Viability in Planning. This specifically includes the guidance note, Financial Viability in Planning, issued in 2012 by the RICS (Ref. 1st Edition GN 94/2012). Whilst not mandatory, adherence to RICS Guidance Notes is considered to represent 'Best Practice'. In addition, we have taken full account of the Financial Viability in Planning: Conduct and Reporting, RICS Professional Statement dated May 2019, which contains mandatory requirements. We have also given due consideration to the Government's National Planning Policy Framework (NPPF) as referenced within both of the above documents. This framework was updated in July 2021 and includes the Planning Policy Guidance (PPG) for viability.

We confirm that in completing this report, no performance related or contingent fees have been agreed. We also confirm that we are not aware of any conflict or risk of conflict of interest which exists and prevents us from providing this advice.

## 2. Background

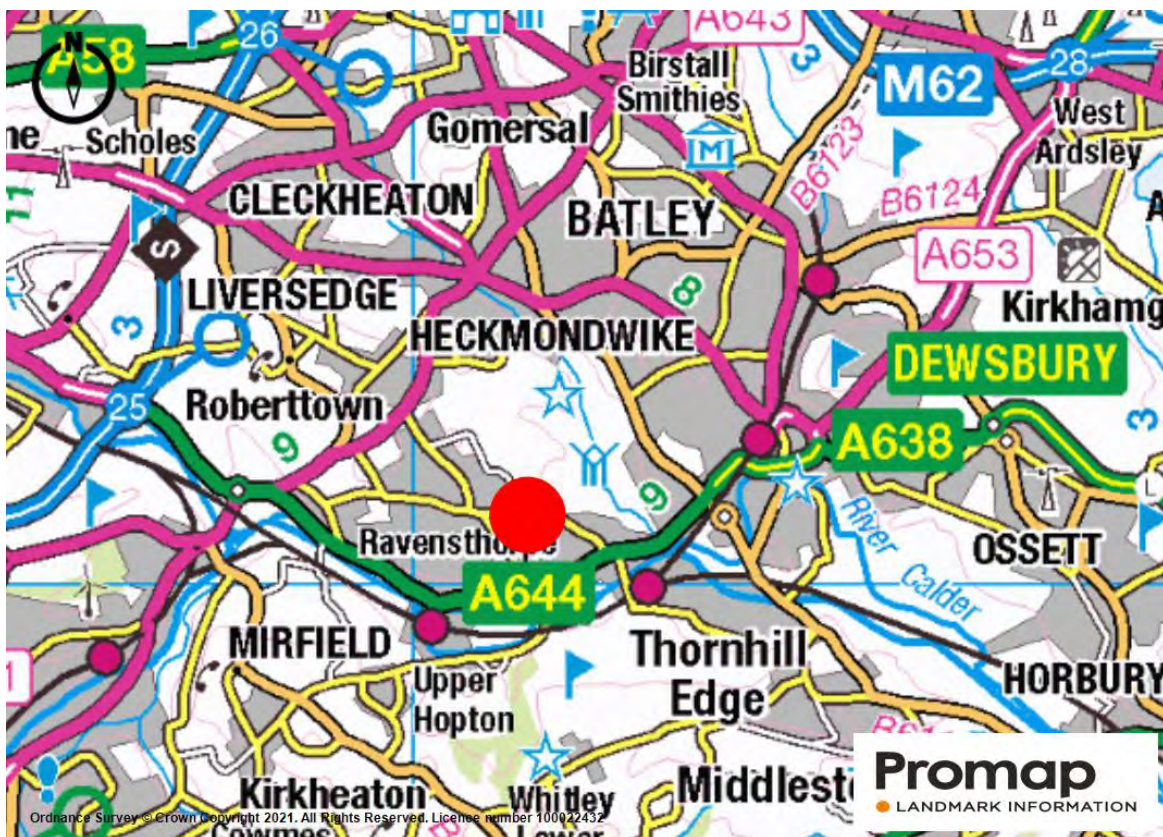
### Location and Situation

The site is located on the outskirts of Mirfield, a town and civil parish is Kirklees, in West Yorkshire. Mirfield is situated on the A644 between Dewsbury to the east and Brighouse to the west. Huddersfield is situated circa 7 miles to the south west, Halifax is circa 9.5 miles to the north west, Leeds is 13 miles to the north east and Wakefield is circa 9 miles to the east.

Mirfield benefits from good road connections and the site is situated less than 4 miles to the east of Junction 25 of the M62. Regular bus services run along Shillbank Lane, situated to the south of the site, which provide regular connections to Huddersfield, Dewsbury and Leeds. Mirfield also benefits from a train station, which provides regular direct services Huddersfield, Manchester, Bradford and Leeds, where connections can be made to the East Coast Mainline services.

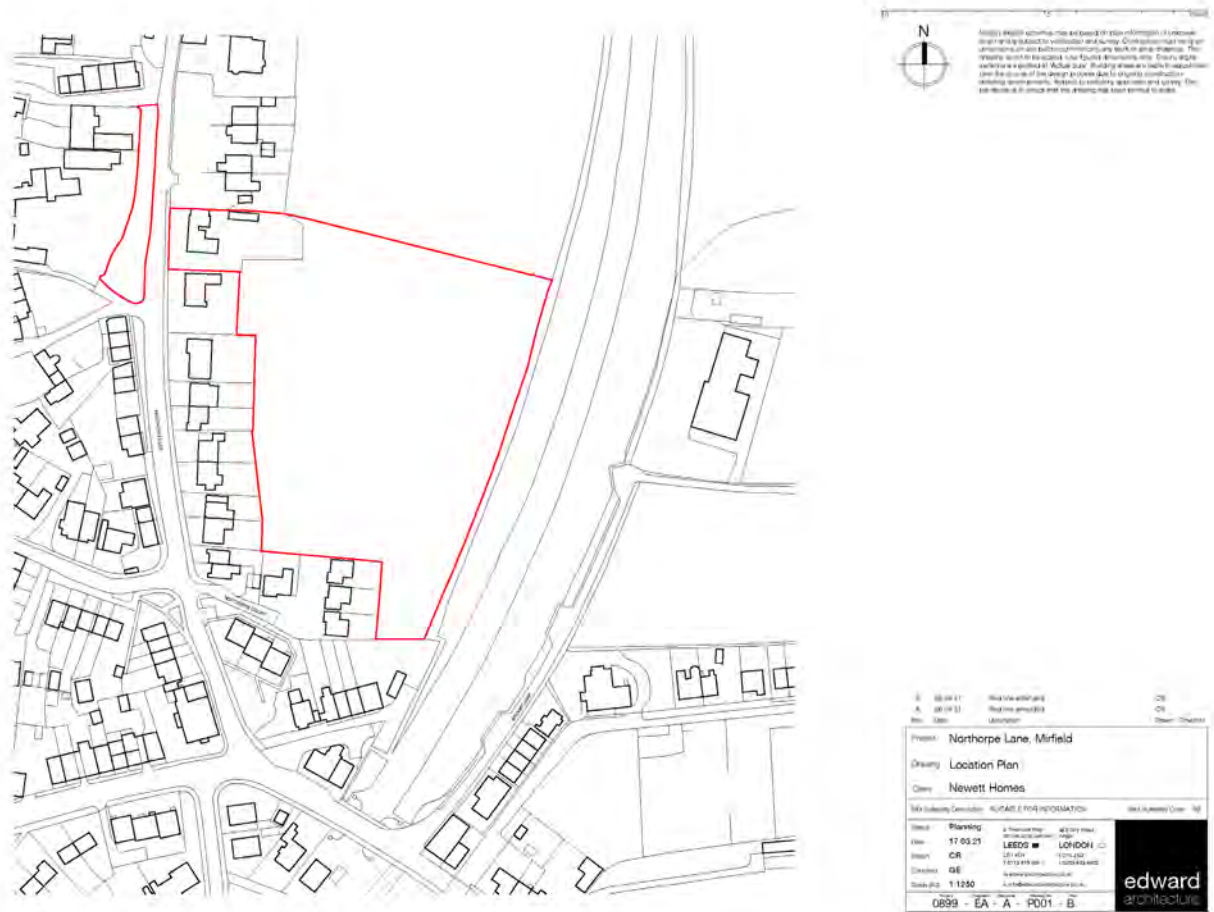
The property is located to the east of Northorpe Lane and accessed via a private driveway. It is situated in an established residential area in an 'edge of town' location and therefore benefits from a semi-rural aspect and position.

The location of the site is identified approximately on the plan below:

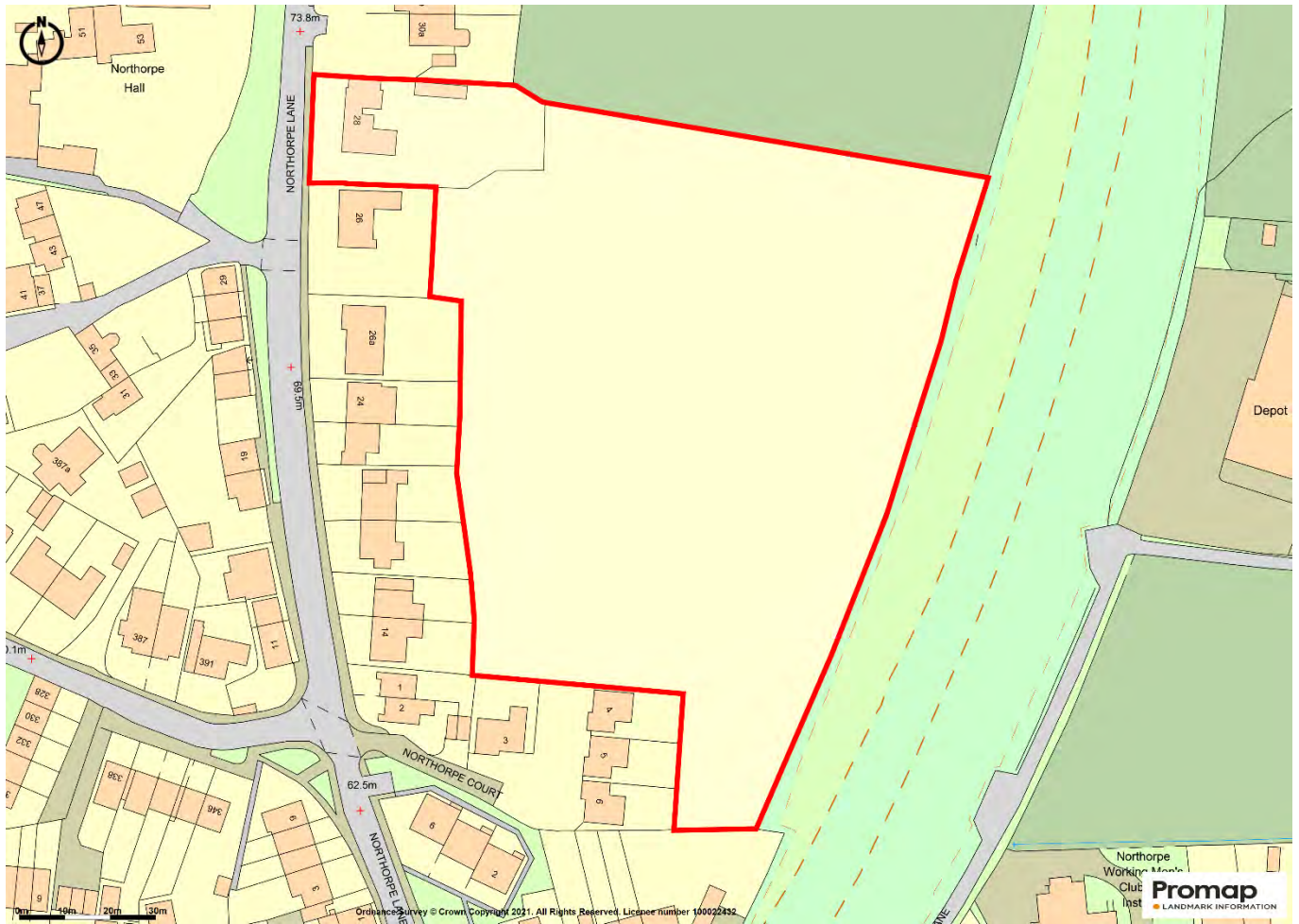


### Description

We have measured the site using the Ordnance Survey ProMap system. The property which forms the subject of this report comprises two irregular shaped parcels of land situated either side of Northorpe Lane extending to 3.57 acres (1.44 ha) gross. The red line boundary plan is shown below.



The larger parcel of land situated to the east of Northorpe Lane and extends to 3.41 acres (1.37 ha) and will comprise all the proposed development. It is therefore referred to as 'the site' or 'the property' hereafter. The smaller parcel of land (0.166 acres/ 0.067 ha) is situated to the west of Northorpe Lane and we understand will not be the subject of any development, but will be provided as a layby for construction vehicles, which would otherwise be parked on the highway. For the purposes of our assessment and this report, we have assumed a net development area of 3.41 acres (1.37 ha). The net development area is shown outlined in red on the plan below



The property comprises an irregular parcel of land which is occupied by an existing dwelling and private garden, with an open field beyond, which provides paddock land. The residential dwelling, which is arranged over two storeys with a single storey wing, is set back from Northorpe Lane via a private driveway. We have not been provided with any detail in relation to the condition of this existing dwelling, however, we understand that it will be demolished as part of the proposed development on the site.

We have been provided with the following photographs of the site from the Design and Access Statement produced by Edward Architecture.



Existing 2-storey dwelling on the site

View from the site looking west

The property is located within an established residential area. The site is bounded to the north by an open field, separated by a barbed wire fence. The site is bounded to the east by a dense strip of woodland, which separates the site from Stoney Lane, a private road serving a small number of residential dwellings and a single commercial property.

To the southern boundary, the site is bound by gardens of residential properties on Northorpe Court and Shillbank Lane. These properties back onto the site boundary. To the west, the site is bound by the gardens of the residential properties on Northorpe Lane. These properties all back onto the site boundary and have generously sized rear gardens, providing adequate separation from the site.

The site is not located in a conservation area and there are no listed buildings on site.

### **Title**

We understand that Newett Homes (the 'Developer') does not currently own the freehold interest in the site. The property is held under two title numbers. The first (WYK501478) covers the existing residential dwelling, 28 Northorpe Lane. The second title number (WYK503300) covers the land adjoining 28 Northorpe Lane. We have not been provided with a Report on Title in respect of this interest. However, for the purposes of our appraisal, we have assumed that the Title is not affected by any encumbrances or restrictive covenants.

We understand that the property is currently occupied by the landowner, however vacant possession will be provided four weeks following completion of the sale.

We are aware that the site currently benefits from outline planning consent (2019/92378), for 48 residential dwellings, which was submitted by the existing landowner. We understand that the Developer, Newett Homes has an agreement to purchase the site, subject to achieving full planning consent, for an alternative scheme of 39 residential dwellings.

### 3. Planning Context

A Planning Statement has been compiled by the Developer's Planning Consultants. Avison Young provides a detailed assessment of the National Planning Policy Framework ("the Framework"). This section of the report outlines those elements of the documentation that are relevant to the subject site and this report.

#### **National Planning Policy Framework (NPPF) (2019)**

The Framework was updated on 20 July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the Framework is the "presumption in favour of sustainable development" which for decision-making means: -

- "approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - I. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole". The Framework defines sustainable development as three overarching objectives: economic; social; environmental. Paragraph 9 of the Framework says that the objectives "should be delivered through the... application of [its] policies", but that "they are not criteria against which every decision can or should be judged".

The focus of the Framework is on the delivery of new houses. Indeed, it confirms at Paragraph 60 that Government's objective is "significantly boosting the supply of homes". To help achieve that objective, the Framework requires local planning authorities to do several things, including ensuring that there is always a specific five-year supply of deliverable housing sites (Paragraph 74). The Framework sets out how housing land supply should be calculated and sets out the implications for planning application decision-making where an LPA cannot demonstrate a five-year supply of deliverable housing land.

There is a focus towards early engagement with Local Planning Authorities by developers, which the applicant has sought to do prior to the submission of a formal planning application.

Of reference is paragraph 58, which states that: “Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”

The Planning Practice Guidance (“the Guidance”) provides greater detail regarding the inputs required in a Viability Assessment. We understand that in time this might lead to a standardised template, but that as yet has not been made available.

Regarding affordable housing, paragraph 65 states:

“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- c) is proposed to be developed by people who wish to build or commission their own homes; or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.”

### **Local Development Plan – Kirklees**

The development plan applicable to this residential development is the Kirklees Local Plan which was adopted on 27 February 2019. The Local Plan is now the statutory development plan for Kirklees and has superseded the Kirklees Unitary Development Plan. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The Kirklees Local Development Plan comprises the following documents: -

- Kirklees Local Plan Strategy and Policies – adopted 27 February 2019
- Kirklees Local Plan Allocations and Designations - adopted 27 February 2019
- Local Policies Map - adopted 27 February 2019.

The site is allocated for housing within the Kirklees Local Plan, under housing allocation reference HS69.

## Planning Permissions

The site has extant outline planning permission for 48 residential dwellings (planning reference - 2019/92378). No formal pre-application was sought for the proposed development of 39 residential dwellings, however a number of formal discussions have taken place between the Local Planning Authority (LPA) and the project team over recent months.

### S.106 Contributions

Based on the size of the site, the proposed scheme has an indicative yield of 39 dwellings. This number of dwellings would therefore trigger contributions relating to education, public open space, public transport, highways and affordable housing. Each of these would require a financial contribution. Affordable Housing In accordance with Kirklees Interim Affordable Housing Policy dated January 2020 and the Local Planning Policy, 20% of the proposed dwellings in the development would need to be provided as affordable housing. The Kirklees Strategic Housing Market Assessment (SHMA) dated October 2016 sets out the current required affordable housing tenure split in Kirklees as 55% affordable rent and 45% intermediate tenure.

Transfer values within Kirklees are set out in Supplementary Planning Document 2 (Affordable Housing) adopted in November 2008 and detail the price to be paid to the Developer by the Registered Provider or housing provider accredited by the Council for the affordable units within the scheme.

The figures below represent the price which will be paid for gross internal floorspace<sup>1</sup>.

|              | Affordable & Social Rented |              | Intermediate        |              |
|--------------|----------------------------|--------------|---------------------|--------------|
|              | Sq m                       | Sq ft        | Sq m                | Sq ft        |
| <b>House</b> | £558 m <sup>2</sup>        | £51.84 sq ft | £999 m <sup>2</sup> | £92.81 sq ft |

#### Education

On 17 December 2021 the 'Education Service' confirmed that the education contribution would be **£0**.

#### Public Transport

Given the scale and nature of the development and its location, West Yorkshire Combined Authority (WYCA) in responding to the extant outline permission (2019/92378), requested that developer provides residential metro cards for the development at a total cost of **£22,022**. The closest bus stop on this corridor 16299 does not have a shelter. As part of this scheme, a bus shelter could be provided at the above named stop at a cost of **£13,000** to the developer to improve the public transport offer. In addition, a Real Time Information display could be provided at bus stop 16300 at a cost to the developer of **£10,000**. To access this stop, safe and direct pedestrian links are required. This has been estimated by Johnson Mowat to be circa **£30,000**. The total contribution per plot for public transport across the development is **£1,923**.

<sup>1</sup> **RESPONSE TO APP NOV 2021 REPORT:** We adopt the updated Council transfer values for affordable units.

## Highways

Contributions intended to mitigate the highway impacts of the proposed development have not yet been confirmed. It is understood that a contribution to fund a layby is required to ensure that a refuse vehicle can access the site safely and the financial contributions required due to the nature and scale of the proposed development. For the purposes of our assessment, we have assumed **£33,488** for the provision of the layby as part of the S.278 works required. This figure has been provided by the Developer. The need for further final contributions as part of the S.106 agreement would be assessed once the planning application has been submitted to the Council.

## Public Open Space

The proposed development is expected to make a the following open space provisions: -

- Amenity Green Space
- Parks & Recreation
- Natural & Semi Natural Green Space; and,
- Outdoor Sports

In this context there is a net requirement for a commuted sum of circa. **£80,318**. This equates to a contribution of **£2,059.40** per plot.

## Biodiversity Net Gain

The Biodiversity Impact Assessment (December 2021) confirms there is a Total Net Unit Change of Habitat Units (-1.84 units) and River Units (-0.20 units). As it stands the LPA do not have a mechanism for calculating a commuted sum however based on gleaned experience from other LPAs the Biodiversity Net Gain sum could be circa. **£48,000**.

## **Community Infrastructure Levy (CIL)**

Kirklees Council has made the decision not to make CIL chargeable on new developments within the Borough at the present time, given the Government has stated an intention to replace CIL with a nationally set Infrastructure Levy.

## 4. Development Proposals

We attached at **Appendix 2** to this report, a copy of the street scene elevation that we have been provided with by the Developer. As detailed above, we have assumed that full planning approval has been obtained on these proposals for the purposes of our assessment.

The Developer has also provided us with a copy of their most recent accommodation schedule for the proposed development, produced by Edward Architecture. We detail this below:

| House Type   | House Type Description                          | Area (sq ft) | Quantity  | Total Area (sq ft) |
|--------------|---|--------------|-----------|--------------------|
| 311          | 3 bed semi-detached 2.5 storey                  | 969          | 4         | 3,876              |
| BLA          | 3 bed detached                                  | 973          | 2         | 1,946              |
| ASP          | 3 bed semi detached/terraced 2.5 storey         | 1,012        | 10        | 10,120             |
| BEE ALT      | 3 bed semi detached integral garage split level | 1,188        | 8         | 9,504              |
| MUL          | 4 bed detached integral garage                  | 1,246        | 4         | 4,984              |
| HAZ+         | 4 bed detached integral garage 2.5 storey       | 1,350        | 2         | 2,700              |
| WIL          | 4 bed detached                                  | 1,384        | 1         | 1,384              |
| WIL ALT      | 4 bed detached                                  | 1,384        | 2         | 2,768              |
| BIR          | 4 bed detached integral garage                  | 1,418        | 2         | 2,836              |
| SES          | 3 bed semi detached integral garage split level | 1,431        | 4         | 5,724              |
| <b>TOTAL</b> |   |              | <b>39</b> | <b>45,842</b>      |

We understand that the existing residential dwelling on the site will be demolished as part of the development proposal, to make way for the new vehicular and pedestrian access road, from Northorpe Lane. The existing topography of the site has informed the layout of the development, which will be arranged in a 'U' shape on the site, taking account of the topographical challenges of the site such as the differing levels and necessary retaining walls.

The proposed road sweeps downwards into the site and along the western boundary, servicing properties on the 'upper development plateau' (dwellings 3 - 10), before reaching the 'lower development plateau', serving properties on either side of the road. The two properties at the south of the site are served from a private drive accessed from the primary road.

An area to the east of the site will include a drainage pumping station and an underground surface water attenuation tank. We provide a copy of the site plan below.



We understand from a review of the Design and Access Statement produced by Edward Architecture and attached to this report at **Appendix 3**, that the orientation of the properties makes the best use of the site's existing topography, with level changes being absorbed within the rear garden zone between the upper and lower development plateaus, with soft landscaped solutions where practicable, to minimise the requirement of large retaining structures.

As previously detailed, the Local Planning Authority policy is for developments of this size and nature to deliver 20% mixed tenure affordable housing, where this can be supported. In our assessment of a policy compliant scheme, we have therefore assumed the following notional tenure split:

- Private dwellings – 31 dwellings – 37,746 sq ft
- Affordable dwellings – 8 dwellings – 8,096 sq ft

For the purposes of our *policy compliant assessment*, we have notionally assumed the following accommodation and tenure split.

| House Type                        | House Type Description                          | Area (sq ft) | Quantity | Total Area (sq ft) |
|-----------------------------------|---|--------------|----------|--------------------|
| <b>AFFORDABLE DWELLINGS</b>       |   |              |          |                    |
| ASP                               | 3 bed semi-detached/terraced 2.5 storey         | 1,012        | 8        | 8,096              |
| <b>Total Affordable Dwellings</b> |   |              | <b>8</b> | <b>8,096</b>       |
| <b>PRIVATE DWELLINGS</b>          |   |              |          |                    |
| ASP                               | 3 bed semi-detached/terraced 2.5 storey         | 1,012        | 2        | 2,024              |
| 311                               | 3 bed semi-detached 2.5 storey                  | 969          | 4        | 3,876              |
| BLA                               | 3 bed detached                                  | 973          | 2        | 1,946              |
| BEE ALT                           | 3 bed semi-detached integral garage split level | 1,188        | 8        | 9,504              |
| MUL                               | 4 bed detached integral garage                  | 1,246        | 4        | 4,984              |
| HAZ+                              | 4 bed detached integral garage 2.5 storey       | 1,350        | 2        | 2,700              |
| WIL                               | 4 bed detached                                  | 1,384        | 1        | 1,384              |
| WIL ALT                           | 4 bed detached                                  | 1,384        | 2        | 2,768              |
| BIR                               | 4 bed detached integral garage                  | 1,418        | 2        | 2,836              |

| House Type                     | House Type Description                     | Area (sq ft) | Quantity  | Total Area (sq ft) |
|--------------------------------|--|--------------|-----------|--------------------|
| SES                            | 3 bed detached integral garage split level | 1,431        | 4         | 5,724              |
| <b>Total Private Dwellings</b> |  |              | <b>31</b> | <b>37,746</b>      |
| <b>TOTAL OVERALL</b>           |  |              | <b>39</b> | <b>45,842</b>      |

We have assumed that the development will be constructed in line with the drawings as prepared by Edward Architecture on behalf of Newett Homes.

In terms of the key design features, we understand from Edward Architecture that the dwellings will benefit from three different elevation styles, to reflect the mixed character of local properties and add variety and appearance. All dwellings will either be constructed of reconstituted stone, red brick or have rendered elevations. All plots will benefit from:

- Pitched roofs in grey concrete tiles
- White uPVC double glazed windows with glazing bards to front elevations
- White uPVC fascia boards and soffits
- Black uPVC rainwater goods
- Composite front doors

All red brick plots will have the following:

- Plinth and contrasting brick band to front elevation
- Splayed contrasting brick soldier heads and brick on ed sills to front elevation
- Projected dentils and contrasting brick corbel detail to front elevations

All stone and render plots will have the following:

- Artstone window heads and sills to front elevations and surrounds to key windows
- Artstone dentils to front elevations
- Artstone quoin surrounds to some front doors.

Our sales values assume each unit will benefit from a 10-year NHBC building defect warranty (or similar) and the specification is commensurate with the usual high quality Newett Homes standard of finish. Once completed, appropriately priced and subject to the assumptions made in this report being correct, we are of the opinion that there are no site or product specific factors that would deter potential purchasers from the completed dwellings. We consider that the proposed finished dwellings would sit towards the upper end of the market.

## 5. Approach to Financial Viability Assessment

To improve clarity and accountability it is an expectation that any viability assessment is prepared with professional integrity by a suitably qualified practitioner and presented in accordance with National Planning Guidance and industry guidance. Practitioners should therefore ensure that the findings of a viability assessment are presented clearly.

Financial viability for planning purposes is defined within the RICS guidance note (GN94/2012) as *'An objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project.'*

The assessment of financial viability is therefore an accepted principle in national planning policy, in the context of delivering development. Planning policy identifies Existing Use Value (EUV) as the starting point for assessing the uplift in value, or premium, which is required to incentivise the release of land. This must be considered having regard to the Site Value in the context of the development proposed. In this respect, the residual method is recognised as the basis for establishing Site Value in the context of a specific development proposal. It is therefore necessary to consider the EUV in addition to the Site Value supported by the scheme when considering any uplift in value and financial viability.

The residual method, recognises that the value of a development scheme is a function of several elements:

- the value of the completed development, also known as the gross development value (GDV);
- the direct costs of developing the property;
- the return to the developer for taking the development risk and delivering the scheme;
- the cost of any planning obligations, and
- the cost or value of the site

The residual method of valuation is typically used in two basic ways. In the first instance (option one) it can be used to assess the level of return (profit) generated from the proposed project where the cost of the land is an input into the appraisal. In the second option it can be used to establish a 'residual site value' by inputting a predetermined level of profit. The consequential outputs of options one and two can then be compared to a benchmark to assess the viability of the scheme.

For the purposes of this assessment, we have adopted the first option. This can be expressed through the simple calculation below:

**Gross Development Value (GDV) (minus) Total Costs (including Land Value) = Developer's Profit**

The approach is to value the completed development as proposed, the Gross Development Value (GDV), which in this instance includes the value of the private sale and the affordable dwellings. Construction costs including housing build, externals, infrastructure, professional fees, development abnormalities and sale fees, etc. are then deducted from the resulting GDV. The amount by which the GDV exceeds the total cost equates to a surplus. This surplus can be used to support developer's profit, land value and other contributions or allowances.

## Developer's Profit

A key element of viability is to allow a risk adjusted market return to the developer. Without this there is no commercial justification to a developer investing money into a site. Profit can be considered a reflection of development risk. Paragraph 018 of PPG states that 15% to 20% of Gross Development Value may be considered a suitable return to developers.

In our opinion, Mirfield is a reasonably good housing market area and is situated a commutable distance from the major employment areas of Leeds, Huddersfield and Bradford. The site is situated in an attractive edge of town location, which benefits from a semi-rural position and aspect.

There are several risks associated with the site, such as the significant levelling issues, which have impacted on the amount of abnormal costs associated with the proposed development.

As a result, we would expect that a developer would require a profit of at least 17.50% on GDV to undertake a residential scheme on the subject site <sup>2</sup>. Nevertheless, in the interest of robustness and giving the scheme the strongest chance of viability, we have targeted a profit of only 15% on GDV, in line with the lowest threshold set out in PPG.

## Sensitivity Analysis

We have appraised three scenarios in support of this assessment and in keeping with acceptable practice, have undertaken sensitivity analysis to identify the impact of these scenarios on the level of Developer's profit within the proposed scheme.

The first scenario considers the viability of the proposed development based on an assumed policy compliant Section 106 Agreement scheme. This assumes the provision of 20% mixed tenure affordable housing on site, together with an assumed per dwelling monetary contribution in respect of additional Section 106 Agreement obligations, as advised by the Developer's Planning Consultants and discussed in more detail in Section 3 of this report.

The second scenario assumes a partially compliant scheme, providing four affordable units within the scheme, together with the assumed per dwelling monetary contribution, in respect of additional Section 106 Agreement obligations.

The third scenario assumes a non-policy compliant scheme, providing zero affordable housing but still providing the assumed per dwelling monetary contribution, in respect of additional Section 106 Agreement obligations.

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<sup>2</sup> **RESPONSE TO APP NOV 2021 REPORT:** The guidance position set out by the Council is 15% to 20% and therefore 17.5% profit on GDV as a benchmark should be deemed acceptable. We disagree with the position of Align that all stakeholders must accept some hurt, including profit margin, when working with sites which are difficult to deliver. In contrast, we believe that where sites have uncertainty and added cost, an acceptable profit margin, to secure commitment from a developer, is likely to be in excess of 17.5% in order to account for the additional risk associated. We have settled on 17.5% as a reasonable level of profit on the basis it was reasonable in circumstances where there is potential for significant site related risk which could lead to cost over-runs.

## Viability Assessment Approach

We have carried out this Viability Assessment on a desktop basis and have relied upon the information which has been supplied by the Developer, subject to our own independent assessment where necessary. We have also undertaken our own due diligence and applied our own Knowledge and experience of the local market and development sector. This includes the assessment and interpretation of comparable evidence.

Our assessment of financial viability therefore considers and the site's EUV and the Value of the Site, as supported by the proposed development. Typically, these values would be considered having regard to the level of premium that a landowner can reasonably be expected to require as an incentive to bring the site forward for the development intended, as defined by the guidance.

However, in this instance, as the EUV is determined as being the value of the site with the benefit of implementable outline planning consent for residential development, we consider that this value also is reflective of the Benchmark Land Value. In this instance, we do not consider it appropriate to add a premium to the EUV to arrive at the Benchmark Land Value, as the premium the landowner would receive is implicit within the uplift in land value achieved when the site is sold in the open market with the benefit of such consent.

Furthermore, our assessment of financial viability also seeks to address what would be considered as an appropriate level of profit for a developer to deliver this scheme in the market.

In undertaking this exercise, we have used the Argus Developer software package for assessing residual land value. This package is widely used within the development industry.

We are satisfied that the approach we have adopted reflects current industry guidance and practices.

## 6. Viability Analysis

As detailed above, we have approached our assessment of financial viability by considering the site's Existing Use Value (EUV) which in turn has informed the Benchmark Land Value. We have also considered what would be an appropriate level of profit or risk adjusted return for a developer to deliver this scheme in the market. We comment on each of these areas in turn, as follows:

### Existing Use Value (EUV)

As the subject site currently benefits from outline planning consent for residential development, to establish the Existing Use Value, we have considered comparable land transactions in and around Mirfield, for sites which have sold with the benefit of planning consent for residential development.

In line with PPG guidance, we have made reasonable endeavours to obtain the full transaction details of the evidence below and where appropriate, identified any adjustments necessary to reflect the cost of policy compliance (including affordable housing), or differences in the quality of land and site scale.

It should be noted certain information can be difficult to verify first-hand, given the lack of transparency within the residential land sector, compared to other property sectors. Also, each site and each development proposal have specific characteristics and factors which impact on value.

Since our previous report in April 2021, we have had subsequent time to gain further information regarding land transactions and specific details relating to each transaction. We detail our evidence of relevant land transactions below, highlighting any updated evidence for clarity.

| Address   | Developer                       | Size                  | Price                          | Date of Sale  | Comments  |
|---|---------------------------------|-----------------------|--------------------------------|---------------|---|
| Land at Whitechapel Road, Cleckheaton, BD19 6HR         | Barratt David Wilson            | 11 acres (4.45 ha)    | £3,650,000 (£331,818 per acre) | July 2021     | <ul style="list-style-type: none"> <li>Former grazing land which was allocated for residential land in the local plan.</li> </ul>   |
| Scotgate Road, Honley, HD9 6RE                          | Barratt David Wilson            | 8.2 acres (3.32 ha)   | £5,400,000 (£658,536 per acre) | December 2020 | <ul style="list-style-type: none"> <li>Former agriculture land allocated for residential land. The land was bought via an option agreement with a reduction from market value of 5% and planning costs of approximately £200,000.</li> </ul>  |
| Former St Luke's Hospital, Blackmoorfoot Road, HD4 5FA  | Avant Homes                     | 15.8 acres (6.39 ha)  | £5,942,000 (£376,076 per acre) | November 2019 | <ul style="list-style-type: none"> <li>Allocated brownfield residential land which is the site former hospital.</li> </ul>  |
| Crosland Road, Oakes, Huddersfield, HD3 3FS             | Taylor Wimpey                   | 6.91 acres (2.8 ha)   | £1,750,000 (£253,256 per acre) | March 2019    | <ul style="list-style-type: none"> <li>Allocated residential land which was formerly agricultural land. The land was bought via a short-term option agreement with a reduction from market value of 5%.</li> </ul>  |
| Land on the East Side of Leeds Road, Mirfield, WF14 0DE | Taylor Wimpey - Robinsons Place | 12.35 acres (5.65 ha) | £6,080,000 (£492,108 per acre) | March 2019    | <ul style="list-style-type: none"> <li>As part of the development, TW delivered the adjacent employment land for Caddick. The cost of the infrastructure was c.£3m, which resulted in the mitigation of provision all affordable housing in order to ensure a reasonable land price was paid to the landowner.</li> <li>S.106 contributions included education and road improvements, as well as the S.278 for improvements to the junction.</li> <li>The main site abnormal costs related to levels, retaining walls and depend foundations, as well as the creation of SUDS attenuation basins. This is very similar to the abnormal costs proposed at the subject site.</li> </ul> |

| Address   | Developer                      | Size                     | Price                             | Date of Sale  | Comments   |
|---|--------------------------------|--------------------------|-----------------------------------|---------------|--|
| Pilling Lane, Scissett, HD8 9JF                       | Redrow Homes – Langley Grange  | 16.22 acres<br>(6.6 ha)  | £7,500,000<br>(£462,392 per acre) | January 2018  | <ul style="list-style-type: none"> <li>S.106 contributions included education and off-site public open space.</li> <li>As part of the signed S.106 the developer was required to provide 20 affordable dwellings on the site (15% provision) including 3 intermediate dwellings and 27 social rented dwellings.</li> <li>We have been informed by the developer that there were £3,700,000 abnormal costs associated with the site.</li> </ul> |
| Land on the West Side of Owl Lane, Dewsbury, WF12 7RH | Harron Homes – Amberwood Chase | 7.49 acres<br>(3.033 ha) | £1,775,000<br>(£236,982 per acre) | December 2016 | <ul style="list-style-type: none"> <li>Site purchased in three sections. This transaction refers to the southern section of the site.</li> <li>Availability of information in respect of this transaction is limited.</li> </ul>   |
| Land on the West Side of Owl Lane, Dewsbury, WF12 7RH | Harron Homes – Amberwood Chase | 7.07 acres<br>(2.863 ha) | £1,775,000<br>(£251,050 per acre) | December 2015 | <ul style="list-style-type: none"> <li>Site purchased in three sections. This transaction refers to the middle section of the site known as Rosewood Drive.</li> <li>As part of the signed S.106 agreement, the Developer was required to provide an additional intermediate tenure dwelling on site (further to the requirements below).</li> </ul>   |

| Address   | Developer                      | Size                      | Price                             | Date of Sale  | Comments   |
|---|--------------------------------|---------------------------|-----------------------------------|---------------|--|
| Land on the West Side of Owl Lane, Dewsbury, WF12 7RH | Harron Homes – Amberwood Chase | 14.04 acres<br>(5.683 ha) | £2,060,000<br>(£146,723 per acre) | December 2014 | <ul style="list-style-type: none"> <li>• Site purchased in three sections. This transaction refers to the north west section of the site, closest to Owl Lane (B6128).</li> <li>• The site was purchased subject to satisfactory planning consent for residential dwellings.</li> <li>• As part of the signed S.106 agreement, the Developer was required to provide 23 affordable dwellings on site (15 x social rented and 8 x intermediate tenure). Furthermore, a contribution of £796,531 toward off-site affordable housing was also required.</li> <li>• Further S.106 monetary contributions included: <ul style="list-style-type: none"> <li>○ £25,000 for a bus stop</li> <li>○ £10,000 for a travel plan monitoring fee</li> <li>○ £348,656 for an educational contribution.</li> </ul> </li> </ul> |

In total, the Harron Homes – Amberwood Chase scheme extends to 28.6 acres. The overall price paid for the land based on the above transactions is £5,610,000. This reflects an average land value of £196,154 per acre.

We consider both the Taylor Wimpey, Mirfield, and Barratt David Wilson, Honley, transactions provide a useful upper limit reference point in terms of the Existing Use Value of the subject site, given the location of the site itself, its proximity to the subject site and its recent transaction date.

The Barratt David Wilson site is situated approximately 7.5 miles south west of the subject site on Scotgate Road, Honley. The Taylor Wimpey site is situated 1.9 miles to the north west of the subject site on Northorpe Lane and comprises 160 new build residential dwellings. The site extends to approximately 5.65 hectares (12.35 acres) and is adjacent to employment land, occupied by a small number of industrial units. We understand from information taken from Land Registry, that the site was purchased in March 2019 for £6,080,000. This devalues to circa £492,108 per acre.

We understand from speaking with Taylor Wimpey that there were several abnormal costs associated with the site (levelling works, retaining walls, deepened foundations and the creation of the SUDS attenuation basins) that heavily impacted on the viability of development of this site.

Furthermore, as part of the development of Robinsons Place, Taylor Wimpey covered the infrastructure costs to facilitate the delivery of the adjacent site for employment use, which amounted to circa £3 million. The cost of these works, in addition to the abnormal costs associated with the development on site, would have negatively impacted on the viability of the scheme, particularly if a policy complaint position was adopted in relation to the provision of affordable housing. This in turn would have impacted on the price the developer, Taylor Wimpey, was able to pay the landowner for the site.

The Local Planning Authority were mindful of the impact of the abnormal costs on the overall viability of the development. They recognised the need to achieve residential development on this site and the opportunity to facilitate the adjacent land for employment uses, whilst ensuring the landowner was remunerated appropriately and the developer was able to secure an appropriate risk adjusted market return. As a result, the need to provide affordable housing as part of this Section 106 agreement for the development of this site was mitigated.

However, the purchase of the north west section of the Land on the west side of Owl Road by Harron Homes in December 2014, we consider provides a more appropriate land comparable, albeit now relatively historic. The site extends to 14.04 acres and was purchased for £2,060,000, which reflects a land value of £146,723 per acre. Whilst we are not aware of the level of abnormal costs associated with the development of this site, we are aware of the level of S.106 contributions that were required by the developer. The developer, Harron Homes, were required to provide 23 affordable homes on site, out of a total of 206 consented dwellings. This reflects the provision of approximately 11% affordable housing.

Although the price of the Redrow Homes land transaction in Scissett, £7,500,000, can be seen as an upper limit reference point in terms of the Existing Use Value of the subject site, we consider it provide a useful comparable in that this scheme was not required to provide a policy compliant level of affordable housing. The developer has informed us that the level of abnormal costs associated with the development of this site, which extends 16.22 acres, was £3,700,000 and we are aware of the level of S.106 contributions that were required by the developer. The developer, Redrow Homes, were required to provide 30 affordable homes on the site, out of a total of 200 consented dwellings. This reflects a provision of only 15% overall for a site with less abnormal costs and located in a higher market area than the subject site. The abnormal cost per plot on this scheme can be seen to be £18,500 and from a Zoopla search of the housing sales in the past 5 years, house prices in Scissett are approximately 27% higher than in Mirfield.

We are also aware of a land parcel which extends 6.91 acres in Oakes, Huddersfield which was bought for £1,750,000 by Taylor Wimpey in March 2019. This reflects a land value of £253,256 per care. We consider that this site to provide another appropriate land comparable due to the similar, though slightly lesser, housing market in this area when compared to that of Mirfield. From a Zoopla search of the housing sales in the past 5 years, housing in Mirfield can be seen to have an average sale price of £201,819 whereas the average sale price for housing in this area for which the Taylor Wimpey land is located is only £185,722. This represents an 8% difference in average house prices between the two areas. Although we do not know the specific abnormal costs associated with this land, we would consider this site to also be an appropriate land comparable and due to Mirfield's superior housing market area that it may be argued that land in Mirfield would be valued at a similar or potentially higher value than this land.

Furthermore, in July 2021 Barratt David Wilson acquired 11 acres of land in Cleckheaton for £3,650,000 which reflected a land value of £331,818 per acre. From a Zoopla search of the housing sales in the past 5 years, housing in Mirfield can be seen to have an average sale price of £201,819 whereas the average housing sale price for the area for which the Barratt David Wilson land is located is only £184,448. This represents an 9.6% difference in house prices between these areas. Although we do not know the specific abnormal costs associated with this land, we would consider this site to also be an appropriate land comparable and due to Mirfield's superior housing market area that it may be argued that land in Mirfield would be valued at a similar or potentially higher value than this land.

It is our view that land values in and around Mirfield for sites with the benefit of planning consent for residential development range from £150,000 – £650,000. However, based on the location of the site, the specific site characteristics and the comparable evidence listed and summarised above, we continue to believe that the EUV of the subject site to be in the order of **£200,000**<sup>3</sup>.

Accordingly, it is our view that this value represents the base value against which any Site Value should be compared with, in terms of the assessment of financial viability.

### **Benchmark Lane Value**

Para 013 of the PPG provides guidance on the issue of benchmark land values and states that:

*"A benchmark land value should be established on the basis of the Existing Use Value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'Existing Use Value plus (EUV+)'"*

In determining the benchmark land value, PPG states at Para 014 what factors should be considered when establishing the benchmark land value. It states that the benchmark land value should:

- Be based upon Existing Use Value (EUV);
- Allow for a premium to landowners;
- Reflect the implications of abnormal costs; site specific infrastructure costs; and professional fees; and

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<sup>3</sup> **RESPONSE TO APP NOV 2021 REPORT:** We disagree with the benchmark figure which Align have proposed of £150,000 and it is our opinion that this figure is too low. The evidence we have summarised is mostly higher than this, as set out above. Therefore, we believe that a £200,000 per acre benchmark is acceptable; even taking account of the higher than average level of abnormal costs at the site the £200,000 per acre suggestion is below nearly all of the local evidence, even in comparison to areas with lower average housing sale prices.

- Be informed by market evidence including current uses, costs and values. Where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

We are of the opinion that as the site currently benefits from outline planning consent for a residential development scheme, we consider the Benchmark Land Value in this instance will be in line with the Existing Use Value of the site. As discussed above, any developer purchasing the site in the open market would look to pay the landowner the value of the site with the benefit of this planning permission, rather than the value of the single dwelling that currently occupies the site plus the value of the adjoining paddock land.

Whilst it is typically accepted practice that a Benchmark land Value is the Existing Use Value plus a premium, we do not consider the addition of a premium to be appropriate in this instance, as the EUV is reflective of the uplift in land value because of the benefit of planning consent for residential development on site. This implicitly applies a premium to the land, over and above its current use i.e. a residential dwelling with adjoining paddock land.

It is therefore our opinion that a landowner's expectation in respect of the sale of the site at 28 Northorpe Lane would be to achieve a value in the region of £680,000 for the site, which reflects a land value of £200,000 per acre on a net development area basis. We consider this land value to be supported by the comparable evidence discussed in the EUV section above.

## **Residual Site Value – Proposed Development of 39 Residential Dwellings**

We have appraised the proposed development using the Argus Developer software. The appraisal represents an analysis of the development intended where the land value is a residual element derived from several variables, predominantly Gross Development Value and Total Development Costs, including the return to the developer for taking the development risk and delivering the scheme (profit). We detail our assessment of each of these variables in respect of the development proposed as follows:

### **Comparable Residential Sales Values**

To assess the likely sales values achievable at the subject site, we have undertaken research into the new homes market in Mirfield.

Since our previous report in April 2021, substantial time has passed to allow for further housing sales to occur. Due to this we have updated our comparable evidence to ensure that we capture the most update comparable evidence of the achieved sale prices in the area. Furthermore, through collecting new comparable evidence of the sites summarised below we have been able to assess and compare how the achieved sale prices in these locations have changed over time. We have highlighted any new data captured below for clarity.

We consider the most comparable schemes are set out below:

## Gleeson Homes – Calder View, Lower Hopton, Mirfield, WF14 8JD

Situated circa 2.1 miles to the south west of the site in Lower Hopton is the new Gleeson Homes scheme. Calder View provides a collection of two, three- and four-bedrooms homes, offering a range of detached and semi-detached house types. The site is situated within walking distance from Mirfield train station and benefits from good road connectivity. The dwellings on the site have been selling well, with only a few remaining.

Based on a search of Rightmove Land Registry data, we have found the following transactional evidence:

| Address             | House Type    | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|---------------------|---------------|--------------|------------|-----------------|-----------|
| 29 Calder Close     | Semi-detached | 646          | £131,995   | £204            | Oct-20    |
| 64 Calder Close     | Detached      | 1,141        | £203,995   | £179            | Oct-20    |
| 25 Calder Close     | Semi-detached | 646          | £131,995   | £204            | Oct-20    |
| 58 Calder Close     | Detached      | 807          | £163,995   | £203            | Sep-20    |
| 7 River Bank View   | Detached      | 807          | £177,995   | £220            | Sep-20    |
| 54 Calder Close     | Detached      | 827          | £177,995   | £215            | Jul-20    |
| 56 Calder Close     | Semi-detached | 807          | £154,995   | £192            | Jul-20    |
| 2 River Bank View   | Semi-detached | 807          | £144,995   | £180            | May-20    |
| 10 River Bank View  | Semi-detached | 807          | £160,995   | £199            | Apr-20    |
| 4 River Bank View   | Semi-detached | 657          | £121,995   | £186            | Mar-20    |
| 6 River Bank View   | Semi-detached | 657          | £121,995   | £186            | Mar-20    |
| 5 River Bank View   | Detached      | 818          | £172,995   | £211            | Mar-20    |
| 14 Fisherman's Walk | Detached      | 775          | £151,995   | £196            | Dec-19    |
| 15 Fisherman's Walk | Semi-detached | 807          | £149,995   | £186            | Dec-19    |
| 12 River Bank View  | Semi-detached | 764          | £142,995   | £187            | Dec-19    |
| 14 River Bank View  | Detached      | 807          | £166,995   | £207            | Dec-19    |
| 8 River Bank View   | Detached      | 818          | £170,995   | £209            | Dec-19    |
| 11 Fisherman's Walk | Semi-detached | 764          | £140,995   | £184            | Dec-19    |
| 9 Fishermans Walk   | Semi-detached | 646          | £119,995   | £186            | Dec-19    |
| 7 Fisherman's Walk  | Semi-detached | 646          | £119,995   | £186            | Dec-19    |

| Address             | House Type    | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|---------------------|---------------|--------------|------------|-----------------|-----------|
| 3 Fisherman's Walk  | Semi-detached | 646          | £117,995   | £183            | Nov-19    |
| 5 Fisherman's Walk  | Semi-detached | 764          | £138,995   | £182            | Nov-19    |
| 10 Fisherman's Walk | Detached      | 775          | £156,995   | £203            | Nov-19    |
| 8 Fisherman's Walk  | Detached      | 807          | £168,995   | £209            | Nov-19    |
| <b>Average</b>      |               |              |            | <b>£196</b>     |           |

This Gleeson Homes scheme is situated on the south side of the River Calder to the subject site. It occupies a location closer to the town centre and is situated near many of the amenities within Mirfield. However, based on our experience in the market and our visibility of the Gleeson Homes product, size and specification, we consider that the proposed Newett Homes units at the subject site would achieve significantly higher capital values per sq ft.

The average price per sq ft achieved here in our previous report was £193. If we compare this to the new average of £196, this represents a 1.6% increase in sale prices.

#### **Taylor Wimpey – Robinsons Place, Leeds Road, Mirfield, WF14 0DE**

Situated circa 1.9 miles to the north west of the subject site is the new Taylor Wimpey Robinsons Place scheme. This large development provides 160 new build dwellings offering a range of terraced, semi-detached, and detached properties. All units are mix of three- and four-bedrooms.

We have not been able to obtain any new build sales evidence from the Land Registry on this scheme, however, we present below the current asking prices for the scheme.

| Address           | House Type    | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|-------------------|---------------|--------------|------------|-----------------|-----------|
| 2 Lavender Court  | Detached      | 1,464        | 369,995    | £253            | Mar-21    |
| 24 Lavender Court | Detached      | 1,249        | 314,995    | £252            | Feb-21    |
| 26 Lavender Court | Detached      | 1,378        | 362,995    | £263            | Feb-21    |
| 12 Lavender Court | Detached      | 1,595        | 364,995    | £243            | Feb-21    |
| 4 Lavender Court  | Detached      | 1,464        | 354,995    | £243            | Jan-21    |
| 5 Lavender Court  | Detached      | 1,378        | 353,995    | £257            | Jan-21    |
| 9 Lavender Court  | Semi-detached | 1,119        | 239,995    | £214            | Dec-20    |
| 7 Lavender Court  | Semi-detached | 1,119        | 234,995    | £210            | Dec-20    |

| Address          | House Type    | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|------------------|---------------|--------------|------------|-----------------|-----------|
| 11 Summers Drive | Semi-detached | 1,119        | 234,995    | £210            | Dec-20    |
| 1 Lavender Court | Semi-detached | 861          | 224,995    | £261            | Nov-20    |
| 3 Lavender Court | Semi-detached | 861          | 224,995    | £261            | Nov-20    |
| 12 Summers Drive | Detached      | 1,378        | 344,995    | £250            | Nov-20    |
| 10 Summers Drive | Semi-detached | 861          | 209,995    | £244            | Nov-20    |
| 9 Summers Drive  | Semi-detached | 1,119        | 234,995    | £210            | Nov-20    |
| 7 Summers Drive  | Semi-detached | 1,119        | 239,995    | £214            | Nov-20    |
| 3 Summers Drive  | Detached      | 1,152        | 279,995    | £243            | Oct-20    |
| 5 Summers Drive  | Detached      | 1,152        | 279,995    | £243            | Oct-20    |
| 1 Summers Drive  | Detached      | 1,227        | 299,995    | £244            | Oct-20    |
| 8 Summers Drive  | Semi-detached | 861          | 219,995    | £255            | Oct-20    |
| 4 Summers Drive  | Detached      | 1,335        | 319,995    | £240            | Sep-20    |
| 6 Summers Drive  | Detached      | 1,152        | 279,995    | £243            | Sep-20    |
| <b>Average</b>   |               |              |            | <b>£241</b>     |           |

We have now updated the table above to include sale prices as this information has become available since our initial report.

We consider this scheme by Taylor Wimpey to be the most comparable to the subject site as it occupies a similar 'edge of town' location and as it is the most recent new build development in Mirfield. However, we would consider that this Taylor Wimpey scheme occupies a marginally superior micro-location within Mirfield from a housing market perspective, given its road connectivity, in comparison to the subject site. We would therefore expect this site to achieve similar, though slightly better, capital value per sq ft when compared to the subject site.

In our previous report we were unable to obtain any new build sales evidence from the Land Registry on this scheme. In lieu of this we presented the asking prices for the scheme at the time. We have now been able to successfully obtain sales data for this scheme which is summarised above. The asking prices at the time of writing the previous report equated to an average asking price per sq ft of £234 which is approximately 3% lower than the average price per sq ft of the sales data summarised above.

### Riva Homes – Knowl Park Gardens, Mirfield, WF14 9FF

This development by Riva Homes is situated c.1.2 miles to the south west of the subject site and provides an exclusive collection of 14 luxury family homes, offering four, five and six bedrooms. The development offers a range of high specification semi-detached and detached homes – with some dwellings benefitting from a self-contained separate annex.

Based on a search of Rightmove Land Registry data, we have found the following transactional evidence:

| Address               | House Type    | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|-----------------------|---------------|--------------|------------|-----------------|-----------|
| 8 Knowl Park Gardens  | Detached      | 1,981        | £665,000   | £336            | Nov-19    |
| 2 Knowl Park Gardens  | Detached      | 2,185        | £780,000   | £357            | Aug-19    |
| 12 Knowl Park Gardens | Semi-detached | 1,507        | £335,000   | £222            | May-19    |
| 7 Knowl Park Gardens  | Detached      | 1,981        | £570,000   | £288            | Apr-19    |
| 9 Knowl Park Gardens  | Detached      | 1,507        | £599,999   | £398            | Apr-19    |
| 4 Knowl Park Gardens  | Detached      | 3,014        | £775,000   | £257            | Mar-19    |
| 11 Knowl Park Gardens | Detached      | 1,507        | £499,999   | £332            | Jan-19    |
| 6 Knowl Park Gardens  | Detached      | 1,981        | £574,000   | £290            | Jan-19    |
| 5 Knowl Park Gardens  | Detached      | 1,981        | £649,999   | £328            | Dec-18    |
| 15 Knowl Park Gardens | Semi-detached | 1,507        | £325,000   | £216            | Sep-18    |
| <b>Average</b>        |               |              |            | <b>£302</b>     |           |

Given that there is still a lack of relatively new build schemes in and around Mirfield, we continue to consider the Riva Homes scheme above to provide reasonable comparable evidence, given it is located within central Mirfield, albeit some of the transactions listed within the table above provide relatively historic evidence. However, given the size of the units within the development and the end specification of the Riva Homes product, we consider it to be superior to the proposed Newett Homes units at the subject site. We therefore anticipate the units at the proposed scheme will achieve a lower capital value per sq ft.

The three schemes list on the previous pages are the only new build schemes developed in Mirfield in recent times. We therefore have widened our search radius to 7 miles from the subject site postcode of WF14 0QN. We present our findings below.

### **Persimmon Homes – Calder Grange, Rumble Road, Dewsbury, WF12 7LR**

Calder Grange by Persimmon Homes is a new collection of two, three- and four-bedroom properties located near Dewsbury, circa 3.8 miles to the north east of the subject site. The development offers a range of detached and semi-detached units, many of which have already sold.

Based on a search of Rightmove Land Registry data, we have found the following transactional evidence:

| Address            | House Type    | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|--------------------|---------------|--------------|------------|-----------------|-----------|
| 36 Kingfisher Way  | Semi-detached | 872          | £209,950   | £241            | Jun-21    |
| 32 Kingfisher Way  | Detached      | 1,281        | £274,950   | £215            | Jun-21    |
| 34 Hawk Road       | Detached      | 872          | £214,950   | £247            | Jun-21    |
| 22 Kingfisher Way  | Detached      | 872          | £224,950   | £258            | May-21    |
| 12 Kingfisher Way  | Detached      | 872          | £224,950   | £258            | Apr-21    |
| 43 Woodpecker Road | Detached      | 947          | £234,950   | £248            | Mar-21    |
| 10 Kingfisher Way  | Detached      | 872          | £224,950   | £258            | Mar-21    |
| 7 Kingfisher Way   | Detached      | 872          | £219,950   | £252            | Feb-21    |
| 28 Kingfisher Way  | Detached      | 1,098        | £269,950   | £246            | Feb-21    |
| 3 Kingfisher Way   | Detached      | 872          | £219,950   | £252            | Feb-21    |
| 3 Hawk Road        | Detached      | 969          | £234,950   | £243            | Jan-21    |
| 16 Kingfisher Way  | Terraced      | 969          | £179,950   | £186            | Dec-20    |
| 20 Kingfisher Way  | Terraced      | 969          | £184,950   | £191            | Dec-20    |
| 14 Kingfisher Way  | Terraced      | 969          | £184,950   | £191            | Dec-20    |
| 26 Kingfisher Way  | Detached      | 1,281        | £274,950   | £215            | Dec-20    |
| 4 Hawk Road        | Detached      | 1,281        | £269,950   | £211            | Dec-20    |
| 18 Kingfisher Way  | Terraced      | 969          | £179,950   | £186            | Dec-20    |
| 15 Kingfisher Way  | Semi detached | 743          | £179,950   | £242            | Dec-20    |

| Address          | House Type    | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|------------------|---------------|--------------|------------|-----------------|-----------|
| 8 Kingfisher Way | Detached      | 1,281        | £269,950   | £211            | Nov-20    |
| 5 Kingfisher Way | Detached      | 969          | £239,950   | £248            | Nov-20    |
| 25 Hawk Road     | Detached      | 969          | £234,950   | £243            | Nov-20    |
| 10 Hawk Road     | Semi detached | 872          | £204,950   | £235            | Nov-20    |
| 2 Kingfisher Way | Semi detached | 743          | £179,950   | £242            | Nov-20    |
| 1 Kingfisher Way | Detached      | 872          | £219,950   | £252            | Nov-20    |
| 12 Hawk Road     | Semi detached | 872          | £204,950   | £235            | Oct-20    |
| 9 Kingfisher Way | Detached      | 1,281        | £269,950   | £211            | Sep-20    |
| 2 Hawk Road      | Detached      | 1,098        | £249,950   | £228            | Sep-20    |
| 21 Hawk Road     | Detached      | 1,281        | £269,950   | £211            | Aug-20    |
| 1 Hawk Road      | Detached      | 1,281        | £259,950   | £203            | Aug-20    |
| 23 Hawk Road     | Detached      | 969          | £229,950   | £237            | Jul-20    |
| 8 Hawk Road      | Semi detached | 743          | £179,950   | £242            | Jul-20    |
| 9 Hawk Road      | Semi detached | 743          | £174,950   | £236            | Jul-20    |
| 6 Hawk Road      | Semi detached | 743          | £174,950   | £236            | Jul-20    |
| 19 Hawk Road     | Detached      | 1,098        | £249,950   | £228            | Jun-20    |
| 21 Rumble Road   | Detached      | 947          | £234,950   | £248            | Jun-20    |
| 9 Rumble Road    | Detached      | 947          | £229,950   | £243            | May-20    |
| 38 Rumble Road   | Detached      | 947          | £224,950   | £237            | Mar-20    |
| 11 Rumble Road   | Detached      | 1,098        | £239,950   | £219            | Feb-20    |
| 25 Rumble Road   | Detached      | 872          | £219,950   | £252            | Dec-19    |
| 32 Rumble Road   | Detached      | 1,195        | £264,950   | £222            | Dec-19    |
| 27 Rumble Road   | Detached      | 1,098        | £249,950   | £228            | Dec-19    |
| 36 Rumble Road   | Semi detached | 743          | £179,950   | £242            | Dec-19    |
| 15 Rumble Road   | Semi detached | 872          | £199,950   | £229            | Dec-19    |

| Address        | House Type    | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|----------------|---------------|--------------|------------|-----------------|-----------|
| 17 Rumble Road | Semi detached | 872          | £199,950   | £229            | Nov-19    |
| 19 Rumble Road | Detached      | 969          | £239,950   | £248            | Nov-19    |
| <b>Average</b> |               |              |            | <b>£232</b>     |           |

Although this scheme is located within the postal district of Dewsbury, it is also situated in an 'edge of town' location, like the subject site. This scheme also provides examples of recent sales transactions of new build units in this locality, demonstrating the level of occupier demand. However, the unit sizes within this Persimmon scheme appear to be smaller than the units that are proposed at the subject site. On balance, we consider that the proposed development at the subject site would likely achieve a similar average capital value per sq ft across the entirety of the scheme.

The average price per sq ft quoted in this report for the scheme is the same figure as quoted in our previous report. This would suggest that there has been little movement in end unit values on this scheme since our last report.

#### **Harron Homes – Amberwood Chase, Owl Lane, Dewsbury, WF12 7RH**

This collection of high-quality family homes delivered by Harron Homes is situated circa 4.6 miles to the north east of the subject site. This large development has been delivered in phases and comprises a range of detached and semi-detached homes offering two and three bedrooms.

Based on a search of Rightmove Land Registry data, we have found the following transactional evidence:

| Address            | House Type | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|--------------------|------------|--------------|------------|-----------------|-----------|
| 5 Amberwood Chase  | Detached   | 1,313        | £307,995   | £235            | Sep-20    |
| 76 Amberwood Chase | Detached   | 1,313        | £316,995   | £241            | Sep-20    |
| 78 Amberwood Chase | Detached   | 1,076        | £261,245   | £243            | Sep-20    |
| 82 Amberwood Chase | Detached   | 1,141        | £289,846   | £254            | Aug-20    |
| 84 Amberwood Chase | Detached   | 1,066        | £248,995   | £234            | Aug-20    |
| 72 Amberwood Chase | Detached   | 1,507        | £305,000   | £202            | Aug-20    |
| 86 Amberwood Chase | Terraced   | 850          | £227,995   | £268            | Jul-20    |
| 88 Amberwood Chase | Detached   | 850          | £278,995   | £328            | Jul-20    |
| 74 Amberwood Chase | Detached   | 1,313        | £311,995   | £238            | Jul-20    |

| Address             | House Type | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|---------------------|------------|--------------|------------|-----------------|-----------|
| 141 Amberwood Chase | Detached   | 1,313        | £306,995   | £234            | Jul-20    |
| 135 Amberwood Chase | Detached   | 850          | £274,995   | £323            | Jun-20    |
| 137 Amberwood Chase | Detached   | 850          | £278,995   | £328            | Jun-20    |
| 3 Amberwood Chase   | Detached   | 850          | £237,995   | £280            | Apr-20    |
| 70 Amberwood Chase  | Detached   | 1,507        | £346,995   | £230            | Feb-20    |
| 68 Amberwood Chase  | Detached   | 1,507        | £346,995   | £230            | Feb-20    |
| 92 Amberwood Chase  | Detached   | 1,507        | £349,995   | £232            | Jan-20    |
| 133 Amberwood Chase | Detached   | 850          | £275,000   | £323            | Dec-19    |
| 129 Amberwood Chase | Detached   | 850          | £223,000   | £262            | Dec-19    |
| 145 Amberwood Chase | Detached   | 850          | £267,000   | £314            | Dec-19    |
| 131 Amberwood Chase | Detached   | 850          | £250,995   | £295            | Dec-19    |
| 96 Amberwood Chase  | Detached   | 850          | £250,000   | £294            | Dec-19    |
| 1 Amberwood Chase   | Detached   | 1,464        | £341,000   | £233            | Dec-19    |
| 147 Amberwood Chase | Detached   | 850          | £284,995   | £335            | Dec-19    |
| 66 Amberwood Chase  | Detached   | 1,507        | £299,995   | £199            | Sep-19    |
| <b>Average</b>      |            |              |            | <b>£265</b>     |           |

Like the Persimmon Calder Grange scheme above, although this development is located within the postal district of Dewsbury, it is also situated in an 'edge of town' location, like the subject site. This scheme also provides examples of recent sales transactions of new build units in this locality, demonstrating the level of occupier demand. Many of the detached units within this scheme are significantly smaller than those within the proposed Newett Homes scheme and therefore are achieving higher capital values per sq ft, which is largely skewing the average capital value per sq ft across the whole scheme. On this basis, given that the units within the proposed scheme are larger than the Harron Homes scheme, we consider that the capital values per sq ft in the proposed scheme will be lower than in this scheme.

The average price per sq ft quoted in our previous report was £275. The new evidence therefore indicates a 3.6% decrease in average pricing in comparison to the new evidence for this scheme. This decrease could be due to much of the new evidence captured is concerned with much larger units than the previous data collected. It is common for larger units to typically achieve on average a lower price per sq ft.

## Redrow – Langley Grange, Pilling Lane, Scissett, HD8 9LP

This development includes a collection of new three- and four-bedroom properties located in Scissett, circa 6.5 miles to the south east of the subject site. The scheme, constructed by Redrow, offers a range of detached, semi-detached and terraced units, many of which have already sold.

Based on a search of Rightmove Land Registry data, we have found the following transactional evidence:

| Address            | House Type    | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|--------------------|---------------|--------------|------------|-----------------|-----------|
| 6 Willow Gardens   | Detached      | 1,292        | £329,950   | £255            | Mar-21    |
| 16 Pilling Way     | Detached      | 1,765        | £444,950   | £252            | Mar-21    |
| 2 Park Gate Court  | Detached      | 1,453        | £384,950   | £265            | Mar-21    |
| 57 Park Gate Drive | Detached      | 1,076        | £279,950   | £260            | Mar-21    |
| 14 Pilling Way     | Detached      | 1,636        | £416,950   | £255            | Mar-21    |
| 1 Langley Close    | Detached      | 1,808        | £459,950   | £254            | Jan-21    |
| 21 Pilling Way     | Detached      | 1,141        | £284,950   | £250            | Jan-21    |
| 15 Pilling Way     | Detached      | 1,076        | £274,950   | £255            | Dec-20    |
| 2 Langley Close    | Detached      | 1,141        | £284,950   | £250            | Dec-20    |
| 6 Langley Close    | Detached      | 1,206        | £312,950   | £260            | Dec-20    |
| 8 Langley Close    | Detached      | 1,076        | £277,950   | £258            | Nov-20    |
| 4 Pilling Way      | Detached      | 1,292        | £336,950   | £261            | Nov-20    |
| 12 Pilling Way     | Detached      | 1,636        | £414,950   | £254            | Nov-20    |
| 10 Pilling Way     | Detached      | 1,389        | £356,950   | £257            | Oct-20    |
| 45 Heritage Court  | Semi-detached | 915          | £224,950   | £246            | Oct-20    |
| 2 Pilling Way      | Detached      | 1,636        | £419,950   | £257            | Oct-20    |
| 6 Pilling Way      | Detached      | 1,076        | £275,950   | £256            | Sep-20    |
| 8 Pilling Way      | Detached      | 1,076        | £275,950   | £256            | Sep-20    |
| 55 Heritage Court  | Semi-detached | 915          | £224,950   | £246            | Aug-20    |
| 30 Heritage Court  | Detached      | 861          | £328,950   | £382            | Aug-20    |

| Address           | House Type    | Area (sq ft) | Sale Price | Price per sq ft | Sale Date |
|-------------------|---------------|--------------|------------|-----------------|-----------|
| 38 Heritage Court | Semi-detached | 969          | £228,950   | £236            | Jul-20    |
| 36 Heritage Court | Semi-detached | 969          | £229,950   | £237            | Jul-20    |
| 57 Heritage Court | Semi-detached | 764          | £188,950   | £247            | Jul-20    |
| <b>Average</b>    |               |              |            | <b>£259</b>     |           |

This Redrow development is in Scissett which we consider to be a significantly better market area than that of Mirfield with a Zoopla search showing a 27% differentiation in house prices between the areas in the last 5 years. The scheme is situated in an 'edge of town' location, like the subject site, and provides examples of recent sales transactions of new build units in this locality, demonstrating the level of occupier demand. Due to the increased market value of area which the Langley Grange development is located we consider that the capital values per sq ft in the proposed scheme will be slightly lower on average than this scheme.

### Summary of New Build Values

There is limited directly comparable new build evidence within Mirfield. Where evidence is available it is for schemes which we consider to be entirely comparable, the end specification and the sizing of the units is not in line with what Newett Homes is proposing, thereby affecting the price per sq ft achieved. Taylor Wimpey's Robinsons Place scheme is, in our view, the most comparable scheme in Mirfield itself, based on unit sizing and end specification, albeit we would expect the units on the proposed Newett Homes scheme to achieve slightly higher selling prices on a £ per sq ft basis.

### Re-sale Evidence

Due to the limited transactional evidence of new build schemes near the subject site, we have considered re-sale evidence of modern estate housing within 1 mile of the postcode of the subject site, to provide further context for our opinion of unit pricing.

| Address                                 | House Type    | Area (sq ft) | Re-Sale Price | Price per sq ft | Re-Sale Date |
|---|---------------|--------------|---------------|-----------------|--------------|
| 11 St Peter's Close, Mirfield, WF14 9RX | Semi-detached | 872          | £160,000      | £183            | Nov-21       |
| 23 Vicarage Meadow, Mirfield, WF14 9JL  | Detached      | 1,959        | £475,000      | £242            | Sep-21       |
| 1 Kiln Avenue, Mirfield, WF14 0HU       | Terraced      | 1,281        | £207,000      | £162            | Sep-21       |
| 30 The Embankment, Mirfield, WF14 8DW   | Semi-detached | 797          | £189,950      | £238            | Jul-21       |

| Address                                     | House Type    | Area (sq ft) | Re-Sale Price | Price per sq ft | Re-Sale Date |
|---|---------------|--------------|---------------|-----------------|--------------|
| 18 Chestnut Meadows, Mirfield, WF14 0HH     | Semi-detached | 667          | £187,000      | £280            | Jul-21       |
| 9 Kingfisher Crescent, Dewsbury, WF13 3BY   | Terraced      | 1,647        | £175,000      | £106            | Jul-21       |
| 43 Kingfisher Crescent, Dewsbury, WF13 3BY  | Terraced      | 1,647        | £178,000      | £108            | Jul-21       |
| 8 Wheat Close, Dewsbury, WF13 3RL           | Terraced      | 592          | £105,000      | £177            | Jun-21       |
| 24 Vicarage Meadow, Mirfield, WF14 9JL      | Detached      | 1,421        | £380,500      | £268            | Jun-21       |
| 29 Wheat Close, Dewsbury, WF13 3RL          | Semi-detached | 603          | £110,500      | £183            | Apr-21       |
| 75 Spring Place Gardens, Mirfield, WF14 0QU | Terraced      | 1,259        | £192,000      | £153            | Mar-21       |
| 3 Wellhouse Court Mews, Mirfield, WF14 0PQ  | Terraced      | 603          | £140,000      | £232            | Jan-21       |
| 95 Spring Place Gardens, Mirfield, WF14 0QU | Terraced      | 1,389        | £205,000      | £148            | Dec-20       |
| 11b Dunbottle Way, Mirfield, WF14 9JU       | Detached      | 1,313        | £315,000      | £240            | Nov 20       |
| 2c Dunbottle Way, Mirfield, WF14 9JU        | Detached      | 1,289        | £307,500      | £239            | Oct-20       |
| 42, Maizebrook, Dewsbury, WF13 3TG          | Detached      | 1,259        | £228,000      | £181            | Oct-20       |
| 5, Kiln Avenue, Mirfield, WF14 0HU          | Terraced      | 1,087        | £187,000      | £172            | Oct-20       |
| 9 Crowlees Gardens, Mirfield, WF14 9NZ      | Detached      | 2,131        | £415,000      | £195            | Sep-20       |
| 61 Spring Place Court, Mirfield, WF14 0QZ   | Semi-detached | 1,195        | £200,000      | £167            | Sep-20       |

| Address                                   | House Type | Area (sq ft) | Re-Sale Price | Price per sq ft | Re-Sale Date |
|---|------------|--------------|---------------|-----------------|--------------|
| 99 Spring Place Court, Mirfield, WF14 0QZ | Detached   | 958          | £215,000      | £224            | Aug-20       |
| 28, Kiln Avenue, Mirfield, WF14 0HU       | Terraced   | 753          | £136,000      | £181            | July 20      |
| 73 Spring Place Court, Mirfield, WF14 0QZ | Terraced   | 1,313        | £185,000      | £141            | Jul-20       |
| 44, Maizebrook, Dewsbury, WF13 3TG        | Detached   | 883          | £157,500      | £178            | Jul-20       |
| <b>Average</b>                            |            |              |               | <b>£191</b>     |              |

Whilst all the transactions listed in the table above are for modern estate housing, we would expect that values for the units at the subject site to achieve higher than the average capital value listed above, given the units will provide high quality new build residential accommodation and therefore attract a premium in comparison to their older re-sale counterparts.

The average price per sq ft for re-sale evidence captured in this report represents a 1.6% increase upon the average reported in our previous report. This highlights the small improvement in house prices in the local area across the last twelve months.

We have identified some relatively recent re-sale evidence from an **Avant Homes** scheme known as **Moor Croft Close** (WF14 9FA), situated off Kitson Hill Road. The development is situated circa 1.6 miles to the west of the subject site. We understand that the development completed in 2015.

| Address                       | House Type    | Area (sq ft) | Re-Sale Price | Price per sq ft | Re-Sale Date |
|-------------------------------|---------------|--------------|---------------|-----------------|--------------|
| 10 Moor Croft Close, WF19 9FA | Semi-detached | 1,216        | £245,000      | £201            | Jul-21       |
| 5 Moor Croft Close, WF19 9FA  | Detached      | 1,163        | £330,000      | £284            | Jun-21       |
| 27 Moor Croft Close, WF19 9FA | Semi-detached | 969          | £220,000      | £227            | Oct-20       |
| 20 Moor Croft Close, WF19 9FA | Semi-detached | 1,216        | £230,000      | £189            | Apr-19       |
| 29 Moor Croft Close, WF19 9FA | Semi-detached | 969          | £208,000      | £215            | Jan-19       |
| 22 Moor Croft Close, WF19 9FA | Semi-detached | 1,216        | £222,500      | £183            | Dec-18       |
| 21 Moor Croft Close, WF19 9FA | Detached      | 1,442        | £315,000      | £218            | Apr-17       |

| Address        | House Type | Area (sq ft) | Re-Sale Price | Price per sq ft | Re-Sale Date |
|----------------|------------|--------------|---------------|-----------------|--------------|
| <b>Average</b> |            |              |               | <b>£217</b>     |              |

Whilst this scheme occupies a similar position to the subject site in providing an edge of town residential location, we would expect the units at the proposed scheme to achieve a premium on the pricing listed above, to reflect their new build quality. This premium is likely to be in the order of 10-15%.

The average price per sq ft quoted for this scheme has increase by 5.3% in comparison to our previous report. This average appears to be somewhat askew due to the anomaly of 5 Moor Croft Close but may also highlight an uplift in values in the local area since our previous report.

### Proposed Unit Pricing

As set out by us and Align Property Partners in previous reports, the Robinsons Place scheme in Mirfield, constructed by Taylor Wimpey, provides the most applicable and up to date comparable evidence and information to establish a price per sq ft for new residential housing on this subject site and therefore determine overall unit pricing and the Gross Development Value. The value and size of the new build dwellings at the Robinsons Place scheme broadly align with that of the proposed Newett Homes scheme and we have taken this into consideration in our unit pricing for the subject site.

We believe that there is little reason to significantly increase the unit pricing from our previous Financial Viability Assessment Report as it appears that the local market has not seen a significant increase in Mirfield as can be seen through the updated comparable evidence of new builds and the difference in the Taylor Wimpey asking prices identified in our previous report when compared to actual sale prices noted in this report. The difference between the asking prices and the sales prices of the Robinsons Place scheme show only a 3% increase in housing market sales in Mirfield.

Based on the evidence above, the location and high-quality specification of the proposed development, our opinion of unit pricing for the policy compliant scheme is as follow. These prices vary somewhat from our previous report due to the marginal market improvements in likely pricing and a change in the type and number of units included in the proposed scheme.

| House Type                  | House Type Description                  | Area (sq ft) | Price per sq ft | Price per unit | Quantity | GDV per unit Type |
|-----------------------------|---|--------------|-----------------|----------------|----------|-------------------|
| <b>AFFORDABLE DWELLINGS</b> |   |              |                 |                |          |                   |
| ASP (Intermediate)          | 3 bed semi-detached/terraced 2.5 storey | 1,012        | £92.81          | £93,924        | 4        | £375,695          |

| House Type                        | House Type Description                          | Area (sq ft) | Price per sq ft | Price per unit | Quantity  | GDV per unit Type  |
|-----------------------------------|---|--------------|-----------------|----------------|-----------|--------------------|
| ASP<br>(Affordable Rent)          | 3 bed semi-detached/terraced 2.5 storey         | 1,012        | £51.84          | £52,462        | 4         | £209,848           |
| <b>Total Affordable Dwellings</b> |   |              |                 |                | <b>8</b>  | <b>£585,543</b>    |
| <b>PRIVATE DWELLINGS</b>          |   |              |                 |                |           |                    |
| ASP                               | 3 bed semi-detached/terraced 2.5 storey         | 1,012        | £260            | £263,120       | 2         | £526,240           |
| 311                               | 3 bed semi-detached 2.5 storey                  | 969          | £265            | £256,785       | 4         | £1,027,140         |
| BLA                               | 3 bed detached                                  | 973          | £265            | £257,845       | 2         | £515,690           |
| BEE ALT                           | 3 bed semi-detached integral garage split level | 1,188        | £260            | £308,880       | 8         | £2,471,040         |
| MUL                               | 4 bed detached integral garage                  | 1,246        | £255            | £317,730       | 4         | £1,270,920         |
| HAZ+                              | 4 bed detached integral garage 2.5 storey       | 1,350        | £265            | £357,750       | 2         | £715,500           |
| WIL                               | 4 bed detached                                  | 1,384        | £255            | £352,920       | 1         | £352,920           |
| WIL ALT                           | 4 bed detached                                  | 1,384        | £255            | £352,920       | 2         | £705,840           |
| BIR                               | 4 bed detached integral garage                  | 1,418        | £245            | £347,410       | 2         | £694,820           |
| SES                               | 3 bed detached integral garage split level      | 1,431        | £240            | £343,440       | 4         | £1,373,760         |
| <b>Total Private Dwellings</b>    |   |              |                 |                | <b>31</b> | <b>£9,653,870</b>  |
| <b>TOTAL OVERALL</b>              |   |              |                 |                | <b>39</b> | <b>£10,239,413</b> |

## Proposed Development Revenue – Assumed Policy Compliant Scheme

Based on an assumed policy compliant scheme (reflecting 20% Affordable Housing provision) we have undertaken our own review of the GDV having regard to our assessment of the comparable evidence as detailed above. We have assumed an average private sales revenue of £257 per sq ft (compared to an average of £250 per sq ft as previously reported in April 2021), as detailed above. We believe this is appropriate based on the comparable evidence considered which has highlighted the improvement in the local housing market over the past twelve months as highlighted <sup>4</sup>. We have adopted the transfer values detailed in the Align Property Partners report for which they were advised by the Council. This provides for a mix of affordable social rented and intermediate tenures.

We have undertaken a development appraisal to determine the level of developer's profit that can be achieved for the proposed scheme on a policy compliant basis. We detail our appraisal assumptions and development costs and inputs below:

### Appraisal Assumptions

- All pricing is exclusive of VAT
- Inflation is explicitly excluded from the appraisal
- Assumed the site has the benefit of full planning permission
- The scheme is delivered is in line with the drawings and site layout produced by Edward Architecture for 39 residential dwellings
- No deleterious materials are present on site
- No environmental issues exist
- Access appropriate to the scale of the development can be gained from the adopted highway (Northorpe Lane) and no additional highway works are required other than those explicitly accounted for in this report.
- There are no restrictive covenants affecting the Title
- Adequate service connections are available to the site which would not require upgrading for the purposes of the proposed scheme.

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<sup>4</sup> **RESPONSE TO APP NOV 2021 REPORT:** Align had proposed £260 per sq ft has been across the board for private tenure unit pricing. This is not realistic of new build private tenure pricing in the market. Of the evidence provided in our report, the Persimmon Homes (Calder Grange) and Harron Homes (Amberwood Chase) clearly show a differential in pricing based on unit sizing. In the majority of cases, average £ per sq ft pricing decreases as unit size increases.

To support this case, we would note that Avison Young monitor the sales at the Keepmoat Homes and Strata Homes developments at the former Seacroft Hospital in Leeds on behalf of Homes England. At present, on Phase 2 of the scheme, Keepmoat has identified average selling prices for units under of 651 sq ft (2-bed) of £308 psf, units of 1,054 sq ft (3-bed) of £249 psf and £232 per sq ft for units of 1,149 sq ft (4-bed). We therefore feel justified in applying different £/psf rates to the different size units. This is real world evidence and should not simply be overlooked/ignored when arriving at the GDV. For this reason, we retain our initial position on private tenure unit values.

## **Appraisal Costs and Inputs**

### Standard Build Costs

We have adopted the current RICS Building Cost Information Service (BCIS) last updated on 26 March 2022 for 'Estate Housing Generally' and rebased to the Kirklees area. BCIS provides a range in build costs for Estate Housing Generally. The range for Estate Housing Generally in the past 5 years is from a lower quartile of £99 per sq ft (£1,066 per sq m) to an upper quartile of £127 per sq ft (£1,371 per sq m), with a median figure of £112 per sq ft (£1,201 sq m).

For the purposes of our assessment, we have adopted the lower quartile figure of £99 per sq ft (£1,066 per sq m) and added an additional 15% for external works and connections. Therefore, within our appraisal, we have adopted a standard build cost of £114 per sq ft. We consider this to be appropriate and proportionate for the size and nature of the proposed development <sup>5</sup>.

### Abnormal Development Costs

The Developer has provided us with a detailed breakdown of the abnormal costs associated with the development of this site. These costs have been prepared by independent and specialist contractors and represent projected costs of constructing the scheme, based on the current proposals.

These abnormal costs amount to a total of £2,858,696, which equates to £73,300 per plot. These abnormal costs are significant and naturally have a significant impact on the viability of this development. We attached at **Appendix 4** to this report, a detailed summary of the breakdown of the abnormal costs with costing for these from independent contractors and quantity surveyors where they have been provided with by the Developer.

These abnormal costs reflect the inherent challenges of the site, such as the differing levels and mine shafts that are present on site. For example, we understand from the developer that due to the extensive amount of fill required (17,000 m<sup>3</sup>) to level the site, this requires a specialist contractor on site to monitor this import of ground to ensure that it is clean and clear from contamination and is remodelled correctly. Costs such as these are a site-specific expense over and above what would be included within the standard BCIS build cost and therefore are counted in addition.

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<sup>5</sup> **RESPONSE TO APP NOV 2021 REPORT:** Align have suggested that a figure of £101.48 per sq ft, based on the then up to date lower quartile BCIS figures + 10% for external works and service connections, should be adopted which they indicate is approximate to what a volume housebuilder would pay. However, we have been recently informed by volume housebuilders that raw build costs including external works and connections but excluding fees, contingencies and abnormal costs are running at around £115 to £120 per sq ft. Furthermore, Newett Homes are not a volume housebuilder and therefore may not benefit from economies of scale to deliver build cost pricing at this level.

Also, 15% for external works is, in our view, an appropriate extra-over amount to account for external works and service connections. 10% would be an appropriate allowance for a flatted development, but 15% is a standard allowance for housing schemes given the amount of external works required is higher and due to multiple connections, gardens, paving etc. We therefore retain our position on build costs which is to use the updated date lower quartile BCIS figures + 15% for external works.

## Development Inputs

We detail the other additional inputs within our appraisal below:

| <b>Proposed Policy Complaint Scheme for 39 residential dwellings (8 of which are affordable)</b> |  |
|--|--|
| <b>Gross Development Value (GDV)</b>   | <ul style="list-style-type: none"> <li>Based on the scheme designed by Edward Architects assuming a policy compliant development of 39 residential dwellings (traditional family housing), our total GDV is £10,239,413</li> <li>The GDV of the 31 private dwellings is £9,653,870</li> <li>The GDV of the 8 affordable dwellings, adopting the Kirklees Affordable Housing Transfer Values, as discussed fully in Section 3, is £585,543.</li> </ul>  |
| <b>Construction Costs</b>  | <ul style="list-style-type: none"> <li>As discussed above we have adopted the BCIS lower quartile figure for 'Estate Housing Generally' rebased over the last 5 years to Kirklees. We have then applied a 15% uplift to this figure to represent external works, such as connections to mains services. The figure we have adopted within our appraisal is £114 per sq ft.</li> </ul>  |
| <b>Other Construction Costs - Abnormals</b>  | <ul style="list-style-type: none"> <li>As discussed above, we have been provided with a detailed breakdown of the abnormal costs associated with developing this site. This figure is £2,858,696, which we have adopted in our appraisal.</li> <li>These individual costs have each been provided by independent specialist contractors and quantity surveyors. We are satisfied that these represent an appropriate level given the proposed development on site.</li> <li>These costs also include the demolition of the existing building and the removal of any deleterious material.</li> </ul> |
| <b>Other Construction Costs - Demolition</b>   | <ul style="list-style-type: none"> <li>As advised by the developer, there is a cost of £78,895 within our appraisal for the demolition of the existing building. We understand this includes provision for disconnections and an asbestos survey. We have included this figure within the abnormal costs for the proposed development. A breakdown of these costs can be found at <b>Appendix 4</b>.</li> </ul>  |
| <b>S.278 Works</b>   | <ul style="list-style-type: none"> <li>As advised by the developer, we have applied a cost of £33,488 to cover the cost of the off-site parking bay for Highways. This figure has been included as part of the S.106 highways costs.</li> </ul>  |
| <b>Contingency</b>   | <ul style="list-style-type: none"> <li>We have adopted a 4% contingency on the construction costs<sup>6</sup>.</li> </ul>  |
| <b>Phasing and Timescales</b>  | <ul style="list-style-type: none"> <li>We have assumed the development will be delivered in a single phase</li> <li>We have assumed a 30-month development programme.</li> </ul>   |

<sup>6</sup> **RESPONSE TO APP NOV 2021 REPORT:** We have adopted a 4% contingency as proposed by Align.

| <b>Proposed Policy Complaint Scheme for 39 residential dwellings (8 of which are affordable)</b> |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>• We have allowed for a pre-construction period of 6 months. As advised by the developer, we have allowed 1 month for the current occupier to vacate the property and a further 4 months for site preparation works to be undertaken to facilitate construction commencing on site, for example the extensive cut and fill and ground remodelling exercise that is required to mitigate the difference in site levels.</li> <li>• We have assumed that construction on the site commences in month 6. We have allowed for a 21-month construction period.</li> <li>• Given the nature of the development on site, we have assumed that several of the private units will be pre-sold prior to practical completion. Therefore, we have assumed that private unit sales will commence in month 18.</li> <li>• We have assumed a sales period of 13 months, which reflects a sales rate on the private units only of 2.4 units per month. We would consider a sales rate of between 2 to 3 units a month to be appropriate.</li> <li>• We have assumed that the 8 affordable units will all be sold to a Registered Provider on practical completion in month 30.</li> <li>• There is an overlap of 3 months from the practical completion of construction to the final unit being sold.</li> </ul> |
| <b>Professional Fees</b>   | <ul style="list-style-type: none"> <li>• We have assumed 8% professional fees.</li> <li>• We consider this to be appropriate as large-scale, traditional housing schemes will require lower costs, and smaller-scale, bespoke schemes will require higher costs. This is often because volume housebuilders can replicate the same house types across multiple sites and make use of other in-house capabilities (such as planners, architects and surveyors), whereas regional/SME developers will need to outsource such expertise</li> </ul>  |
| <b>S.106 Costs</b>   | <ul style="list-style-type: none"> <li>• We have reflected the S.106 financial contributions within our appraisal that are discussed in Section 4 of this report and are advised by the Developer’s Planning Consultants, Johnson Mowatt.</li> <li>• These financial contributions total £236,828 and can be disaggregated as follows:                         <ul style="list-style-type: none"> <li>○ Public Transport: <b>£75,022</b> <ul style="list-style-type: none"> <li>▪ Provision of Metro cards £22,022</li> <li>▪ Provision of bus stop £13,000</li> <li>▪ Real time display board £10,000</li> <li>▪ Pedestrian links to bus stop £30,000</li> </ul> </li> </ul> </li> </ul>  |

| <b>Proposed Policy Complaint Scheme for 39 residential dwellings (8 of which are affordable)</b> |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>○ Highways: <b>£33,488</b></li> <li>○ Public Open Space: <b>£80,318</b></li> <li>○ Biodiversity Net Gain: <b>£48,000</b></li> </ul>   |
| <b>Finance Rate</b>  | <ul style="list-style-type: none"> <li>● Assumed 100% debt financed, at a rate of 6.00%</li> </ul>   |
| <b>Land Value</b>  | <ul style="list-style-type: none"> <li>● To determine the viability of the proposed policy compliant scheme and in accordance with the residual valuation methodology set out above, we have inputted our opinion of the land value (EUV) as a fixed cost within our appraisal.</li> <li>● Based on the evidence detailed earlier in this section, we are of the opinion that the EUV of the site is in the order of £200,000 per acre on a net development area basis. This reflects a total land value of £680,000.</li> </ul>                                   |
| <b>Acquisition Costs</b>   | <ul style="list-style-type: none"> <li>● We have allowed for costs associated with land acquisition, such as Stamp Duty land Tax (SDLT) at the prevailing rate, legal fees and agent's fees.</li> <li>● Based on the SDLT rates as of the Spring 2016 Budget Announcement, we have allowed 5% of the purchase price.</li> <li>● We have ignored any short-term concessions because of the Covid-19 Pandemic.</li> <li>● We have allowed for legal fees of 0.50% of the land value.</li> <li>● We have allowed for agent's fees of 1% of the land value.</li> </ul> |
| <b>Disposal Costs</b>  | <ul style="list-style-type: none"> <li>● We have assumed marketing, sales and legal fees of 2.50% of the total sales rates, for the private units only<sup>7</sup>.</li> </ul>   |

A full copy of our policy compliant development appraisal can be found at **Appendix 5**.

Based on the policy compliant scheme detailed above, the development generates a Profit on GDV of -0.25% and a Profit on Cost of -0.25%. In real terms, this reflects a developer's loss of £25,992. Clearly this falls short of the minimum 15% Profit on GDV that we set as our minimum benchmark in Section 5 of this report and in line with the PPG.

We have therefore followed accepted practice and carried out sensitivity analysis on our appraisal to determine the viability of the proposed development.

<sup>7</sup> **RESPONSE TO APP NOV 2021 REPORT:** 2.5% is an appropriate estimate for marketing, sales and legal fees and we consider, on the lower side of an 'average' allowance. The general accepted range is 2% to 4% depending on the nature of the scheme and its location and therefore we believe that 1.75% is very low. We retain a 2.5% allowance in our revised appraisal.

## Non-Policy Compliant Scheme Viability Assessment and Sensitivity Analysis

We have carried our further sensitivity analysis to determine the viability of the scheme and to understand the level at which it delivers an appropriate an appropriate risk adjusted market return for the developer.

In this scenario, we have assumed that all the variables within our appraisal remain the same as the policy compliant scenario, except that all dwellings would now be for private sale within the open market and there would be no affordable housing provision on site. Our appraisal for this scenario can be found in **Appendix 6**.

In summary, this appraisal supports a developer's profit of 13.13% Profit on GDV and a Profit on Cost of 15.11%. The return to the developer is greater in this scenario, but marginally falls short of the 15% Profit on GDV that we set as our minimum benchmark and is the minimum profit level that a developer should expect to achieve, as stipulated in the PPG.

Whilst this level of developer's profit is marginally below the minimum level set as our benchmark, the scheme still provides the assumed per dwelling monetary contribution in respect of additional Section 106 Agreement obligations, as advised by the developer's planning consultant. Furthermore, we consider that the scheme delivers an appropriate land value to the landowner.

## 7. Conclusions and Additional Commentary

As detailed above, we have considered the financial viability of the proposed development by considering the Existing Use Value of the site, which in turn has informed the Benchmark Land Value and the Site Value supported by the proposed scheme under a policy compliant and non-policy compliant position. The approach of a financial viability assessment is to assess the land value at which a landowner would be incentivised to sell at while reflecting a reasonable market return for the developer.

Traditionally within viability assessments, the pricing level a landowner would be incentivised to sell at would be reflective of the EUV of the site plus a premium. However, in this instance, as the site currently benefits from extant outline planning consent for residential development, we consider that the premium over and above the EUV of the site that a landowner would achieve upon the sale of the site, to be implicit within the land value, given that the site benefits from this planning permission. Therefore, any developer looking to purchase this site would pay the landowner the value of the site with the benefit of planning consent for residential development, rather than the value of the single residential dwelling with adjoining paddock land that the site currently comprises.

In this respect, our assessment has identified the following outputs:

- Existing Use Value (EUV) - £680,000
- Minimum Benchmark Land Value - £680,000
- Developer's Profit with assumed policy compliant scheme (i.e. 20% affordable housing) -0.25% Profit on GDV
- Developer's Profit with wholly non-policy compliant scheme (i.e. 0% affordable housing) 13.13% Profit on GDV

Accordingly, based on our analysis and the assumptions we have made as detailed above; we believe that our assessment demonstrates that the development proposed would be financially unviable in our assumed policy compliant scenario. This scenario provides for 20% affordable housing as well as the full assumed monetary contributions for the additional S.106 contributions. It also provides the landowner with our opinion of the benchmark land value for the site. However, it delivers a developer's profit on GDV of -0.25% and a Profit on Cost of -0.25%. In real terms, this reflects a developer's loss of £25,992. Clearly this falls short of the minimum 15% Profit on GDV that we set as our minimum benchmark in Section 5 of this report and in line with the PPG.

We have then appraised the scheme assuming a non-policy complaint position (i.e., no affordable units are delivered as part of the scheme) whilst still assuming the full monetary contributions for the additional S.106 contributions, as in the previous two appraisals. The resulting developer's profit increases to a 13.13% Profit on GDV and a Profit on Cost of 15.11%. In this scenario, the developer's profit level is only marginally less than the minimum benchmark of 15% on GDV. It is therefore likely that a developer might, in this instance, consider this scheme to be broadly viable and consider it reasonable to proceed with the scheme.

As a result, we conclude that to deliver this site for residential development, whilst ensuring the landowner receives an appropriate return for their land and the developer receives an appropriate market return for their investment, we do not consider that any affordable housing should be required to be delivered as part of this scheme.

The report has been prepared and signed by Dai Powell MRICS, Director and RICS Registered Valuer in the Avison Young Land and Development team. Input has also been provided by Joe Wherity MRICS, Associate Director in the Avison Young Land and Development team. Joe Wherity has reviewed and panelled this report and the appraisals contained, to provide a counter signature. We confirm that these individuals have the necessary qualifications, knowledge and experience to provide this advice.

This viability report is provided on the basis and understanding that it is to be submitted to the LPA in support of an application for full planning approval on the property. We therefore request that the report should not be disclosed to any third parties (other than consultants who may be instructed by the Council to review this report) under the Freedom of Information Act 2000 (sections 41 and 43(2)) or under the Environmental Information Regulations'.

Dai Powell MRICS  
RICS Registered Valuer  
Director  
Land and Development

Joe Wherity MRICS  
Associate Director  
Land and Development

For and on behalf of Avison Young (UK) Limited  
6 April 2022

For and on behalf of Avison Young (UK) Limited  
6 April 2022

# Appendix I

## Letter of Instruction













# Avison Young (UK) Limited Standard Terms of Appointment

## PARTIES

- (1) Avison Young (UK) Limited incorporated and registered in England and Wales with company number 6382509 whose registered office is at 3 Brindleyplace, Birmingham, B1 2JB, United Kingdom (**Avison Young**).
- (2) The Client named in the Letter of Appointment (**Client**)

### 1. Interpretation

The following definitions and rules of interpretation apply in this appointment:

**Additional Services:** any additional services which Avison Young agrees to provide in accordance with clause 6.

**Fee:** the fees for the Services and any Additional Services (if any) as set out in the Letter of Appointment.

**Force Majeure Event:** means any circumstance not within a party's reasonable control including, without limitation: acts of God, flood, drought, earthquake or other natural disaster; epidemic or pandemic; terrorist attack, civil war, civil commotion or riots, war, threat of or preparation for war, armed conflict, imposition of sanctions, embargo, or breaking off of diplomatic relations; nuclear, chemical or biological contamination or sonic boom; any law or any action taken by a government or public authority, including without limitation imposing an export or import restriction, quota or prohibition, or failing to grant a necessary licence or consent; collapse of buildings, fire, explosion or accident; any labour or trade dispute, strikes, industrial action or lockouts; any interruption or failure of utility service

**Insolvent:** a party is insolvent if: a party is making a voluntary arrangement with its creditors, entering administration or going into liquidation; or a security holder taking possession, or a receiver or an administrative receiver being appointed over all or any part of the property or the assets of the party; or any other similar or analogous event in another jurisdiction.

**Letter of Appointment:** the letter by Avison Young which sets out the details of the Client and the Services and the Fee together with other details relating to the Service which may be appropriate to this appointment.

**Material:** all designs, drawings, models, plans, specifications, design details, photographs, brochures, reports, notes of meetings, CAD materials, calculations, data, databases, schedules, programmes, bills of quantities, budgets and any other materials provided in connection with the Services and all updates, amendments, additions and revisions to them and any works, designs, or inventions incorporated or referred to in them for any purpose relating to the Services.

**Services:** the Services set out in the Letter of Appointment and the Additional Services (if any).

**VAT:** value added tax imposed by the Value Added Tax Act 1994, or any similar tax in addition to or replacing it from time to time.

### 2. Appointment

- 2.1. The Client appoints Avison Young to carry out the Services, subject to the terms of this appointment.
- 2.2. This appointment takes effect from the date when Avison Young begins performing the Services, regardless of the date of this appointment.
- 2.3. This appointment consists of these Avison Young Terms and the Letter of Appointment.
- 2.4. Avison Young shall deem the Client to have accepted the terms of this appointment (including the details set out in the Letter of Appointment) within 30 days of their issue unless the Client has notified Avison Young otherwise in writing.

### 3. Consultant's Obligations

- 3.1. Avison Young warrants and undertakes that it shall comply with the terms of this appointment.
- 3.2. Avison Young warrants and undertakes that it shall act with reasonable skill and care:
  - 3.2.1. when performing the Services;
  - 3.2.2. to comply with any Act of Parliament, any instrument, rule or order made under any Act of Parliament; and any regulation or bye-law of any local authority, statutory undertaker or public or private utility or undertaking that has any jurisdiction over the Services or with those systems or property the Services is or will be connected.

# Avison Young (UK) Limited Standard Terms of Appointment

## 4. Client Obligations

- 4.1. The Client undertakes promptly to provide Avison Young with all information, assistance and materials that Avison Young may request from time to time to facilitate the proper and timely performance of the Services. The Client warrants that all information provided by it to Avison Young will be accurate and complete, and that it is entitled to provide the same to Avison Young for its use without recourse to any third party.
- 4.2. The Client undertakes promptly to carry out all such actions and provide all such resources (if any) as may be required of the Client in the Letter of Appointment.
- 4.3. The Services will be provided at Avison Young's premises when the nature of the work permits. If any of Avison Young's personnel are to perform any Services at the Client's premises, the Client shall ensure that such personnel are allowed access to such premises upon reasonable prior notice during normal business hours and shall take full responsibility for the safety and security of Avison Young's personnel whilst at such premises.

## 5. Remuneration

- 5.1. The payment terms set out in clauses 5.5 to 5.7 shall apply to all Services not covered under the Housing Grants, Construction and Regeneration Act 1996. The payments terms set out in clauses 5.8 to 5.14 apply to Services which are covered under the Housing Grants, Construction and Regeneration Act 1996.
- 5.2. The Client shall pay the Fee, together with any reasonable expenses and disbursements, which shall be Avison Young's entire remuneration under this appointment.
- 5.3. The Client shall pay Avison Young any VAT properly chargeable on the Services. Any amount expressed as payable to Avison Young under this appointment is exclusive of VAT unless stated otherwise.
- 5.4. The Fee shall be calculated and paid in instalments in accordance with the dates set out in the Letter of Appointment or if not set out, the Fee shall be paid at intervals of not less than one month, beginning one month after Avison Young begins performing the Services.

To the extent that the Fee is not set out in the Letter of Appointment, Avison Young will be entitled to charge a Fee based on its current hourly rates (which are available on request), and on the number of hours it has worked on the matter.

- 5.5. Avison Young shall submit to the Client an invoice for each instalment of the Fee, together with any supporting documents that are reasonably necessary to check the invoice. The invoice and supporting documents (if any) shall specify the sum that Avison Young considers will become due on the relevant instalment date.
- 5.6. Payment shall be made within 30 days of the date of the Invoice.
- 5.7. Avison Young reserves the right to charge interest and debt recovery costs in respect of any amounts not paid in accordance with clause 5.6. Interest will be calculated in accordance with the "Late Payment of Commercial Debts (Interest) Act 1998".
- 5.8. Avison Young shall submit to the Client an invoice for each instalment of the Fee, together with any supporting documents that are reasonably necessary to check the invoice. The invoice and supporting documents (if any) shall specify the sum that Avison Young considers will become due on the payment due date in respect of the instalment of the Fee, and the basis on which that sum is calculated.
- 5.9. Payment shall be due on the date Avison Young submits each invoice (**payment due date**).
- 5.10. No later than five days after the payment due date, the Client shall notify Avison Young of the sum that the Client considers to have been due at the payment due date in respect of the payment and the basis on which that sum is calculated.
- 5.11. The **final date for payment** shall be 30 days after the payment due date.
- 5.12. Unless the Client has served a notice under clause 5.13, it shall pay Avison Young the sum referred to in the Client's notice under clause 5.10 (or, if the Client has not served notice under clause 5.10, the sum in the invoice referred to in clause 5.8) (the **notified sum**) on or before the final date for payment.
- 5.13. Not less than five days before the final date for payment (the **prescribed period**), the Client may give Avison Young notice that it intends to pay less than the notified sum (a pay less notice). Any pay less notice shall specify:

# Avison Young (UK) Limited Standard Terms of Appointment

5.13.1. the sum that the Client considers to be due on the payment due date; and

5.13.2. the basis on which that sum is calculated.

5.14. If the Client fails to pay an amount due to Avison Young by the final date for payment and fails to give a pay less notice, then the Client shall pay interest calculated in accordance with the "Late Payment of Commercial Debts (Interest) Act 1998".

## 6. Additional Services

6.1. Each party shall notify the other as soon as reasonably practicable if it becomes apparent that Additional Services are likely to be required, and such notice will identify the required services.

6.2. Additional Services may arise as a result of the following:

6.2.1. a change in the scope, size, complexity or duration of the Services;

6.2.2. any other changes to the Services as set out in the Letter of Appointment;

6.2.3. any material delay or disruption to the Services; or

6.2.4. any other cause outside Avison Young's reasonable control and which it could not reasonably have foreseen at the date of this appointment.

6.3. If the Client provides a notice under clause 6.1, then as soon as reasonably practicable after receiving the notice, Avison Young shall provide the Client with a written estimate of the change to the Fee in respect of the Additional Services. If Avison Young provides a notice under clause 6.1, Avison Young shall provide the Client with a written estimate of the change to the Fee in respect of the Additional Services at the same time it provides the notice.

6.4. The Fee for the Additional Services shall be calculated by agreement between the parties.

6.5. At the Client's discretion, acting reasonably, it may instruct Avison Young to carry out the Additional Services. For the avoidance of doubt, Avison Young shall only perform Additional Services on receipt of a written instruction to do so by the Client.

6.6. Any Fee payable by the Client in respect of Additional Services shall be included in the next invoice following performance of the Additional Services.

## 7. Limitation of Liability – PLEASE READ THIS SECTION CAREFULLY

7.1. Without affecting any other limitation in this appointment, Avison Young's liability under or in connection with this appointment shall be limited to £5,000,000 in total for all claims arising. This limit shall apply however that liability arises including a liability arising by breach of contract, arising by tort (including the tort of negligence) or arising by breach of statutory duty. Nothing in this appointment shall exclude or limit Avison Young's liability for:

7.1.1. death or personal injury caused by Avison Young's negligence; or

7.1.2. fraud or fraudulent misrepresentation.

7.2. None of Avison Young's employees, directors or consultants individually has a contract with the Client or owes the Client a duty of care or personal responsibility. The Client agrees that it will not bring any claim against any such individuals personally in connection with the Services.

7.3. If the Client suffers loss as a result of Avison Young's breach of contract or negligence, Avison Young's liability shall be limited to a just and equitable proportion of the Client's loss having regard to the extent of responsibility of any other party. Avison Young's liability shall not increase by reason of a shortfall in recovery from any other party, whether that shortfall arises from an appointment between the Client and them, difficulty in enforcement, or any other cause.

7.4. Avison Young shall have no liability to the Client under this appointment in respect of loss of profits, loss of revenue or business, loss of goodwill or reputation or any other indirect or consequential losses.

7.5. The Services and any Material produced in connection with the Services are provided for the Client's benefit alone and solely for the purposes of the instruction to which it relates. The Services or any Material may not, without Avison Young's written consent, be used or relied upon by any third party, even if that party pays all or part of Avison Young's Fees, or is permitted to see a copy of the Materials Avison Young create. If Avison Young provides written consent for a third party to rely on the Services or the Materials, it may be subject to a further fee, and any such third party will be deemed to have accepted the terms and conditions set out in this appointment.

# Avison Young (UK) Limited Standard Terms of Appointment

7.6. Avison Young shall not be liable for any loss or damage suffered or incurred by the Client arising from Avison Young's delay in performing or failure to perform the Services and/or any of its obligations under this appointment where such delay or failure results from a Force Majeure Event.

## 8. Suspension

8.1. The Client may, at any time, suspend performance of all or part of the Services by giving written notice to Avison Young. Subject to clause 9.1, Avison Young shall resume performance of the Services as soon as reasonably practicable after receiving a written notice to do so from the Client.

8.2. Avison Young may suspend the performance of any or all of its Services and other obligations under this appointment by giving not less than seven days' notice to the Client of its intention to do so in the event that the Client fails to pay an invoice in accordance with the relevant payment provisions set out in clause 5.

8.3. In the event of a suspension in accordance with this appointment, the Client shall pay Avison Young an amount in respect of any costs and expenses reasonably incurred by Avison Young as a result of such suspension.

## 9. Termination

9.1. Avison Young may immediately terminate its engagement under this appointment by giving written notice to the Client if:

9.1.1. a suspension of the Services in accordance with clause 8.1 continues for a continuous period of six months; and

9.1.2. the Client does not instruct Avison Young to resume the Services within 30 days of receiving a written notice from Avison Young requiring it to do so.

9.2. Either party may immediately terminate this appointment by giving written notice to the other party if:

9.2.1. the other party is in material breach of its obligations under this appointment and fails to remedy that breach within 14 days of receiving written notice requiring it to do so; or

9.2.2. the other party becomes Insolvent; or

9.2.3. a Force Majeure Event continues for a period of more than 30 days.

9.3. Either party may terminate this appointment at any time for any reason by giving no less than 30 days written notice to the other party.

## 10. Consequences of Termination

10.1. On termination the Client shall immediately pay Avison Young:

10.1.1. any amount properly due for payment under this appointment at the date of termination; and

10.1.2. a fair and reasonable proportion of the next instalment of the Fee, together with any expenses and disbursements, commensurate with the Services properly performed at the date of termination; and

10.1.3. any expenses, disbursements or costs necessarily incurred by Avison Young as a direct result of termination (unless the termination arises as a result of Avison Young's default).

10.2. Termination of Avison Young's engagement under this appointment shall not affect any rights, remedies, obligations or liabilities of the parties that have accrued up to the date of termination, including the right to claim damages in respect of any breach of this appointment which existed at or before the date of termination.

## 11. Copyright and Intellectual Property

11.1. Avison Young owns all intellectual property rights (including copyright) relating to the Material it produces.

11.2. On payment of the Fee, Avison Young grants to the Client an irrevocable, non-exclusive, non-terminable, royalty-free licence to copy and make full use of any Material prepared by, or on behalf of, Avison Young for any purpose relating to the project or the property to which the Services relate.

11.3. Avison Young shall not be liable for use of the Material for any purpose other than that for which it was prepared and/or provided.

11.4. The Client may, at any time (whether before or after completion of the Services, or after termination of Avison Young's engagement under this appointment), request a copy or copies of (some or all of) the Material from Avison Young. On the Client's payment of Avison Young's reasonable charges for providing the copy (or copies), Avison Young shall provide the copy (or copies) to the Client.

# Avison Young (UK) Limited Standard Terms of Appointment

## 12. Confidentiality

- 12.1. Each party undertakes that it shall not at any time disclose to any person any confidential information concerning the business, affairs, customers, clients or suppliers of the other party or of any member of the group of companies to which the other party belongs, except as permitted by clause 12.2.
- 12.2. Each party may disclose the other party's confidential information:
- 12.2.1. to its employees, officers, representatives, contractors, sub-contractors or advisers who need to know such information for the purposes of exercising the party's rights or carrying out the party's obligations under or in connection with this appointment. Each party shall ensure that its employees, officers, representatives, contractors, sub-contractors or advisers to whom it discloses the other party's confidential information comply with this clause 12; and
- 12.2.2. as may be required by law, to a court of competent jurisdiction or any governmental or regulatory authority.
- 12.3. No party shall use any other party's confidential information for any purpose other than to exercise its rights and perform its obligations under or in connection with this appointment.

## 13. Anti-Money Laundering

- 13.1. Avison Young operate an anti-money laundering policy in compliance with the Money Laundering Regulations 2007 and the Money Laundering Regulations 2017, The Proceeds of Crime Act 2002, The Terrorism Act 2000 and subordinate legislation. Avison Young may require the Client to provide information (including proof of identity or income) from time to time to enable Avison Young to verify the Client's identity. For the avoidance of doubt this may require Avison Young to request and retain information relating to the directors and the "beneficial owners" of the Client, as is required under the legislation.
- 13.2. Any failure to provide such information within seven days of such a request shall give Avison Young the right to terminate this appointment in accordance with Clause 9.2.1 of this appointment.

## 14. Bribery Act

- 14.1. In order to Comply with the Bribery Act 2010, either party must inform the other if it becomes aware of any person (employee, agent, intermediary, contractor, private individual, commercial organisation or public official) connected (in any way) with this appointment who has committed an offence under the Bribery Act 2010 (or any equivalent legislation).
- 14.2. Avison Young reserves the right to terminate this appointment in accordance with Clause 9.2.1 should it reasonably believe that a breach or likely breach of the Bribery Act 2010 (or any equivalent legislation) has occurred.

## 15. Data Protection

As a result of Avison Young's relationship with the Client, Avison Young may collect or retain personal data about the Client. If the Client is a company, this may include information about the Client's employees, officers, or shareholders. If the Client is a person, this may include information about the Client's family members. Avison Young will only use such data for the purposes of providing the Services, or for related purposes such as updating Client records, money laundering compliance and other legal and regulatory compliance, and we may need to disclose this information to appropriate persons in relation to such matters. In providing any personal data to Avison Young, the Client confirms that it has informed the individuals concerned and obtained any necessary consent to the transfer to Avison Young and for Avison Young's use of their data for these purposes.

## 16. Professional Indemnity Insurance

- 16.1. Avison Young shall maintain professional indemnity insurance to cover its liabilities arising out of this appointment for a period beginning on the date of this appointment and ending 6 years after the date of completion of the Services provided that such insurance is available at commercially reasonable rates and terms with reputable insurers lawfully carrying on insurance business in the UK.
- 16.2. Whenever the Client reasonably requests, Avison Young shall send the Client a broker letter/certificate to evidence that Avison Young's professional indemnity insurance is in force.

# Avison Young (UK) Limited Standard Terms of Appointment

## 17. Complaints

In the event that the Client has a complaint the Client shall be entitled to have access to the complaints handling procedure maintained by Avison Young which contains a dispute resolution process as required by the Royal Institution of Chartered Surveyors (RICS) rules of conduct (details of which are available from Avison Young on request).

## 18. Unoccupied Premises or Properties

Avison Young accepts no liability or responsibility for the security, maintenance or repair of, or for any damage to any premises or properties to which the Services relate. The Client shall take all necessary action to protect such premises or property and to ensure that they have adequate insurance cover in place.

## 19. Joint and Several Liability

If at any time the Client shall consist of more than one person, the obligations on the Client under this appointment shall be enforceable against each of them on a joint and several basis.

## 20. Assignment and Subcontracting

- 20.1. Neither party shall assign or subcontract its rights or obligations under this appointment without the prior written consent of the other party such consent not to be unreasonably withheld or delayed.
- 20.2. If the Client wishes to instruct Avison Young to use a specific contractor or consultant, Avison Young shall instruct such contractor on the Client's behalf. The Client retains all responsibility for any such contractors or consultants and will undertake all due diligence and investigation in relation to their competences and resources. Avison Young accepts no responsibility or liability for the acts of any consultants or contractors appointed at the Client's request.

## 21. Notice

A notice given to a party under or in connection with this appointment shall be in writing and delivered by hand or by recorded delivery post to the address recorded in the Letter of Appointment or such other address as the party may specify from time to time by written notice to the other.

## 22. Liability Period

Neither party shall commence any legal action against the other under this appointment after six years from the date of completion of the Services.

## 23. Third Party Rights

Except in relation to clause 7.2, a person who is not a party to this appointment shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this appointment.

## 24. Entire Agreement

- 24.1. This appointment constitutes the entire agreement between the parties and supersedes and extinguishes all previous discussions, correspondence, negotiations, drafts, agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter.
- 24.2. Each party agrees that in entering into this appointment it does not rely on, and shall have no remedies in respect of, any statement, representation, assurance or warranty (whether made innocently or negligently) that is not set out in this appointment.
- 24.3. Each party agrees that it shall have no claim for innocent or negligent misrepresentation or negligent misstatement based on any statement in this appointment.
- 24.4. No variation to this appointment will be binding unless agreed in writing by both parties.
- 24.5. Nothing in this clause shall limit or exclude any liability for fraud.

## 25. Severance

If any provision or part-provision of this appointment is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause shall not affect the validity and enforceability of the rest of this appointment.

# Avison Young (UK) Limited Standard Terms of Appointment

## 26. Non-Solicitation

- 26.1. The Client agrees that both during and for a period of twelve months after the term of this Appointment, the Client shall not (and shall procure that none of its subsidiary or associated companies shall) without the prior written consent of Avison Young:
- 26.1.1. directly or indirectly employ or engage any person who is (or was at any time during the term of this Appointment) a director, member, employee, agent or contractor of Avison Young and with whom the Client has had dealings pursuant to this Appointment (a "relevant person"), or solicit or induce any such relevant person to terminate their employment or engagement with Avison Young;
- 26.1.2. engage or accept services from or otherwise deal with any company, partnership or other entity of which any relevant person is a director, member, employee, agent or contractor.
- 26.2. In granting its consent hereunder, if it agrees to do so, Avison Young shall be entitled to make such consent conditional upon the payment by the Client to Avison Young of a fee equal to 50% of the relevant person's average annual salary or earnings during the preceding 12 months, which equates roughly to the cost to Avison Young of replacing such relevant person.

## 27. Governing Law and Jurisdiction

- 27.1. This appointment and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales and each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with the appointment.
- 27.2. If the Services are provided primarily in Scotland then the appointment and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with Scots law and each party irrevocably agrees that the courts of Scotland shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with the appointment.











# **Appendix II**

**Proposed Street Scene prepared by  
Edward Architecture**

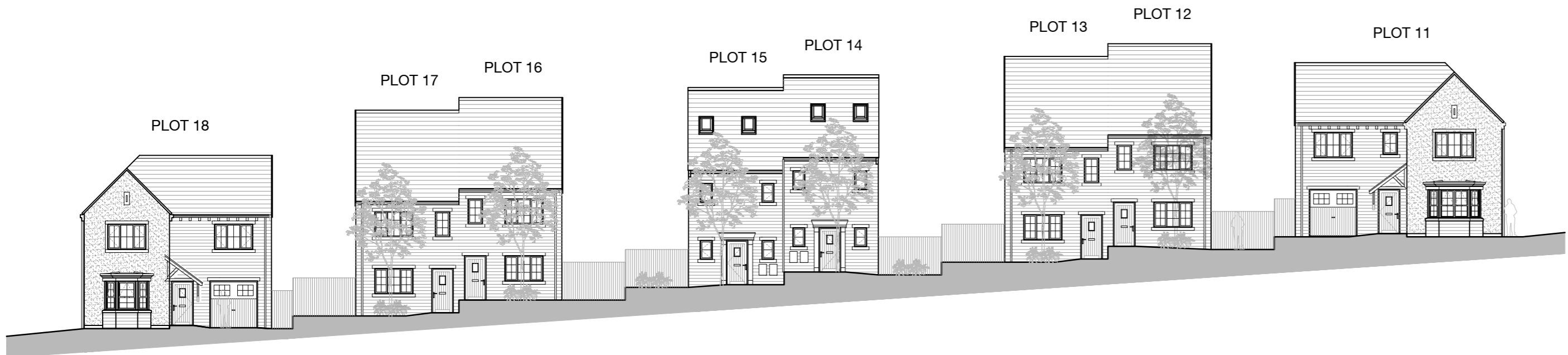
Notes | Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are plotted at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.



Reference Plan - 1:2000



Street Elevation 1



Street Elevation 2

| Rev | Date     | Description  | Drawn | Checked |
|-----|----------|--|-------|---------|
| D   | 22.03.22 | Updated to suit latest layout                      |       | CR      |
| C   | 13.01.22 | Reference plan updated                             |       | CR      |
| B   | 13.01.21 | Updated to suit latest layout. Elevation 2 revised |       | CR      |
| A   | 09.12.21 | Updated to suit latest layout                      |       | CR      |

|                             |                          |  |                                    |
|-----------------------------|--------------------------|--|------------------------------------|
| Project                     |                          | Northorpe Lane, Mirfield                         |                                    |
| Drawing                     |                          | Proposed Street Elevations                       |                                    |
| Client                      |                          | Newett Homes                                     |                                    |
| BIM Suitability Description |                          | SUITABLE FOR INFORMATION                         | BIM Suitability Code S2            |
| Status                      | Planning                 | 2 Riverside Way<br>Whitehall Waterfront<br>LEEDS | 320 City Road<br>Angel<br>LONDON   |
| Date                        | 04.05.21                 | LS1 4EH<br>1 0113 919 8041                       | EC1V 2NZ<br>1 0200 883 8602        |
| Drawn                       | CR                       | w.edwardarch@edwardarch.co.uk                    | e.info@edwardarch@edwardarch.co.uk |
| Checked                     | GE                       |  |                                    |
| Scale (A2)                  | 1:200                    |  |                                    |
| Project No.                 | 0899 - EA - A - P006 - D | Drawing No.                                      |                                    |



# **Appendix III**

Design and Access Statement

prepared by Edward Architecture



# Design and Access Statement

0899-EA-A-DAS01 revC - April 2022

**Full Planning Application for  
Residential Development**

Northorpe Lane, Mirfield



## 0.0 Contents

|     |                       |                |
|-----|-----------------------|----------------|
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| 2.0 | Site and Surroundings | page <b>5</b>  |
| 3.0 | Design Development    | page <b>9</b>  |
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# 1.0 Introduction

1.1 Purpose of this document

1.2 National Planning Policy

1.3 Local Planning Policy

# 1.0 Introduction

## 1.1 Purpose of this document

1.1.1 This Design and Access Statement has been prepared by Edward Architecture on behalf of the applicant Newett Homes, to support a Full Planning Application for the demolition of an existing building to facilitate residential development at land off Northorpe Lane, Mirfield.

1.1.2 This document has been submitted in response to the requirements of the Town & Country Planning (General Development Procedure) Order 2006.

1.1.3 This document seeks to follow the guidance published by CABI in the document *'Design and access statements - How to write, read and use them'*.

1.1.4 The purpose of this document is to describe in detail the site and its surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site.

1.1.5 By preparing this document the intention is to ensure that the proposals result in the creation of high-quality places that are inclusive, practical and attractive.

1.1.6 This document will demonstrate how the physical characteristics of the scheme have been informed by a rigorous process including;

- **Assessment**
- **Involvement**
- **Evaluation**
- **Design**

1.1.7 Through the above process the following design issues will be addressed;

- **Use** | What the buildings and spaces will be used for
- **Amount** | How much would be built on the site
- **Layout** | How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.
- **Scale** | How big the buildings and spaces would be (their

height, width and length)

- **Appearance** | What the building and spaces will look like, for example, building materials and architectural details.

1.1.8 The following access issues will also be considered;

- **Vehicular and transport links** | Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
- **Inclusive Access** | How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

**1.1.9 The main body of this document was prepared in March 2021 to accompany planning application ref; 2021/91914. It was subsequently updated to accompany revised proposals which were resubmitted in December 2021.**

**1.1.10 The proposals have been further considered, and details have been resubmitted following comments received from Kirklees Council in January 2022. In order to demonstrate the design process and explain the proposed amendments, the main body of the document remains as previously submitted with the revised proposals detailed in an Addendum to the document.**

## 1.2 National Planning Policy Framework

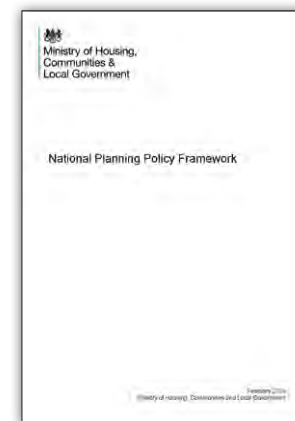
1.2.1 The purpose of the National Planning Policy Framework is to help to achieve sustainable development. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

1.2.2 It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

1.2.3 Detailed national planning policy information is provided within the Planning Statement prepared by Johnson Mowat which supports this application.

## 1.3 Local Planning Policy

1.3.1 Information relating to local planning policy is provided within the Planning Statement prepared by Johnson Mowat which supports this application.



## 2.0 Site and Surroundings

2.1 Site Location and Current Use

2.2 Visual Analysis of Site

2.3 Visual Analysis of Surroundings

## 2.0 Site Description and Analysis

### 2.1 Site Location and Current Use

2.1.1 The site is located in the town and civil parish of Mirfield, approximately 3km to the west of Dewsbury and 9km to the north-east of Huddersfield, and within the administrative authority of Kirklees Council (see Figures 1 & 2).

2.1.2 The site is approximately 1.37 ha in size and is located to the east of Northtorpe Lane (see Figure 3).

2.1.3 The site is currently accessed from the private driveway of a residential property, 28 Northtorpe Lane (see Figure 3).

2.1.4 The site comprises the existing dwelling and private garden with an open field beyond. The garden includes a polytunnel with a koi carp pond and a number of open, unused carp ponds.

2.1.5 The site is bound to the north by an open field, separated by a barbed wire fence.

2.1.6 The site is bound to the east by a dense strip of woodland which separates the site from Stoney Lane, a private road serving a small number of residential dwellings and a commercial premises.

2.1.7 The site is bound to the south by the gardens of residential properties on Northtorpe Court and Shillbank Lane. These properties generally back onto the site boundary with the exception of 4 Northtorpe Court, which is orientated side-on to the boundary.

2.1.8 The site is bound to the west by the gardens of residential properties on Northtorpe Lane. These properties all back onto the site boundary with generously-sized rear gardens providing separation from the site.

2.1.9 The site is not in a conservation area and there are no listed buildings on the site.

2.1.10 The site is easily accessible on foot and by car and bus services run along Shillbank Lane into Huddersfield, Dewsbury and Leeds.



## 2.2 Visual Analysis of Site

2.2.1 The site is served from Northorpe Lane, an adopted road taken from the arterial Shillbank Lane.

2.2.2 Northorpe Lane terminates just beyond the application site and transitions into the narrow single-lane Jill Lane.

2.2.3 The site is accessed via the private drive of 28 Northorpe Lane, a 2-storey residential dwelling with a single storey wing (See Figure 4).

2.2.4 The sloping drive gives access to the property's rear garden, beyond which lies an open field.

2.2.5 The garden includes a polytunnel with a koi carp pond and a number of open, unused carp ponds.

2.2.6 A mixture of single storey and 2-storey residential properties which back onto the site are located along the west of the site served from Northorpe Lane (See Figure 5).

2.2.7 A small development of 2 storey dwellings on Northorpe Court back and side-onto the site at the south (See Figure 6).

2.2.8 The site slopes steeply down from west to east with a total level difference of approximately 16m (See Figure 6).

2.2.9 The site is generally well-maintained grassland with a small number of shrubs and trees within the centre.

2.2.10 The north and east boundaries of the site are enclosed by a barbed wire fence.

2.2.11 The south and west boundaries of the site are enclosed by residential garden boundary features which include a mixture of stone walls, concrete gravel board retaining walls and timber fences.



## 2.3 Visual Analysis of Surroundings

2.3.1 The town of Mirfield extends to the southern and western edge of the site, beyond which is generally a mixture of open countryside and individual residential properties.

2.3.2 The town of Mirfield comprises predominantly residential properties with a mixture of styles.

2.3.3 A small residential development on Northorpe Court is to the immediate south of the site. These properties are detached and two-storeys in height. The properties are of reconstituted stone construction with brown uPVC windows and brown concrete roof tiles (see Figure 7).

2.3.4 There are some single storey bungalows further south served directly from Northorpe Lane. These properties are of buff coloured brick construction with white uPVC windows and grey concrete roof tiles (see Figure 8).

2.3.5 The Plough public house sits at the bottom of Northorpe Lane at the junction with Shillbank Lane. This 2 storey building is a mixture of cream and black painted brick with white uPVC sash-style windows and a hipped roof (See Figure 9).

2.3.6 The properties on Northorpe Lane have a wide range of styles and materiality. The wall facing materials are a mixture of red brick, stone, render, and pebbledash. The roof materials are a mixture of grey and brown concrete tiles, slate tiles, and red and brown concrete pantiles.

2.3.7 The example shown in Figure 10 is a two-storey building of red-brown brick construction. This property has a hipped roof with red concrete tiles, single height square bay windows and attached single-storey garages.



## 3.0 Design Development

3.1 Site Constraints Plan

3.2 Site Opportunities Plan

3.3 Site Led Design Objectives Plan

### 3.0 Design Development



Figure 11 - Site Constraints Plan



**Legend**

-  Site boundary
-  Existing woodland belt
-  Demolish existing building
-  New site access
-  Primary road
-  Secondary road
-  Maximise open views
-  Minimise impact to existing properties
-  Upper development plateau
-  Lower development plateau
-  Level change
-  Buffer to existing woodland

Figure 12 - Site Opportunities Plan



**Legend**

-  Site boundary
-  Existing woodland belt
-  New site access
-  Primary road
-  Secondary road
-  Public Open Space
-  Rear garden zones to minimise impact on existing properties and woodland belt
-  Building orientation
-  Indicative buildings
-  Single storey buildings
-  Split-level buildings

Figure 13 - Site Led Design Objectives Plan

## 4.0 Proposal

4.1 Kirklees Council's Design Policies

4.2 Use

4.3 Amount

4.4 Layout

4.5 Scale

4.6 Landscaping

4.7 Appearance

4.8 Access

4.9 Crime Prevention

## 4.0 Proposal

### 4.1 Kirklees Council's Design Policies

4.1.1 Consideration has been given to the *Adopted Local Plan* for Kirklees and the relevant strategy and policies.

4.1.2 The proposed scheme has been designed in accordance with the Kirklees Housebuilders Design Guide 2021.

4.1.3 The proposed scheme has been designed with consideration given to the *Highway Design Guide SPD*.

### 4.2 Use

4.2.1 The site currently comprises a residential dwelling, garden and an undeveloped field.

4.2.2 The proposed use is residential.

### 4.3 Amount

4.3.1 The proposed scheme seeks permission for 43 no. dwellings.

### 4.4 Layout

4.4.1 The Proposed Site Layout is shown overleaf (see *Figure 14*).

4.4.2 Proposals include the demolition of the existing dwellings at 28 Northorpe Lane to facilitate a new vehicular and pedestrian access to the site.

4.4.3 The existing topography has informed the layout with an upper and lower plateau of development and split-level houses in the central portion of the site.

4.4.4 The proposed road sweeps downwards into the site serving houses on the west of the road backing onto the western boundary and split level houses on the east of the road absorbing the significant level changes whilst minimising the need for retaining structures. At the lower plateau, houses front the street and overlook the existing woodland belt to the east and the open space to the north.

4.4.5 3 properties at the south of the site are served from a private drive accessed from the primary road.

4.4.6 An area of public open space is provided to the north of the site which will also include a drainage pumping station. This open space also includes a soft buffer to the existing woodland along the eastern boundary.

4.4.7 The orientation of the properties makes best use of the site's existing topography with level changes being absorbed within the split-level properties and rear garden zone between the upper and lower plateaus, with soft-landscaped solution where practicable, in order to minimise the requirement of large retaining structures.

4.4.8 A summary of the key layout principles is as follows;

- Existing building demolished to facilitate site access
- Bungalows proposed to the rear of 28 Northorpe Lane to minimise the impact of development
- Houses orientated towards the street to give an active frontage and ensure a good level of natural surveillance
- Road layout to use existing site topography and provide generous separation distance to existing properties on Northorpe Lane
- Properties on lower plateau to front onto the site boundary to provide a soft buffer to the woodland belt to the east
- Houses overlooking public open space to give an attractive outlook and good level of natural surveillance
- New tree planting provided, see Landscape Plan for details
- Private garden space to the rear of properties enclosed by secure perimeter boundaries
- In-curtilage car parking provided throughout at a minimum ratio of 1 space per 2 bed dwellings and 2 spaces per 3 bed and 4 bed dwellings.

- Dual-aspect houses to key corners to increase natural surveillance and avoid prominent blank elevations

### 4.5 Scale

4.5.1 The proposed dwellings are a mixture of 1, 2 and 2.5 storeys in height.

4.5.2 The scale of the proposed dwellings are in keeping with the local character and scale.





Figure 14 - Proposed Site Layout

## 4.6 Landscaping

4.6.1 A Landscaping Scheme detailing the proposed planting has been prepared and submitted with this application.

## 4.7 Appearance

4.7.1 The proposed dwellings have been designed to reflect the local character. Floor Plans and Elevations for each proposed house type including a schedule of proposed materials supports this application.

4.7.2 3 different elevation styles are proposed to reflect the mixed character of local properties and add variety to the appearance.

4.7.3 The following is a general summary of the key design features;

- A mixture of reconstituted stone, red brick and rendered elevations as follows;

All plots to have;

- Pitched roofs in grey concrete tiles
- White uPVC double glazed windows with glazing bars to front elevations
- White uPVC fascia boards and soffits
- Black uPVC rainwater goods
- Composite front doors (colour TBC)

Brick plots to have;

- Plinth and contrasting brick band to front elevation
- Splayed contrasting brick soldier heads and brick on edge sills to front elevation
- Projected dentils and contrasting brick corbel detail to front elevations

Stone and render plots to have;

- Artstone window heads and sills to front elevations and surrounds to key windows
- Artstone dentils to front elevations
- Artstone quoin surrounds to some front doors
- White render to projecting gables of key plots

## 4.8 Access

4.8.1 An new site access is proposed from Northorpe Lane, details of which accompany this application

## 4.9 Crime Prevention

4.9.1 Although the proposals don't seek Secured By Design accreditation, the layout has been designed to achieve the key principles of *Secured by Design Homes 2016*.



Figure 15 - Visual showing typical residential development by Newett Homes

## 5.0 Conclusion

### 5.1 Summary

## 5.0 Conclusion

### 5.1 Summary

5.1.1 This document supports a Full Planning Application for the demolition of a building and residential development of 43 no. dwellings.

5.1.2 Detailed and careful consideration has been given to the proposals. The proposals create a development that not only respects the site and its surroundings but also provides a high quality and well considered place to live.

5.1.3 In light of the documentation submitted in support of this application it is considered that consent should be granted for the proposed development.

## 6.0 Addendum

6.1 Introduction

6.2 Summary of Amendments

## 6.0 Addendum

### 6.1 Introduction

6.1.1 This addendum has been included to accompany information resubmitted to Kirkless Council in March 2022. The purpose of the addendum is to illustrate amendments made to the scheme following comments received from Kirkless Council in January 2022.

6.1.2 To differentiate between the previous and current proposals and to illustrate the design process, the main body of the document remains as previously submitted.

### 6.2 Summary of Amendments

6.2.1 The proposed number of dwellings has reduced from 43 to 39 dwellings to create a more open and less dense layout.

6.2.2 Frontage parking has been reduced throughout the layout and replaced with side parking. This has resulted in a 'looser' and less dense layout, with more generous spacing between plots and less car-dominated street scenes.

6.2.3 The internal road arrangement has been redesigned with the pedestrian footpath to the west of the road extending further into the site and forward visibility splays incorporated into the highway.

6.2.4 A road hierarchy has been achieved through the inclusion of a shared surface street serving the lower plateau of the site, creating a more pedestrian-friendly space.

6.2.5 Additional visitor parking has been introduced in defined bays within the highway.

6.2.6 Street trees have been incorporated into the layout throughout to give structured tree-lined streets.

6.2.7 A pedestrian connection has been added to the eastern boundary to give connectivity to the adjacent woodland.

6.2.8 Terraced house types have been omitted to avoid the need for rear-access paths between plots.

6.2.9 The dwelling formerly proposed at the site entrance has been omitted and the site entrance has been defined by green space with formal street tree planting.

6.2.10 The dwellings previously annotated as plots 2-4 have been rotated to improve their relationship with the existing property at 26 Northorpe Lane, with an increased separation distance and a dual-aspect property addressing to the street corner.

6.2.11 Plots 11-18 have been given side parking which has allowed these plots to be brought forward to improve their relationship with the existing properties on Northorpe Court, giving increased separation distances.

6.2.12 Plot 11 has been given a hipped roof to improve its relationship with 16 Northorpe Lane.

6.2.13 A revised Proposed Site Layout has been included overleaf.



# Appendix IV

## Abnormal Costs Detailed Summary

**Summary of Abnormal Allowances**

SITE: Northorpe Lane, Mirfield

10/05/2022



| Summary  | Units    | Unit Cost | Total                 | Known/Costed/Budget and comments  |
|--|----------|-----------|-----------------------|---|
| <b>Dwelling Structure Abnormals</b>                                      |          |           |                       |   |
| Car Charging Point Allowance (EV Specification)                          | 39 Plots | 555       | £ 21,645.00           | Budget figure - supported by quote on Newett site in Topcliffe from Sunfield Electrical |
| Additional Car Charing Point cost for detached garage                    | 3 Plots  | 85        | £ 255.00              | Budget figure - supported by quote on Newett site in Topcliffe from Sunfield Electrical |
| Parts L & F  |          |           | £ 152,140.00          | Budget figure   |
| <b>Abnormals Off Site and Consortium Works</b>                           |          |           |                       |   |
| Propose Layby (opp site entrance)  | 1 PC Sum | 35700     | £ 35,700.00           | Budget figure   |
| <b>Abnormals Site Clearance / Remediation</b>                            |          |           |                       |   |
| Demolition   | 1 item   | 78895     | £ 78,895.00           | Costed - Fast Source  |
| Tree Felling/Surgery   | 1 item   | 10000     | £ 10,000.00           | Budget figure   |
| <b>Abnormals Main Siteworks Abnormals</b>                                |          |           |                       |   |
| Drainage Abnormals (Pumpstation & deep/oversided drainage)               |          |           | £ 693,853.00          | Costed - East Coast Construction  |
| S104 inspection fees for attenuation and pump station                    |          |           | £ 14,941.00           | Known - Yorkshire Water rates   |
| Cut & Fill inc Import/Export   |          |           | £ 408,450.88          | Costed - East Coast Construction  |
| Trees & Tree Pits in Highway verges (Adoptable)                          |          |           | £ 10,500.00           | Budget figure   |
| Commuted Sum for Verges and Trees  |          |           | £ 6,000.00            | Budget figure   |
| <b>Abnormals Substructure</b>  |          |           |                       |   |
| Abnormal Foundations (Beam & block, deep foundation & course for levels) |          |           | £ 170,975.00          | Costed - Bridgebank Limited (yellow highlighted rows)                                   |
| Gas Membrane Precautions   |          |           | £ 29,523.00           | Costed - Bridgebank Limited (yellow highlighted rows)                                   |
| Piling (Substructure Quotation)  |          |           | £ 366,233.00          | Costed - Substructure Limited   |
| <b>Abnormals Local Siteworks Abnormals</b>                               |          |           |                       |   |
| Retaining wall & Plot shaping of levels                                  |          |           | £ 722,497.75          | Costed - East Coast Construction  |
| General Land Drainage  |          |           | £ 12,051.00           | Known - Yorkshire Water rates   |
| <b>Abnormals External Works Utilities</b>                                |          |           |                       |   |
| General Diversions Cost - BT pole  | 1 PC Sum | 15000     | £ 15,000.00           | Budget figure   |
| <b>Abnormals Site Overheads</b>  |          |           |                       |   |
| Silt and Dust Management   | 1 item   | 10000     | £ 10,000.00           | Budget figure   |
| Temporary site / sales environment fencing                               | 1 item   | 2500      | £ 2,500.00            | Budget figure   |
| <b>Abnormals Other</b>   |          |           |                       |   |
| POS Works - Grading/topsoiling & landscaping                             |          |           | £ 37,786.00           | Budget figure   |
| <b>Consultants Fees - Abnormal</b>                                       |          |           |                       |   |
| Gas Membrane Validation  |          |           | £ 9,750.00            | Budget figure   |
| Specialist design fees   |          |           | £ 50,000.00           | Budget figure   |
| <b>Total</b>   |          |           | <b>£ 2,858,695.63</b> |   |

**Bill of Quantities**

| <u>Description</u>                        |     | <u>Unit</u> | <u>Rate</u> | <u>Total</u>     |
|---|-----|-------------|-------------|------------------|
| <b>Site Clearance</b>                     |     |             |             |                  |
| Break out existing kerbs                  | 55  | m           | 10.25       | 563.75           |
| Topsoil Strip - n.e 300mm deep            | 36  | m3          | 4.90        | 176.40           |
| Export surplus topsoil                    | 11  | m3          | 25.00       | 275.00           |
| Excavate to reduce levels                 | 48  | m3          | 5.32        | 255.36           |
| Export surplus clean material             | 48  | m3          | 25.00       | 1,200.00         |
| Adjust manhole covers - PC SUM            |     | item        |             | Excl.            |
| Relocate Signage - PC SUM                 | 1   | item        | 250.00      | 250.00           |
| <b>Carriageway/Layby Construction</b>     |     |             |             |                  |
| <b>Earthworks</b>                         |     |             |             |                  |
| Level and compact surfaces of excavations | 114 | m2          | 0.40        | 45.60            |
| MOT type 1 sub base                       | 35  | m3          | 68.86       | 2,410.10         |
| Level and compact surfaces of fill        | 114 | m2          | 0.46        | 52.44            |
| Flag on Edge                              | 57  | m           | 145.00      | 8,265.00         |
| <b>Surfacing</b>                          |     |             |             |                  |
| <b>Machine Lay</b>                        |     |             |             |                  |
| 90mm thick DBM base course                | 44  | m2          | 23.21       | 1,021.24         |
| 60mm thick DBM binder course              | 44  | m2          | 17.57       | 773.08           |
| Sealing grit                              | 44  | m2          | 0.33        | 14.52            |
| Sweep & Tack                              | 44  | m2          | 0.67        | 29.48            |
| 40mm thick DBM surface course             | 44  | m2          | 14.97       | 658.68           |
| Road tie in                               | 49  | m           | 69.71       | 3,415.79         |
| Regulating                                |     | tonne       |             | Excl.            |
| <b>Footpath Construction</b>              |     |             |             |                  |
| Kerb foundation                           | 59  | m           | 15.77       | 930.43           |
| Bed and lay HB2 Kerbs                     | 59  | m           | 25.00       | 1,475.00         |
| 150mm Sub Base                            | 52  | m2          | 11.85       | 616.20           |
| Bed and Lay PCC Edgings                   | 58  | m           | 21.43       | 1,242.94         |
| 60mm DBM Basecourse and Grit              | 52  | m2          | 27.49       | 1,429.48         |
| Sweep clean and apply tackcoat            | 52  | m2          | 0.67        | 34.84            |
| 25mm DBM Wearing Course                   | 52  | m2          | 19.82       | 1,030.64         |
| Topsoil Verges                            | 18  | m2          | 2.63        | 47.34            |
| <b>Preliminaries</b>                      |     |             |             |                  |
| Mobilisation                              | 1   | item        | 1,000.00    | 1,000.00         |
| Traffic management (Provisional)          | 1   | item        | 2,500.00    | 2,500.00         |
| Fees and licenses                         | 1   | item        | 675.00      | 675.00           |
| CBR Testing                               | 1   | nr          | 1,000.00    | 1,000.00         |
| Tarmac Testing                            | 1   | nr          | 1,750.00    | 1,750.00         |
| Road cleaning                             | 1   | weeks       | 350.00      | 350.00           |
|   |     |             |             | <b>33,488.31</b> |

Excludes Hand Dig Around Existing Services



## Retaining Wall Bill Of Quantities

### Masonry, Composite Core and RC Walls

|  | <u>Unit</u> | <u>Rate</u> |
|--|-------------|-------------|
| QD Retaining wall max 0.45m inc brickwork to DPC | 51.00 m     | 298.87      |
| QD Retaining wall max 0.60m inc brickwork to DPC | 34.00 m     | 313.75      |
| QD Retaining wall max 0.90m inc brickwork to DPC | 289.00 m    | 527.55      |
| QD Retaining wall max 1.20m inc brickwork to DPC | 67.00 m     | 731.54      |
| QD Retaining wall max 1.50m inc brickwork to DPC | 95.00 m     | 748.03      |
| QD Retaining wall max 1.80m inc brickwork to DPC | 110.00 m    | 963.26      |
| QD Retaining wall max 2.10m inc brickwork to DPC | 6.00 m      | 1,141.16    |
| QD Retaining wall max 2.40m inc brickwork to DPC | - m         | 1,359.45    |
| QD Retaining wall max 2.70m inc brickwork to DPC | 65.00 m     | 1,691.94    |
| QD Retaining wall max 3.00m inc brickwork to DPC | 24.00 m     | 2,371.71    |
| QD Retaining wall max 3.30m inc brickwork to DPC | 55.00 m     | 2,624.52    |

**Total**

15,242.58

10,667.43

152,461.17

49,013.11

71,062.50

105,958.18

6,846.97

0.00

109,976.28

56,921.08

144,348.46

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**722,497.75**

**Bill of Quantities**

1,550,739.27

| <u>Description</u>   | <u>Unit</u>  | <u>Rate</u> | <u>Total</u>    |
|--|--------------|-------------|-----------------|
| <b>Enabling Works</b>  |              |             |                 |
| Site clearance   | item         |             | Excl.           |
| Hedge/ tree removal  | item         |             | Excl.           |
| Perimeter/ PROW/ tree protection fencing   | m            |             | Excl.           |
| <b>Earthworks</b>  |              |             |                 |
| Topsoil Strip - n.e 300mm deep   | 4,080 m3     | 4.90        | 19,992.00       |
| Cart to stockpile  | 4,080 m3     | 2.29        | 9,343.20        |
| Export surplus topsoil   | 2,930 m3     | 25.00       | 73,250.00       |
| Excavate to reduce levels  | 2,024 m3     | 5.32        | 10,767.68       |
| Filling to make up levels  | 12,400 m3    | 5.32        | 65,968.00       |
| Import of clean fill materials   | 10,415 m3    | 22.00       | 229,130.00      |
| <b>Adoptable Storm Drainage</b>  |              |             |                 |
| <b>Excavate trench, lay pipe inc granular bed and surround, backfill and dispose of surplus to stockpiles.</b> |              |             |                 |
| 150mm dia, depth n.e. 1.00m  | Gullies      | 18 m        | 50.84 915.12    |
| 225mm dia, depth n.e. 1.00m  | SW15 to SW14 | 5 m         | 70.39 351.95    |
| 225mm dia, depth n.e. 1.00m  | SW18 to SW19 | 4 m         | 70.39 281.56    |
| 225mm dia, depth n.e. 1.50m  | SW17 to SW18 | 20 m        | 78.78 1,575.60  |
| 225mm dia, depth n.e. 1.50m  | SW16 to SW17 | 14 m        | 78.78 1,102.92  |
| 225mm dia, depth n.e. 1.50m  | SW11 to SW9  | 8 m         | 78.78 630.24    |
| 225mm dia, depth n.e. 2.00m  | SW20 to SW21 | 6 m         | 91.36 548.16    |
| 225mm dia, depth n.e. 2.00m  | SW6 to SW5   | 6 m         | 91.36 548.16    |
| 225mm dia, depth n.e. 2.00m  | SW10 to SW9  | 7 m         | 91.36 639.52    |
| 225mm dia, depth n.e. 2.00m  | SW7 to SW5   | 20 m        | 91.36 1,827.20  |
| 225mm dia, depth n.e. 2.00m  | SW8 to SW5   | 8 m         | 91.36 730.88    |
| 225mm dia, depth n.e. 2.50m  | SW4 to SW3   | 5 m         | 99.75 498.75    |
| 375mm dia, depth n.e. 1.50m  | SW9 to SW12  | 6 m         | 105.23 631.38   |
| 375mm dia, depth n.e. 1.50m  | SW9 to SW13  | 42 m        | 105.23 4,419.66 |
| 375mm dia, depth n.e. 1.50m  | SW13 to SW14 | 31 m        | 105.23 3,262.13 |
| 375mm dia, depth n.e. 1.50m  | SW14 to SW16 | 28 m        | 105.23 2,946.44 |
| 375mm dia, depth n.e. 2.50m  | SW5 to SW9   | 45 m        | 123.44 5,554.80 |
| Box Culverts - 497m3/ 2.4m x 1.8m x 115m (Provisional) - No Details  | 1 P.C Sum    | 248,500.00  | 248,500.00      |
| Road gully inc cover and frame   | 8.00 nr      | 319.69      | 2,557.52        |
| E.O. for gully guards  | 8.00 nr      | 66.35       | 530.80          |
| <b>1st Off Manholes</b>  |              |             |                 |
| 450mm Dia Non entry PPIC complete Max 2.00m deep - B125 Cover  | 11.00 nr     | 948.75      | 10,436.25       |

**Bill of Quantities**

1,550,739.27

| <u>Description</u>   |              | <u>Unit</u> | <u>Rate</u> | <u>Total</u> |
|--|--------------|-------------|-------------|--------------|
| <b>Manholes</b>  |              |             |             |              |
| <b>Excavate for manhole, construct base, shaft, cover and frame, backfill and dispose of surplus spoil to spoil heaps.</b> |              |             |             |              |
| 1200mm int dia 1.50m deep - WW   | SW6          | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | SW8          | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | SW12         | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | SW15         | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | SW18         | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | SW19         | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | SW13         | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | SW20         | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | SW11         | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | SW7          | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | SW4          | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | SW9          | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 2.00m deep - WW   | SW17         | 1 nr        | 2,372.15    | 2,372.15     |
| 1200mm int dia 2.50m deep - WW   | SW21         | 1 nr        | 2,780.33    | 2,780.33     |
| 1200mm int dia 2.50m deep - WW   | SW10         | 1 nr        | 2,780.33    | 2,780.33     |
| 1500mm int dia 1.50m deep - WW   | SW14         | 1 nr        | 3,134.82    | 3,134.82     |
| 1500mm int dia 2.00m deep - WW   | SW16         | 1 nr        | 3,555.87    | 3,555.87     |
| 3600mm int dia 2.5m deep   | SW2          | 1 nr        | 23,556.62   | 23,556.62    |
| 3600mm int dia 3.5m deep   | SW5          | 1 nr        | 31,324.99   | 31,324.99    |
| 3600mm int dia 6m deep   | SW1          | 1 nr        | 43,002.64   | 43,002.64    |
| Hydrobreak Manhole 3600mm int dia 4m deep  | SW3          | 1 nr        | 38,824.99   | 38,824.99    |
| <b>Drainage Sundries</b>   |              |             |             |              |
| Disposal of surplus excavated materials  |              |             | m3          | Excl.        |
| E.O. drainage for backfilling with granular trench fill  |              | 1,064       | m3          | 36.58        |
| <b>Adoptable Foul Drainage</b>   |              |             |             |              |
| <b>Excavate trench, lay pipe inc granular bed and surround, backfill and dispose of surplus to stockpiles.</b>             |              |             |             |              |
| 150mm dia, depth n.e. 2.00m  | FW1 to FW2   | 10          | m           | 676.20       |
|  | FW3 to FW2   | 8           | m           | 540.96       |
|  | FW2 to FW4   | 21          | m           | 1,420.02     |
|  | FW4 to FW5   | 11          | m           | 743.82       |
|  | FW5 to FW6   | 15          | m           | 1,014.30     |
|  | FW6 to FW7   | 7           | m           | 473.34       |
|  | FW8 to FW7   | 18          | m           | 1,217.16     |
|  | FW9 to FW7   | 7           | m           | 473.34       |
| 150mm dia, depth n.e. 2.50m  | FW7 to FW10  | 52          | m           | 3,952.00     |
|  | FW11 to FW10 | 6           | m           | 456.00       |
|  | FW12 to FW10 | 10          | m           | 760.00       |
|  | FW10 to FW13 | 69          | m           | 5,244.00     |
| 150mm dia, depth n.e. 3.00m  | FW14 to FW13 | 9           | m           | 759.51       |
| 150mm dia, depth n.e. 3.50m  | FW13 to FW15 | 14          | m           | 1,298.92     |

**Bill of Quantities**

1,550,739.27

| <u>Description</u>   |              | <u>Unit</u> | <u>Rate</u> | <u>Total</u> |
|--|--------------|-------------|-------------|--------------|
|  | FW15 to FW16 | 13 m        | 92.78       | 1,206.14     |
|  | FW16 to FW17 | 22 m        | 92.78       | 2,041.16     |
|  | FW17 to FW18 | 7 m         | 92.78       | 649.46       |
| 150mm dia, depth n.e. 4.00m  | FW19 to FW20 | 8 m         | 105.36      | 842.88       |
| <b>1st Off manholes</b>  |              |             |             |              |
| 450mm Dia Non entry PPIC complete Max 2.00m deep - B125 Cover  |              | 11.00 nr    | 948.75      | 10,436.25    |
| <b>Manholes</b>  |              |             |             |              |
| <b>Excavate for manhole, construct base, shaft, cover and frame, backfill and dispose of surplus spoil to spoil heaps.</b> |              |             |             |              |
| 1200mm int dia 1.50m deep - WW   | FW8          | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | FW9          | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | FW13         | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | FW14         | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 1.50m deep - WW   | FW19         | 1 nr        | 1,967.70    | 1,967.70     |
| 1200mm int dia 2.00m deep - WW   | FW16         | 1 nr        | 2,237.33    | 2,237.33     |
| 1200mm int dia 2.00m deep - WW   | FW15         | 1 nr        | 2,237.33    | 2,237.33     |
| 1200mm int dia 2.00m deep - WW   | FW11         | 1 nr        | 2,237.33    | 2,237.33     |
| 1200mm int dia 2.00m deep - WW   | FW12         | 1 nr        | 2,237.33    | 2,237.33     |
| 1200mm int dia 2.50m deep - WW   | FW17         | 1 nr        | 2,506.97    | 2,506.97     |
| 1200mm int dia 2.50m deep - WW   | FW18         | 1 nr        | 2,506.97    | 2,506.97     |
| 1200mm int dia 2.50m deep - WW   | FW20         | 1 nr        | 2,506.97    | 2,506.97     |
| 1200mm int dia 2.50m deep - WW   | FW10         | 1 nr        | 2,506.97    | 2,506.97     |
| 1200mm int dia 3.00m deep - WW   | FW7          | 1 nr        | 2,776.61    | 2,776.61     |
| 1200mm int dia 3.50m deep - WW   | FW4          | 1 nr        | 3,046.24    | 3,046.24     |
| 1200mm int dia 3.50m deep - WW   | FW5          | 1 nr        | 3,046.24    | 3,046.24     |
| 1200mm int dia 3.50m deep - WW   | FW6          | 1 nr        | 3,046.24    | 3,046.24     |
| 1200mm int dia 3.50m deep - WW   | FW2          | 1 nr        | 3,046.24    | 3,046.24     |
| 1200mm int dia 3.50m deep - WW   | FW3          | 1 nr        | 3,046.24    | 3,046.24     |
| 1200mm int dia 4.00m deep - WW   | FW1          | 1 nr        | 3,315.88    | 3,315.88     |
| <b>Backdrops</b>   |              |             |             |              |
| 150mm dia backdrop max 1500mm high   |              | 0 nr        | 337.91      | 0.00         |
| 150mm dia backdrop max 2000mm high   |              | 0 nr        | 401.80      | 0.00         |
| 150mm dia backdrop max 2500mm high   |              | 0 nr        | 465.70      | 0.00         |
| 150mm dia backdrop max 3000mm high   |              | 0 nr        | 529.60      | 0.00         |
| 150mm dia backdrop max 3500mm high   |              | 0 nr        | 593.49      | 0.00         |
| 225mm dia backdrop max 1000mm high   |              | 0 nr        | 744.35      | 0.00         |
| 225mm dia backdrop max 1500mm high   |              | 0 nr        | 852.61      | 0.00         |
| <b>Drainage Sundries</b>   |              |             |             |              |
| Disposal of surplus excavated materials  |              | m3          |             | Excl.        |
| E.O. drainage for backfilling with granular trench fill  |              | 124 m3      | 36.58       | 4,535.92     |
| E.O. for connection into existing manhole (Provisional)  |              | 2 nr        | 2,500.00    | 5,000.00     |
| E.O. for breaking up and reinstating adoptable roads/ access track   |              | m           |             | Excl.        |
| <b>Dual Pump Station (Provisional) - No Details</b>  |              | 1 P.C Sum   | 150,000.00  | 150,000.00   |
| <b>Rising Main (Provisional)</b>   |              |             |             |              |
| Excavate in existing ground n.e 1.5m deep  |              | 530 m       | 104.00      | 55,120.00    |
| Cart arisings to stockpile   |              | 477 m3      | 2.29        | 1,092.33     |
| Supply and lay 140mm MDPE pipe - Foul  |              | 268 m       | 16.80       | 4,502.40     |
| Supply and lay 140mm MDPE pipe - Surface   |              | 262 m       | 16.80       | 4,401.60     |
| Electrofusion fittings and welding   |              | 2 item      | 900.00      | 1,800.00     |
| Thrust blocks to ends  |              | 5 nr        | 155.00      | 775.00       |

**Bill of Quantities**

1,550,739.27

| <u>Description</u>                        |       | <u>Unit</u> | <u>Rate</u> | <u>Total</u>               |
|---|-------|-------------|-------------|----------------------------|
| Testing                                   | 2     | item        | 675.00      | 1,350.00                   |
| <b>Road Construction</b>                  |       |             |             |                            |
| <b>Earthworks</b>                         |       |             |             |                            |
| Level and compact surfaces of excavations | 1,997 | m2          | 0.40        | 798.80                     |
| Filling to make up levels with 6F2        | 979   | m3          | 41.18       | 40,315.22                  |
| Geogrid - Glasstex P100                   | 1,997 | m2          | 22.50       | 44,932.50                  |
| MOT type 1 sub base                       | 878   | m3          | 68.86       | 60,459.08                  |
| Level and compact surfaces of fill        | 1,997 | m2          | 0.46        | 918.62                     |
| <b>Surfacing</b>                          |       |             |             |                            |
| <b>Machine Lay</b>                        |       |             |             |                            |
| 90mm thick DBM base course                | 1,997 | m2          | 23.21       | 46,350.37                  |
| 60mm thick DBM binder course              | 1,997 | m2          | 17.57       | 35,087.29                  |
| Sealing grit                              | 1,997 | m2          | 0.33        | 659.01                     |
| Sweep & Tack                              | 1,997 | m2          | 0.67        | 1,337.99                   |
| 40mm thick DBM surface course             | 1,997 | m2          | 14.97       | 29,895.09                  |
| Road tie in                               | 16    | m           | 69.71       | 1,115.36                   |
| <b>Kerbs And Edgings</b>                  |       |             |             |                            |
| Kerb foundation                           | 668   | m           | 15.77       | 10,534.36                  |
| Temporary block on kerb foundation        | 375   | m           | 7.47        | 2,801.25                   |
| <b>Preliminaries</b>                      |       |             |             |                            |
| Mobilisation                              | 1     | item        | 3,000.00    | 3,000.00                   |
| Traffic management (Provisional)          | 1     | item        | 2,500.00    | 2,500.00                   |
| Setting out roads & sewers                | 1     | nr          | 481.25      | 481.25                     |
| Supervision                               | 0     | Weeks       | 375.00      | 0.00                       |
| Supervision (Full Time)                   | 12    | Weeks       | 1,350.00    | 16,200.00                  |
| Jetting and CCTV survey                   | 1     | item        | 15,120.00   | 15,120.00                  |
| Fees and licenses                         | 1     | item        | 950.00      | 950.00                     |
| CBR Testing                               | 2     | nr          | 1,000.00    | 2,000.00                   |
| Site office & store                       | 12    | Weeks       | 64.27       | 771.24                     |
| Site welfare facilities                   | 12    | Weeks       | 548.63      | 6,583.56                   |
| Road cleaning                             | 12    | weeks       | 350.00      | 4,200.00                   |
|   |       |             |             | <b><u>1,550,739.27</u></b> |
| Rock Dig - Rate Only                      |       | m3          | 37.87       |                            |

18<sup>th</sup> March 2022  
Our Ref **2203-1870**

**Newett Homes Ltd**  
Thorp Arch Grange  
Walton Road  
Thorp Arch  
Wetherby  
LS23 7BA

**For the Attention of Lauren Milner**

Dear Sirs

**Residential Development at Northorpe Lane Mirfield – 11 Plots**

**Foundation Works: Split Level Plots 13-23 including Piling Works, RC Ground Beams, Retaining Wall Bases, Kickers, Stems, Associated Earthworks and Land Drainage Works**

Thank you for your recent enquiry for the construction of piled split level plots, retaining walls and associated works on the above site, we are pleased to provide you with our qualified lump sum price of £375,613 less 2.5% main contractor's prompt payment discount (**£366,223-00 net**), net of VAT, for carrying out the following works:

- Mobilise to site.
- All relevant setting out.
- Localised excavations as necessary – see assumptions regarding current ground levels.
- Scheme design included.
- Set out plot foundations and retaining wall lines.
- Piling works to plots 13-23 including top driven steel tubular piles to any depth up to including 9m complete with minimum 3% dynamic load testing of working piles during main piling activities in up to 2 visits to site.
- Construct RC retaining wall bases, kickers and stems.
- Approximate total length of wall allowed for is 110m, maximum wall stem height 2925mm.
- Wall stems constructed in double sided system formwork.
- Installation of tanking membranes by others (specialist sub-contractor).
- Backfilling to all retaining walls using a 500mm free draining layer (up to 500 tonnes of imported granular backfill allowed for) and 'site won/as dug' material for the balance if deemed suitable by your Structural Engineer.
- Install land drainage to rear of retaining wall, identified on attached marked up drawing on a labour, plant and incidental materials only basis, all drainage materials to be supplied to us free of charge by Newett Homes Ltd.
- Note we have assumed 140mm free standing blockwork will be constructed by others in front of the retaining wall stems to the split-level houses. This avoids the need to use brickwork ties.
- Construct ground beams to plots 13-23.

This price is lump sum subject to the information provided. The basis of this offer is as set out on the following sheets. If you require any additional information to support this offer, please do not hesitate to contact us.

Yours Faithfully  
For and on behalf of Substructure Ltd  
**Paul Williams** (Director)

Substructure Ltd  
Unit 1 . Lotherton Way  
Garforth  
Leeds . LS25 2JY

Tel: 0113 286 4355

Fax: 0113 286 4256

www.substructureltd.co.uk

enquiries@substructureltd.co.uk

VAT Reg. No. 895 3159 82 . Company Reg. No. 0599 0477

In order to minimise the risk of misunderstandings, we set out below the basis of our offer as follows.

## Basis of Our Offer

### Information Provided

Our offer is based on the following documents as provided to us:

Enquiry email – Lauren Milner to Paul Williams 17<sup>th</sup> March 2022

|          |   |   |   |   |   |
|----------|---|---|---|---|---|
|          |  |  |  |  |  |
|          | 0899-EA-A-P032A -<br>House Type - Beech   | SL03-105 -<br>Foundations Layout  | SL02.WD.020-RC<br>Steps Details.pdf   | SL02.WD.06E-Elevat<br>ions.pdf  | SL02.WD.02C-Foun<br>dation Layout.pdf   |
| Drawings |  |  |   |   |   |
|          | MIRFIELD-001 -<br>Earthwork Levels.pdf  | Mirfield KA Levels<br>review.pdf  |   |   |   |
|          |  |   |   |   |   |
| SI       | 3433-2 SI Rep -<br>Aug 21.pdf   |   |   |   |   |

### Scope of Work:

#### Earthworks

Receive site following upfilling and installation of a piling platform by others. Note it would be prudent to establish a piling mat level at underside of ground beam / retaining wall base. The retaining wall base and ground beam can then be constructed "above ground" in timber shutters – we have assumed this within our costings.

All relevant/associated setting out; we have assumed that you will provide co-ordinated setting out stations with level information at your earliest opportunity but not less than 1 week before required commencement.

Localised excavations to retaining wall base and ground beam formation level, including forming safe batters, benching or terracing to surrounding areas.

Load and cart resultant spoil from the work area to an on-site tip assumed to be within 50m of the working zone.

Please note, we have assumed that we are able to excavate through the weathered rock. Should stronger rock be encountered, that necessitates the use of a hydraulic breaker attachment for our excavator, this will be at additional cost.

#### Piling and Ground Beams (Plots 13-23)

A single visit to site.

Piled foundations to plots 13-23.

Scheme design and detail included.

All setting out for piling and ground beam works.

Set up at pile positions and install heavy wall steel cased driven piles for any depth up to and including 9m pitched pile length.

Dynamic load test either 3% of working piles in up to 2 visits to site as main piling operation proceeds.

Crop piles, recycle off-cuts and construct RC ground beams to supplied design.

Please note, we have assumed that we will be able to drive piles through the upfilled ground and into the weathered rock/mudstones without the need for pre-drilling. Should this prove to not be the case, we may need to pre-drill at pile locations for additional cost as shown on page 8 of this tender.

### **Retaining Walls**

All relevant/associated setting out.

Excavations as noted above including working space and safe batters/benching to surrounding areas.

Install concrete blinding layer to area under retaining wall base.

Construct RC wall base to our design.

Construct RC kicker.

Construct RC stems into bespoke temporary works design system shutters.

Wall stems constructed in double sided formwork.

Retaining wall dimensions as follows - total length of approx. 110Lm (piled plots) and maximum height of not exceeding 2925mm, comprising reinforced concrete bases, stepped where required, on 50mm GEN1 blinding layer, RC kickers and reinforced wall concrete stems up to 300mm wide, all to our design.

### **Tanking Works**

Tanking works to split level plots 13-23. Tanking work design should be undertaken tanking design using CSSW accredited designer with suitable PI insurance and the works should be approved by the warranty provider). Installation of tanking membranes to the specialist design will need to be installed by a suitably experienced and accredited specialist sub-contractor. We will liaise with your chosen tanking designer (product specifier) and contractor as necessary during the pre-contract and on-site phase of the works. If a "waterproof concrete" system is selected then we will discuss supply and installation of the material with you.

### **Land Drainage and Backfilling to RC Retaining Walls**

Install land drain the retained side of wall. Land drain to terminate at both ends of new retaining wall with minim 5m spare land drain each end for connection into site drainage system or soakaway(s) by others. Land drainage to be as per your engineer's details however we have assumed 160mm perforated flexible pipes (all drainage materials supplied by Newett Homes), wrapped in Terram OSA Geotextile and surrounded in 300 x 300mm clean gravel. Backfill to rear of retaining wall stem using a mixture of imported free draining stone for a 500mm zone immediately behind the RC wall stem & over the retaining wall base (500 tonnes imported free draining stone included) and as dug material to the balance of the excavation. We have assumed that there will be sufficient suitable general backfill material available to us free of charge on site within 50m of the working zone. The 'as dug' material to be subject to inspection/testing/confirmation by the structural engineer for the project at no cost to ourselves. Backfill to 300mm below top of wall stem ready for final backfill including top soil/footpaths/driveways by your general groundwork contractor. Backfill to stated level in rolled and compacted layers not exceeding 300mm. Compaction to be by way of self-propelled, remote control RAMMAX roller.

### **Exclusions**

We have not allowed for any works to any other plots or areas of the site or for loading and/or carting surplus material from site. We have specifically NOT allowed for the following works:

Any temporary support / shoring to excavations.

Scaffold to allow access to any retaining walls during construction if deemed necessary for safety reasons.

Edge protection to embankments, fencing, barriers, scaffolding, fall arrest access solutions all by others if deemed necessary for safety reasons.

Any masonry ties, facings or render coatings etc. to retaining walls.

We have not allowed for any Bulk Excavation and provisions of safe & suitable batters.

Excavation of rock requiring a breaker attachment (this would be charged as an extra).

Pumping out or dealing with any ground water regime with excavations. We have assumed that all excavation will remain dry for the duration of the works.

Removal of any excavated material from the site. All excavated material to be moved to a site-based spoil heap presumed to be within 50m of the works for subsequent re-use in the works or by others, or removed from site by others.

Our price is subject to VAT at the prevailing rate. We have not allowed for retention.

This offer is open for acceptance for a period of 6 weeks and is firm for a period of 1 month, after which we reserve the right to amend our prices in line with cost rises within construction. Level tolerance to TOC to be +10mm – 10mm.

### **Programme**

We would be pleased to discuss programme requirements with you and your Construction team in due course. Contract programme to be agreed in discussion to your route of build, programme and call off, and is to be provided within 1 week of receipt of a LOI or order.

### **Health and Safety**

All works to be in accordance with all current H & S Legislation.

All works carried out in accordance with site specific Method Statements and Risk Assessments to be provided for approval prior to commencement of our works.

All operatives to be trained in the use of any necessary equipment.

All machinery to be certified for appropriate use.

All operatives to be provided with appropriate PPE. The wearing of protective boots, hard hats and hi-vis vest or jacket will be mandatory. Other PPE will be issued as appropriate to the specific task being undertaken.

### **Quality Control**

All works to be undertaken in accordance with current good practice, NHBC or similar warranting body, LABC inspector, and the scheme Consultant.

All works to be checked for accuracy and tolerance prior to concrete being poured.

All works supervised by a suitably experienced foreman.

### **Access to the Works**

We have assumed that we will be allowed to progress our works unimpeded and in a logical sequence to allow us to minimise wastage of time and materials.

### **Contract Particulars**

This offer is based upon your acceptance of this tender letter, or alternatively, the assumption that we will be a domestic sub-contractor under an un-amended JCT Standard Form of Building Contract with Contractor's Design incorporating this tender as numbered document, or alternatively standard Newett Homes Ltd form of contract. LADs will be set at £100 per week.

### **Design**

Our works on this project include design (except as stated – tanking system).

### **Attendances**

We have assumed the following attendances will be provided to us, free of charge.

1. Co-ordinated setting out drawing and minimum 2 known stations on or adjacent to the site, or initial setting out of each wall line.
2. Shared use of all site welfare facilities.
3. Haul roads to all elements of the site works, suitable for a fully laden concrete delivery truck.
4. Reasonable free use of sited skips for placing occurring construction waste generated from our works.
5. Reasonable free use of site telehandler or folk lift truck for unloading and or distributing materials.
6. Site available to us on Saturdays (if required to maintain programme).
7. Obtaining all necessary licences and permissions.
8. Location/protection of all services and buried structures/other hazards.
9. Provision of site security and reasonable space in your compound for storage of plant and materials.
10. Provision and maintenance of suitable access or safety scaffolding where required.

All excavated materials generated by our works to be moved to site-based spoil heaps. No allowance has been made for removing any material from the site.

### **Schedule of Rates for Variations**

These rates are for ordered variations or unforeseen events not included in the price. Please note, these rates are net of 2.5% ppd

|   |             |
|---|-------------|
| a. Mobilise RC crew and earth-working equipment inc demobilise  | £600/ visit |
| b. RC crew standing time  | £750/ day.  |
| c. Mobilise piling rig or drilling rig  | £1500/visit |
| d. Additional testing visits, 3 working piles in a single visit (due to client re-phasing of works.                             | £1000/visit |
| e. Additional Concrete pump visit (due to client re-phasing of works - Rate is for visits in excess of the 5no. pumps included) | £1000/visit |
| f. Pile length supplied extra-over 9m per pile  | £35/m       |
| g. Extra over pile joints for piles deeper than 6m  | £20ea       |
| h. Piling rig standing time   | £200/hour   |

### **Assumptions within this Tender**

We have assumed that all excavations will remain dry and generally free from ground water. We have not allowed for de-watering. Should ground or surface water enter our excavation, we will clear this from the work area using submersible pumps for additional cost, subject to the provision of a discharge point within 25m of the work area. We have assumed that the subject ground will excavated

to safe batters at conventional angles (approx. 45 degrees from horizontal) and will remain in place at these batters. We have assumed that a fenced off construction zone will be made available in front of the wall line to provide a working zone minimum 9m wide. We have assumed that Newett Homes will provide any Heras fencing and temporary fencing / bunting necessary, we can erect if required. We have not allowed for any masonry facing or associated fixings to the retaining wall faces. We have not included for any access scaffolding/ edge protection or fall arrest systems that may be deemed required to safely undertake these works. The included system shutters will have a hand railed walkway to facilitate concreting and the like, and so we have assumed that scaffolding will not be required. Should additional access and/or scaffolding be deemed necessary by others (Newett Site Management or H&S Department), we have assumed that this will be provided as and when required by others. We have not allowed for any tanking works except as stated and included on page 4 of this tender.

**End of document**

# SUNFIELD ELECTRICAL LTD

## ELECTRICAL CONTRACTORS

9 Sun Street, Stanningley, Leeds, LS28 6DJ  
Phone: 0113 8089531 Email: Info@sunfield-electrical.co.uk

Newett Homes  
Thorp Arch Grange  
Walton Road  
Thorp Arch  
Wetherby  
LS23 7BA

Date: 30/09/2021

For the attention of Mark Harrison

### Topcliffe Road, Dishforth

#### Application for Payment No. 20

|              |           |                |
|--------------|-----------|----------------|
| Plot 18 - A6 |           |                |
| Final        | Labour    | £200.00        |
|              | Materials | <u>£292.42</u> |
|              |           | <b>£492.42</b> |
| Plot 19 - A6 |           |                |
| Final        | Labour    | £200.00        |
|              | Materials | <u>£292.42</u> |
|              |           | <b>£492.42</b> |
| Plot 20 - T7 |           |                |
| Final        | Labour    | £200.00        |
|              | Materials | <u>£363.46</u> |
|              |           | <b>£563.46</b> |
| Plot 21 - T7 |           |                |
| Final        | Labour    | £200.00        |
|              | Materials | <u>£363.46</u> |
|              |           | <b>£563.46</b> |
| Plot 22 - T7 |           |                |
| Final        | Labour    | £200.00        |
|              | Materials | <u>£363.46</u> |
|              |           | <b>£563.46</b> |

|                         |  |  |                 |
|-------------------------|--|--|-----------------|
| Plot 16 - T7            |  |  |                 |
| 2nd Fix                 | Labour   |  | £500.00         |
|                         | Materials  |  | <u>£626.91</u>  |
|                         |  |  | <b>£1126.91</b> |
| Plot 17 - T7            |  |  |                 |
| 2nd Fix                 | Labour   |  | £500.00         |
|                         | Materials  |  | <u>£626.91</u>  |
|                         |  |  | <b>£1126.91</b> |
| Plot 16 - T7            |  |  |                 |
| Final                   | Labour   |  | £200.00         |
|                         | Materials  |  | <u>£363.46</u>  |
|                         |  |  | <b>£563.46</b>  |
| Plot 17 - T7            |  |  |                 |
| Final                   | Labour   |  | £200.00         |
|                         | Materials  |  | <u>£363.46</u>  |
|                         |  |  | <b>£563.46</b>  |
| <b>Compound Works</b>   | As per email 17/09/2021<br>(Labour £250.00, Materials £383.00)       |  | <b>£633.00</b>  |
| <b>Plot 16,17,18,19</b> | Car chargers 4 No. @ £579.60<br>(Labour £500.00, Materials £1818.40) |  | <b>£2318.40</b> |
|                         |  |  | <b>£9007.36</b> |
| Less 0% Discount        |  |  | -               |
|                         |  |  | -----           |
|                         |  |  | £9007.36        |
| Less 5% Retention       |  |  | £450.37         |
|                         |  |  | -----           |
|                         |  |  | £8556.99        |
| V.A.T. @ 0%             |  |  | -               |
|                         |  |  | -----           |
|                         |  |  | <b>£8556.99</b> |

**Sunfield Electrical Ltd**

Tel: 0113 8089531 Mob: James Stainsby 07971042537

Email: info@sunfield-electrical.co.uk

Registered in England No. 09998262,

Registered Address: 9 Sun Street, Stanningley, Leeds, LS28 6DJ



**Bridgebank Ltd****Houses - Trench - Beam & Block****Housetype - NB31 end**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 16.70 | m3 | £18.00  | 300.58  |                  |
| Bottom & peg                                 | 22.97 | m  | £0.64   | 14.60   |                  |
| 50mm thick concrete blinding                 | 18.60 | m2 | £9.48   | 176.35  |                  |
| 2 layers of B1131 mesh                       | 37.20 | m2 | £36.14  | 1344.41 |                  |
| Concrete to foundation                       | 7.40  | m3 | £151.20 | 1118.86 |                  |
| Move spoil on site                           | 16.70 | m3 | £3.23   | 53.92   | <b>£3,042.02</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 5.17  | m2 | £69.58  | 359.73  |                  |
| 100mm concrete blocks                        | 10.34 | m2 | £38.63  | 399.43  |                  |
| Commons                                      | 5.51  | m2 | £60.57  | 333.73  |                  |
| Vents  | 9.00  | no | £9.15   | 82.38   |                  |
| Cavity insulation                            | 12.06 | m2 | £20.47  | 246.86  |                  |
| Lay only splash course facings               | 4.14  | m2 | £46.11  | 190.92  | <b>£1,646.33</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 42.00 | m2 | £17.44  | 732.28  |                  |
| Top Hats                                     | 4.00  | no | £26.91  | 107.63  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 42.00 | m2 | £60.55  | 2542.96 |                  |
| Perimeter insulation                         | 22.97 | m  | £2.76   | 63.33   |                  |
| 75mm concrete screed                         | 42.00 | m2 | £14.84  | 623.36  |                  |
| Powerfloat finish                            | 42.00 | m2 | £2.01   | 84.38   |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£4,478.94</b> |

|              |  |  |  |  |                  |
|--------------|--|--|--|--|------------------|
| <b>Total</b> |  |  |  |  | <b>£9,167.29</b> |
|--------------|--|--|--|--|------------------|

**Housetype - NB31 mid**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 14.90 | m3 | £18.00  | 268.19  |                  |
| Bottom & peg                                 | 18.40 | m  | £0.64   | 11.69   |                  |
| 50mm thick concrete blinding                 | 16.54 | m2 | £9.48   | 156.82  |                  |
| 2 layers of B1131 mesh                       | 33.08 | m2 | £36.14  | 1195.51 |                  |
| Concrete to foundation                       | 6.60  | m3 | £151.20 | 997.91  |                  |
| Move spoil on site                           | 14.90 | m3 | £3.23   | 48.11   | <b>£2,711.51</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 4.14  | m2 | £67.58  | 279.77  |                  |
| 100mm concrete blocks                        | 8.28  | m2 | £36.63  | 303.33  |                  |
| Commons                                      | 4.83  | m2 | £60.57  | 292.54  |                  |
| Vents  | 5.00  | no | £9.15   | 45.77   |                  |
| Cavity insulation                            | 9.66  | m2 | £20.47  | 197.73  |                  |
| Lay only splash course facings               | 2.08  | m2 | £46.11  | 95.92   | <b>£1,248.35</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 42.00 | m2 | £17.44  | 732.28  |                  |
| Top Hats                                     | 4.00  | no | £26.91  | 107.63  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 42.00 | m2 | £60.55  | 2542.96 |                  |
| Perimeter insulation                         | 18.40 | m  | £2.76   | 50.73   |                  |
| 75mm concrete screed                         | 42.00 | m2 | £14.84  | 623.36  |                  |
| Powerfloat finish                            | 42.00 | m2 | £2.01   | 84.38   |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£4,466.34</b> |

|              |  |  |  |  |                  |
|--------------|--|--|--|--|------------------|
| <b>Total</b> |  |  |  |  | <b>£8,426.21</b> |
|--------------|--|--|--|--|------------------|

**Housetype - NB41 end**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 17.60 | m3 | £18.00  | 316.78  |                  |
| Bottom & peg                                 | 24.23 | m  | £0.64   | 15.40   |                  |
| 50mm thick concrete blinding                 | 19.54 | m2 | £9.48   | 185.26  |                  |
| 2 layers of B1131 mesh                       | 39.08 | m2 | £36.14  | 1412.35 |                  |
| Concrete to foundation                       | 7.80  | m3 | £151.20 | 1179.34 |                  |
| Move spoil on site                           | 17.60 | m3 | £3.23   | 56.83   | <b>£3,199.26</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 5.45  | m2 | £67.58  | 368.30  |                  |
| 100mm concrete blocks                        | 10.90 | m2 | £36.63  | 399.31  |                  |
| Commons                                      | 5.79  | m2 | £60.57  | 350.68  |                  |
| Vents  | 10.00 | no | £9.15   | 91.53   |                  |
| Cavity insulation                            | 12.72 | m2 | £20.47  | 260.37  |                  |
| Lay only splash course facings               | 4.42  | m2 | £46.11  | 203.83  | <b>£1,707.31</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 48.00 | m2 | £17.44  | 836.89  |                  |
| Top Hats                                     | 5.00  | no | £26.91  | 134.53  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 48.00 | m2 | £60.55  | 2906.24 |                  |
| Perimeter insulation                         | 24.23 | m  | £2.76   | 66.81   |                  |
| 75mm concrete screed                         | 48.00 | m2 | £14.84  | 712.42  |                  |
| Powerfloat finish                            | 48.00 | m2 | £2.01   | 96.43   |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£5,078.32</b> |
| <b>Total</b>                                 |       |    |         |         | <b>£9,984.89</b> |

**Housetype - ND40**

|  |       |    |         |         |                   |
|--|-------|----|---------|---------|-------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                   |
| Excavate foundation                          | 36.80 | m3 | £18.00  | 662.36  |                   |
| Bottom & peg                                 | 53.80 | m  | £0.64   | 34.19   |                   |
| 50mm thick concrete blinding                 | 40.99 | m2 | £9.48   | 388.64  |                   |
| 2 layers of B1131 mesh                       | 81.98 | m2 | £36.14  | 2962.76 |                   |
| Concrete to foundation                       | 16.40 | m3 | £151.20 | 2479.64 |                   |
| Move spoil on site                           | 36.80 | m3 | £3.23   | 118.82  | <b>£6,679.70</b>  |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                   |
| Trench blocks                                | 10.01 | m2 | £67.58  | 676.46  |                   |
| 100mm concrete blocks                        | 24.21 | m2 | £36.63  | 886.90  |                   |
| Commons                                      | 11.22 | m2 | £60.57  | 679.56  |                   |
| Vents  | 19.00 | no | £9.15   | 173.91  |                   |
| Cavity insulation                            | 23.35 | m2 | £20.47  | 477.96  |                   |
| Lay only splash course facings               | 8.48  | m2 | £46.11  | 391.05  | <b>£3,319.13</b>  |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                   |
| Gas membrane Amber 1                         | 75.00 | m2 | £17.44  | 1307.64 |                   |
| Top Hats                                     | 8.00  | no | £26.91  | 215.25  |                   |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                   |
| Jetfloor Lo Beam and Block System            | 75.00 | m2 | £60.55  | 4541.01 |                   |
| Perimeter insulation                         | 44.47 | m  | £2.76   | 122.61  |                   |
| 75mm concrete screed                         | 75.00 | m2 | £14.84  | 1113.15 |                   |
| Powerfloat finish                            | 75.00 | m2 | £2.01   | 150.68  |                   |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£7,775.34</b>  |
| <b>Total</b>                                 |       |    |         |         | <b>£17,774.17</b> |

**Housetype - NT31**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 26.60 | m3 | £18.00  | 478.77  |                  |
| Bottom & peg                                 | 41.87 | m  | £0.64   | 26.61   |                  |
| 50mm thick concrete blinding                 | 29.60 | m2 | £9.48   | 280.65  |                  |
| 2 layers of B1131 mesh                       | 59.20 | m2 | £36.14  | 2139.49 |                  |
| Concrete to foundation                       | 11.80 | m3 | £151.20 | 1784.13 |                  |
| Move spoil on site                           | 26.60 | m3 | £3.23   | 85.88   | <b>£4,828.82</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 6.71  | m2 | £67.58  | 453.45  |                  |
| 100mm concrete blocks                        | 18.84 | m2 | £36.63  | 690.18  |                  |
| Commons                                      | 7.61  | m2 | £60.57  | 460.92  |                  |
| Vents  | 15.00 | no | £9.15   | 137.30  |                  |
| Cavity insulation                            | 15.66 | m2 | £20.47  | 320.55  |                  |
| Lay only splash course facings               | 6.71  | m2 | £46.11  | 309.43  | <b>£2,405.11</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 53.00 | m2 | £17.44  | 924.07  |                  |
| Top Hats                                     | 5.00  | no | £26.91  | 134.53  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 53.00 | m2 | £60.55  | 3208.98 |                  |
| Perimeter insulation                         | 29.82 | m  | £2.76   | 82.22   |                  |
| 75mm concrete screed                         | 53.00 | m2 | £14.84  | 786.63  |                  |
| Powerfloat finish                            | 53.00 | m2 | £2.01   | 106.48  |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£5,567.90</b> |

|              |  |  |  |  |                   |
|--------------|--|--|--|--|-------------------|
| <b>Total</b> |  |  |  |  | <b>£12,801.83</b> |
|--------------|--|--|--|--|-------------------|

**Housetype - NT40**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 29.10 | m3 | £18.00  | 523.77  |                  |
| Bottom & peg                                 | 45.82 | m  | £0.64   | 29.12   |                  |
| 50mm thick concrete blinding                 | 32.33 | m2 | £9.48   | 306.53  |                  |
| 2 layers of B1131 mesh                       | 64.66 | m2 | £36.14  | 2336.81 |                  |
| Concrete to foundation                       | 12.90 | m3 | £151.20 | 1950.45 |                  |
| Move spoil on site                           | 29.10 | m3 | £3.23   | 93.96   | <b>£5,273.93</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 7.26  | m2 | £67.58  | 490.62  |                  |
| 100mm concrete blocks                        | 20.62 | m2 | £36.63  | 755.38  |                  |
| Commons                                      | 8.28  | m2 | £60.57  | 501.50  |                  |
| Vents  | 16.00 | no | £9.15   | 146.45  |                  |
| Cavity insulation                            | 16.95 | m2 | £20.47  | 346.95  |                  |
| Lay only splash course facings               | 7.26  | m2 | £46.11  | 334.79  | <b>£2,608.99</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 63.00 | m2 | £17.44  | 1098.42 |                  |
| Top Hats                                     | 6.00  | no | £26.91  | 161.44  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 63.00 | m2 | £60.55  | 3814.45 |                  |
| Perimeter insulation                         | 32.28 | m  | £2.76   | 89.00   |                  |
| 75mm concrete screed                         | 63.00 | m2 | £14.84  | 935.05  |                  |
| Powerfloat finish                            | 63.00 | m2 | £2.01   | 126.57  |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£6,549.92</b> |

|              |  |  |  |  |                   |
|--------------|--|--|--|--|-------------------|
| <b>Total</b> |  |  |  |  | <b>£14,432.84</b> |
|--------------|--|--|--|--|-------------------|

**Housetype - NT41**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 29.10 | m3 | £18.00  | 523.77  |                  |
| Bottom & peg                                 | 45.82 | m  | £0.64   | 29.12   |                  |
| 50mm thick concrete blinding                 | 32.33 | m2 | £9.48   | 306.53  |                  |
| 2 layers of B1131 mesh                       | 64.66 | m2 | £36.14  | 2336.81 |                  |
| Concrete to foundation                       | 12.90 | m3 | £151.20 | 1950.45 |                  |
| Move spoil on site                           | 29.10 | m3 | £3.23   | 93.96   | <b>£5,273.93</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 7.26  | m2 | £67.58  | 490.62  |                  |
| 100mm concrete blocks                        | 20.62 | m2 | £36.63  | 755.38  |                  |
| Commons                                      | 8.28  | m2 | £60.57  | 501.50  |                  |
| Vents  | 16.00 | no | £9.15   | 146.45  |                  |
| Cavity insulation                            | 16.95 | m2 | £20.47  | 346.95  |                  |
| Lay only splash course facings               | 7.26  | m2 | £46.11  | 334.79  | <b>£2,608.99</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 63.00 | m2 | £17.44  | 1098.42 |                  |
| Top Hats                                     | 6.00  | no | £26.91  | 161.44  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 63.00 | m2 | £60.55  | 3814.45 |                  |
| Perimeter insulation                         | 32.28 | m  | £2.76   | 89.00   |                  |
| 75mm concrete screed                         | 63.00 | m2 | £14.84  | 935.05  |                  |
| Powerfloat finish                            | 63.00 | m2 | £2.01   | 126.57  |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£6,549.92</b> |

|              |  |  |  |  |                   |
|--------------|--|--|--|--|-------------------|
| <b>Total</b> |  |  |  |  | <b>£14,432.84</b> |
|--------------|--|--|--|--|-------------------|

**Housetype - PA25 end**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 15.30 | m3 | £18.00  | 275.38  |                  |
| Bottom & peg                                 | 21.00 | m  | £0.64   | 13.35   |                  |
| 50mm thick concrete blinding                 | 16.98 | m2 | £9.48   | 160.99  |                  |
| 2 layers of B1131 mesh                       | 33.96 | m2 | £36.14  | 1227.31 |                  |
| Concrete to foundation                       | 6.80  | m3 | £151.20 | 1028.14 |                  |
| Move spoil on site                           | 15.30 | m3 | £3.23   | 49.40   | <b>£2,787.87</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 4.73  | m2 | £67.58  | 319.65  |                  |
| 100mm concrete blocks                        | 9.45  | m2 | £36.63  | 346.19  |                  |
| Commons                                      | 5.03  | m2 | £60.57  | 304.65  |                  |
| Vents  | 9.00  | no | £9.15   | 82.38   |                  |
| Cavity insulation                            | 11.03 | m2 | £20.47  | 225.78  |                  |
| Lay only splash course facings               | 3.80  | m2 | £46.11  | 175.24  | <b>£1,487.17</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 36.00 | m2 | £17.44  | 627.67  |                  |
| Top Hats                                     | 4.00  | no | £26.91  | 107.63  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 36.00 | m2 | £60.55  | 2179.68 |                  |
| Perimeter insulation                         | 11.03 | m  | £2.76   | 30.41   |                  |
| 75mm concrete screed                         | 36.00 | m2 | £14.84  | 534.31  |                  |
| Powerfloat finish                            | 36.00 | m2 | £2.01   | 72.32   |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£3,877.02</b> |

|              |  |  |  |  |                  |
|--------------|--|--|--|--|------------------|
| <b>Total</b> |  |  |  |  | <b>£8,152.06</b> |
|--------------|--|--|--|--|------------------|

**Housetype - PA25 mid**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 13.60 | m3 | £18.00  | 244.79  |                  |
| Bottom & peg                                 | 16.90 | m  | £0.64   | 10.74   |                  |
| 50mm thick concrete blinding                 | 15.14 | m2 | £9.48   | 143.55  |                  |
| 2 layers of B1131 mesh                       | 30.28 | m2 | £36.14  | 1094.32 |                  |
| Concrete to foundation                       | 6.00  | m3 | £151.20 | 907.19  |                  |
| Move spoil on site                           | 13.60 | m3 | £3.23   | 43.91   | <b>£2,477.78</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 3.80  | m2 | £67.58  | 256.80  |                  |
| 100mm concrete blocks                        | 7.61  | m2 | £36.63  | 278.78  |                  |
| Commons                                      | 4.42  | m2 | £60.57  | 267.71  |                  |
| Vents  | 5.00  | no | £9.15   | 45.77   |                  |
| Cavity insulation                            | 8.87  | m2 | £20.47  | 181.56  |                  |
| Lay only splash course facings               | 1.96  | m2 | £46.11  | 90.38   | <b>£1,154.29</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 36.00 | m2 | £17.44  | 627.67  |                  |
| Top Hats                                     | 4.00  | no | £26.91  | 107.63  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 36.00 | m2 | £60.55  | 2179.68 |                  |
| Perimeter insulation                         | 16.90 | m  | £2.76   | 46.60   |                  |
| 75mm concrete screed                         | 36.00 | m2 | £14.84  | 534.31  |                  |
| Powerfloat finish                            | 36.00 | m2 | £2.01   | 72.32   |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£3,893.21</b> |

|              |  |  |  |  |                  |
|--------------|--|--|--|--|------------------|
| <b>Total</b> |  |  |  |  | <b>£7,525.28</b> |
|--------------|--|--|--|--|------------------|

**Housetype - PA33 end**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 16.80 | m3 | £18.00  | 302.38  |                  |
| Bottom & peg                                 | 23.23 | m  | £0.64   | 14.76   |                  |
| 50mm thick concrete blinding                 | 18.73 | m2 | £9.48   | 177.58  |                  |
| 2 layers of B1131 mesh                       | 37.46 | m2 | £36.14  | 1353.80 |                  |
| Concrete to foundation                       | 7.50  | m3 | £151.20 | 1133.98 |                  |
| Move spoil on site                           | 16.80 | m3 | £3.23   | 54.24   | <b>£3,070.05</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 5.23  | m2 | £67.58  | 353.43  |                  |
| 100mm concrete blocks                        | 10.45 | m2 | £36.63  | 382.82  |                  |
| Commons                                      | 5.55  | m2 | £60.57  | 336.15  |                  |
| Vents  | 10.00 | no | £9.15   | 91.53   |                  |
| Cavity insulation                            | 12.20 | m2 | £20.47  | 249.72  |                  |
| Lay only splash course facings               | 4.25  | m2 | £46.11  | 195.99  | <b>£1,642.94</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 44.00 | m2 | £17.44  | 767.15  |                  |
| Top Hats                                     | 4.00  | no | £26.91  | 107.63  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 44.00 | m2 | £60.55  | 2664.06 |                  |
| Perimeter insulation                         | 23.23 | m  | £2.76   | 64.05   |                  |
| 75mm concrete screed                         | 44.00 | m2 | £14.84  | 653.05  |                  |
| Powerfloat finish                            | 44.00 | m2 | £2.01   | 88.40   |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£4,669.32</b> |

|              |  |  |  |  |                  |
|--------------|--|--|--|--|------------------|
| <b>Total</b> |  |  |  |  | <b>£9,382.32</b> |
|--------------|--|--|--|--|------------------|

**Housetype - PA33 mid**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 15.10 | m3 | £18.00  | 271.78  |                  |
| Bottom & peg                                 | 18.88 | m  | £0.64   | 12.00   |                  |
| 50mm thick concrete blinding                 | 16.77 | m2 | £9.48   | 159.00  |                  |
| 2 layers of B1131 mesh                       | 33.54 | m2 | £36.14  | 1212.14 |                  |
| Concrete to foundation                       | 6.80  | m3 | £151.20 | 1028.14 |                  |
| Move spoil on site                           | 15.10 | m3 | £3.23   | 48.75   | <b>£2,765.11</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 4.25  | m2 | £67.58  | 287.21  |                  |
| 100mm concrete blocks                        | 8.50  | m2 | £36.63  | 311.38  |                  |
| Commons                                      | 4.90  | m2 | £60.57  | 296.78  |                  |
| Vents  | 5.00  | no | £9.15   | 45.77   |                  |
| Cavity insulation                            | 9.91  | m2 | £20.47  | 202.85  |                  |
| Lay only splash course facings               | 2.29  | m2 | £46.11  | 105.60  | <b>£1,282.88</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 44.00 | m2 | £17.44  | 767.15  |                  |
| Top Hats                                     | 4.00  | no | £26.91  | 107.63  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 44.00 | m2 | £60.55  | 2664.06 |                  |
| Perimeter insulation                         | 18.88 | m  | £2.76   | 52.06   |                  |
| 75mm concrete screed                         | 44.00 | m2 | £14.84  | 653.05  |                  |
| Powerfloat finish                            | 44.00 | m2 | £2.01   | 88.40   |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£4,657.33</b> |
| <b>Total</b>                                 |       |    |         |         | <b>£8,705.32</b> |

**Housetype - PA34 end**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 16.90 | m3 | £18.00  | 304.18  |                  |
| Bottom & peg                                 | 23.25 | m  | £0.64   | 14.78   |                  |
| 50mm thick concrete blinding                 | 18.74 | m2 | £9.48   | 177.68  |                  |
| 2 layers of B1131 mesh                       | 37.48 | m2 | £36.14  | 1354.53 |                  |
| Concrete to foundation                       | 7.50  | m3 | £151.20 | 1133.98 |                  |
| Move spoil on site                           | 16.90 | m3 | £3.23   | 54.57   | <b>£3,073.01</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 5.23  | m2 | £67.58  | 353.43  |                  |
| 100mm concrete blocks                        | 10.46 | m2 | £36.63  | 383.19  |                  |
| Commons                                      | 5.56  | m2 | £60.57  | 336.75  |                  |
| Vents  | 9.00  | no | £9.15   | 82.38   |                  |
| Cavity insulation                            | 13.95 | m2 | £20.47  | 285.55  |                  |
| Lay only splash course facings               | 4.25  | m2 | £46.11  | 195.99  | <b>£1,670.58</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 45.00 | m2 | £17.44  | 784.59  |                  |
| Top Hats                                     | 5.00  | no | £26.91  | 134.53  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 45.00 | m2 | £60.55  | 2724.60 |                  |
| Perimeter insulation                         | 23.25 | m  | £2.76   | 64.11   |                  |
| 75mm concrete screed                         | 45.00 | m2 | £14.84  | 667.89  |                  |
| Powerfloat finish                            | 45.00 | m2 | £2.01   | 90.41   |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£4,791.12</b> |
| <b>Total</b>                                 |       |    |         |         | <b>£9,534.70</b> |

**Housetype - PA34 mid**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 15.10 | m3 | £18.00  | 271.78  |                  |
| Bottom & peg                                 | 18.90 | m  | £0.64   | 12.01   |                  |
| 50mm thick concrete blinding                 | 16.79 | m2 | £9.48   | 159.19  |                  |
| 2 layers of B1131 mesh                       | 33.58 | m2 | £36.14  | 1213.58 |                  |
| Concrete to foundation                       | 6.80  | m3 | £151.20 | 1028.14 |                  |
| Move spoil on site                           | 15.10 | m3 | £3.23   | 48.75   | <b>£2,766.76</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 4.25  | m2 | £67.58  | 287.21  |                  |
| 100mm concrete blocks                        | 8.51  | m2 | £36.63  | 311.75  |                  |
| Commons                                      | 4.91  | m2 | £60.57  | 297.39  |                  |
| Vents  | 5.00  | no | £9.15   | 45.77   |                  |
| Cavity insulation                            | 11.34 | m2 | £20.47  | 232.12  |                  |
| Lay only splash course facings               | 2.30  | m2 | £46.11  | 106.06  | <b>£1,313.59</b> |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                  |
| Gas membrane Amber 1                         | 45.00 | m2 | £17.44  | 784.59  |                  |
| Top Hats                                     | 5.00  | no | £26.91  | 134.53  |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Jetfloor Lo Beam and Block System            | 45.00 | m2 | £60.55  | 2724.60 |                  |
| Perimeter insulation                         | 18.90 | m  | £2.76   | 52.11   |                  |
| 75mm concrete screed                         | 45.00 | m2 | £14.84  | 667.89  |                  |
| Powerfloat finish                            | 45.00 | m2 | £2.01   | 90.41   |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£4,779.13</b> |
| <b>Total</b>                                 |       |    |         |         | <b>£8,859.47</b> |

**Housetype - PT36 end**

|  |       |    |         |         |                   |
|--|-------|----|---------|---------|-------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                   |
| Excavate foundation                          | 20.10 | m3 | £18.00  | 361.78  |                   |
| Bottom & peg                                 | 29.03 | m  | £0.64   | 18.45   |                   |
| 50mm thick concrete blinding                 | 22.30 | m2 | £9.48   | 211.43  |                   |
| 2 layers of B1131 mesh                       | 44.60 | m2 | £36.14  | 1611.84 |                   |
| Concrete to foundation                       | 8.90  | m3 | £151.20 | 1345.66 |                   |
| Move spoil on site                           | 20.10 | m3 | £3.23   | 64.90   | <b>£3,647.35</b>  |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                   |
| Trench blocks                                | 5.37  | m2 | £67.58  | 362.90  |                   |
| 100mm concrete blocks                        | 13.06 | m2 | £36.63  | 478.43  |                   |
| Commons                                      | 6.08  | m2 | £60.57  | 368.25  |                   |
| Vents  | 10.00 | no | £9.15   | 91.53   |                   |
| Cavity insulation                            | 12.54 | m2 | £20.47  | 256.68  |                   |
| Lay only splash course facings               | 4.40  | m2 | £46.11  | 202.90  | <b>£1,793.99</b>  |
| Drains and services                          | 1.00  | no | £120.52 | 120.52  |                   |
| Gas membrane Amber 1                         | 47.00 | m2 | £17.44  | 819.46  |                   |
| Top Hats                                     | 5.00  | no | £26.91  | 134.53  |                   |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                   |
| Jeffloor Lo Beam and Block System            | 47.00 | m2 | £60.55  | 2845.70 |                   |
| Perimeter insulation                         | 23.88 | m  | £2.76   | 65.84   |                   |
| 75mm concrete screed                         | 47.00 | m2 | £14.84  | 697.57  |                   |
| Powerfloat finish                            | 47.00 | m2 | £2.01   | 94.42   |                   |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£4,982.52</b>  |
| <b>Total</b>                                 |       |    |         |         | <b>£10,423.87</b> |

**Garage type - Single**

|  |       |    |         |         |                  |
|--|-------|----|---------|---------|------------------|
| Set out                                      | 1.00  | no | £33.29  | 33.29   |                  |
| Excavate foundation                          | 9.70  | m3 | £18.00  | 174.59  |                  |
| Bottom & peg                                 | 18.00 | m  | £0.64   | 11.44   |                  |
| 50mm thick concrete blinding                 | 10.80 | m2 | £9.48   | 102.40  |                  |
| 2 layers of B1131 mesh                       | 21.60 | m2 | £36.14  | 780.62  |                  |
| Concrete to foundation                       | 4.30  | m3 | £151.20 | 650.15  |                  |
| Move spoil on site                           | 9.70  | m3 | £3.23   | 31.32   | <b>£1,783.81</b> |
| Set out for bricklayer                       | 1.00  | no | £33.29  | 33.29   |                  |
| Trench blocks                                | 4.05  | m2 | £67.58  | 273.69  |                  |
| 100mm concrete blocks                        | 8.10  | m2 | £36.63  | 296.73  |                  |
| Commons                                      | 4.05  | m2 | £60.57  | 245.30  |                  |
| Vents  | 0.00  | no | £9.15   | 0.00    |                  |
| Cavity insulation                            | 0.00  | m2 | £20.47  | 0.00    |                  |
| Lay only splash course facings               | 4.05  | m2 | £46.11  | 186.76  | <b>£1,035.78</b> |
| Drains and services                          | 0.00  | no | £120.52 | 0.00    |                  |
| Gas membrane Amber 1                         | 18.00 | m2 | £17.44  | 313.83  |                  |
| Top Hats                                     | 2.00  | no | £26.91  | 53.81   |                  |
| Gas membrane validation charge (4 per visit) | 1.00  | nr | £184.50 | 184.50  |                  |
| Beam and Block System                        | 18.00 | m2 | £60.55  | 1089.84 |                  |
| Perimeter insulation                         | 0.00  | m  | £2.76   | 0.00    |                  |
| 75mm concrete screed                         | 18.00 | m2 | £14.84  | 267.16  |                  |
| Powerfloat finish                            | 18.00 | m2 | £2.01   | 36.16   |                  |
| drain/floor protection                       | 1.00  | no | £19.98  | 19.98   | <b>£1,965.28</b> |
| <b>Total</b>                                 |       |    |         |         | <b>£4,784.87</b> |

**Mirfield**  
**DEMOLITION BILL OF QUANTITIES.**

**Mar-22**



Calder Vale Road, Wakefield WF1 5PH  
 Tel: 01924 200005

Sheet 1 of 1

|   | DESCRIPTION  | QUANTITY | UNIT | RATE      | TOTAL            |
|---|--|----------|------|-----------|------------------|
| 1 | Site mobilisation  | ITEM     | SUM  | 1,675.00  | <b>1,675.00</b>  |
| 2 | Service disconnections   | ITEM     | SUM  | 5,700.00  | <b>5,700.00</b>  |
| 3 | Demolition Lump Sum<br>This Includes:<br>Supervision as principal contractor<br>Provision of statutory Health & Safety requirements for demolition works in accordance with BS6187<br>Provision of suitable welfare facilities<br>Safe Demolition of identified residential buildings<br>Provision of scaffold as required<br>Grubbing up hardstandings, foundations & slab<br>Preparation of surfaces<br>Disposal of all associated debris offsite<br>Backfilling foundation void with locally won material<br>Service disconnections | ITEM     | SUM  | 60,000.00 | <b>71,000.00</b> |
| 4 | Provision of road sweeper  | 4        | ea   | 130.00    | <b>520.00</b>    |
|   |  |          |      | Total     | <b>78,895.00</b> |

**Application for  
sewer adoption  
including lateral  
drains and sewers  
under Section 104  
of the Water  
Industry Act 1991**

VA

For office use only  
Centre: 19075  
Internal Orders: 110629  
Nominal: 1303  
Ref: AF2



YorkshireWater

# Your application form for sewer adoption

**This application form should be used if you are proposing the adoption of sewers under Section 104 of the Water Industry Act 1991. Once the sewer is adopted, the responsibility for it is transferred to Yorkshire Water from the developer who constructed it.**

A developer who is planning to construct a sewer which will be adopted by Yorkshire Water should ensure that the prospective public sewers and associated assets are designed and constructed to the Design and Construction Guidance, Local Practices and Technical Standards contained within the Code for Adoption (2020). We are happy to offer you technical advice on any prospective sites that you would like to put forward for adoption, prior to submission of your application. Please submit a completed Request Form to arrange a Pre Design Discussion on your design proposals.

Please note that any proposed works need to be overseen by one of our site inspectors. Please submit a completed Request Form to arrange a Pre Start Inspection meeting once you have received Conditional and / or Technical Acceptance of the design proposals. No works may start on site until you have been issued Conditional and / or Technical Acceptance of your design proposals. If work does commence on site, prior to this, it is done so at entirely the developers risk and cost.

Please ensure you provide a covering letter with your application detailing any site specific information.

## The fees for sewer adoption are as follows:

Technical Assessment Fees – 2.5% of the construction costs of the works or a minimum of £500.00 (zero VAT) will be invoiced on receipt of a S104 application. The balance of the assessment fees will be invoiced at Technical Acceptance.

Preparation of S104 Agreement – minimum of £279.00 (zero VAT) dependent on the number of parties subject to the S104 legal agreement.

Pumping station locks (if required per pumping station) – £596.00 (+ VAT)

Additional checks – £74.00 per hour

For a connection to a public sewer, a separate Section 106 application is required. There will be a separate charge for each connection, and if required, this can be invoiced with the S104 technical assessment fees.

**All fees will be invoiced direct to the developer unless stated otherwise.**

**A bond is applicable which is equal to 10% (or minimum of £5,000) of the total cost of the adoptable sewer construction works.**

## What happens next?

You will receive an acknowledgement letter within seven calendar days confirming receipt of your application.

The Adoptions Senior Engineer will undertake an initial assessment of the application within seven calendar days from receipt of the application. A response will be issued to the applicant to confirm if the application is complete or to request further information required to allow a full assessment to be undertaken. Please be aware that Yorkshire Water has the right to reject incomplete applications.

A full technical assessment will be made within 28 calendar days of receipt of a complete application.

All resubmissions will be responded to within 14 calendar days of receipt of additional information.



# Your application form for sewer adoption

## Completing your application form

This application form and supporting information must be submitted in paper copies by post, delivered by hand or can be sent electronically to [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)

You may also apply online at [yorkshirewater.com/developers/apply-online](http://yorkshirewater.com/developers/apply-online)

Please complete in **BLOCK CAPITALS** using blue or black ink or enter your details below electronically.

## 1. About you

Are you the  Developer  Designer  Other (please specify)

Your name

Your company's name

Your home or company address

Postcode

Telephone number

E-mail address

## 2. Details of the site

Site Address

Postcode (nearest)

Grid reference: Easting (6 figures)

Grid reference: Northing (6 figures)

Pre Planning Enquiry submitted  Yes  No If yes provide reference

Pre Design Discussion held?  Yes  No If yes provide date of meeting | |

Sewer Connection application submitted  Yes  No If yes provide reference

Number of properties?

Site contact

Telephone number

E-mail address



# Your application form for sewer adoption

## 3. Construction Design and Management Regulations 2015 (CDM 2015)

Principal Designer Name

Principal Designer Address

Postcode

Telephone number

E-mail address

If the project is notifiable you will need to provide a copy of F10 notification issued to the HSE.

## 4. Section 104 Agreement Details

### The developer

Name

Address

Postcode

Telephone number

E-mail address

### The payee (if other than the developer)

Name

Address

Postcode

Telephone number

E-mail address

### The landowner

Name

Address

Postcode

Telephone number

E-mail address



# Your application form for sewer adoption

**The adjoining landowner (if there are more adjoining landowners please provide details)**

Name

Address

Postcode

Telephone number

E-mail address

**The contractor**

Name

Address

Postcode

Telephone number

E-mail address

## 5. Bond requirements

A bond will be required to progress the adoption process    Surety    Cash Bond

**The Surety (in lieu of cash bond)**

Name

Address

Postcode

Telephone number

E-mail address

**The Solicitor**

Name

Address

Postcode

Telephone number

E-mail address



# Your application form for sewer adoption

## 6. Submission Requirements

Please refer to our Developers Guide to the Adoption and Vesting of New Sewers (S104) for more detail on the submission requirements.

Please tick if provided.

### Type of development:

- Residential
- Commercial
- Mixed Use

Number of plots/units

### What will your proposed adoptable network contain?

- Foul only
- Surface Water Only
- Both – Foul and Surface Water

### Proposed Discharge Points:

- Outfall proposed to existing foul sewer
- Outfall proposed to existing combined sewer
- Outfall proposed to watercourse
- Outfall proposed to existing surface water sewer
- Outfall proposed to S104 or S102 sewer
- Outfall proposed to highway drain

### Developer programme of works:

- Estimated start date | |
- Estimated construction costs of adoptable sewer works
- Pumping Station
- Adoptable Storage Tanks
- Sustainable Drainage components

### Location plan showing:

- Site boundary edged in green
- The OS benchmark details used for level data
- GPS details where levels established by this method

### Health and Safety:

- F10 Notice
- Risk Assessment for adoptable surface water components
- Design checklist for each adoptable surface water component
- Health and Safety document

### Site plan showing:

- Site boundary edged in green
- Roads
- Sewers including lateral drains (coloured)  
To include pipe material, size, length, gradient and direction of flow
- Sustainable drainage components (coloured)
- Pumping station including compound (if required)
- Rising mains (if required)
- Existing sewers (not coloured)
- Road gullies/highway drains (not coloured)
- Watercourses
- Site contours
- Private drainage (not coloured)
- Flood routing
- Storage/attenuation (if required)
- Outfalls/headwalls (if required)
- North point
- Actual OS grid references
- Proposed buildings
- Ground floor levels
- Borehole locations
- Existing trees and proposed landscaping

### Hydraulic design calculations:

- Foul water (where required)
- Model in electronic format
- Surface water
- 1 in 1 or 1 in 2 showing no surcharge
- 1 in 30 showing no flooding
- Impermeable area plan (including key)
- Design parameters used



# Your application form for sewer adoption

## **Longitudinal sections (sewer and rising mains) showing:**

- Existing levels
- Proposed cover and invert levels
- Pipe diameters
- Pipe length
- Pipe gradients
- Bedding classification and details
- Air valves and washouts (if required)
- Pipe material
- Pipe strength
- Existing services
- Borehole information  
(required if plastic pipes proposed)

## **Manhole schedules showing:**

- Cover and invert level
- Manhole type
- Cover type and size
- Chamber size and depth

## **Pump station information and drawings showing:**

- General arrangement details
- Wet well capacity/storage/time to spillage
- Rising main capacity
- Surge calculations
- Storage calculations  
(must provide 4hrs emergency for foul)
- Flotation check
- Pump manufacturers design
- Pump head discharge curve

## **Statutory Consents, Permissions and Additional Information:**

- Contaminated land reports  
(required if plastic pipes proposed)
- Discharges consents / licenses to  
watercourses, coastal outfalls, canals etc.
- Rights to lay pipes on third party land
- Permission of riparian owner for discharge
- Copy of planning consent
- Evidence of planning conditions  
been discharged
- Land drainage consent (outfall structure)

## **Land transfers and ownership:**

Details of ownership, including the necessary rights of access, of all land conveyed to undertaker

## **Construction details:**

- Manholes
- Demarcation chambers
- Pumping stations (if required)
- Flow control chambers (if required)
- Outfall structures (if required)
- Special manholes (if required)
- Attenuation tanks
- Sustainable drainage components

## **Adoptable Surface Water Assets:**

- Scheme design statement
- Site layout and asset drawings
- Design checklists for each proposed sustainable drainage asset
- Detailed infiltration assessment  
(where proposed)
- CDM risk assessment  
(operation and maintenance)
- Construction method statement
- Scheme maintenance plan
- Land ownership details
- Body responsible for amenity maintenance
- Body responsible for flood risk management



# Your application form for sewer adoption

## 7. Declaration

I request that Yorkshire Water process my application based on the information I have provided and confirm all information is correct to the best of my knowledge.

I understand that any abortive time spent by Yorkshire Water in checking an incomplete and / or incorrect submission will be recharged to the developer as set out in our Charging Arrangements for 2021/22.

I agree that Yorkshire Water may use the supporting information provided for any purpose connected with this application and with the company's statutory Sewerage and Water undertakings.

I can confirm that this application has been checked by ourselves as the Developer / Designer, is complete and complies with the Design and Construction Guidance, Local Practices and Technical Standards contained within the Code for Adoption (2020).

If the site is progressed through to a legal agreement, the developer will be liable for the assessment costs incurred up to this point.

I understand that the minimum fee of £500.00 (zero VAT) will be charged if I decide not to progress the application.

**Signed**

**Position in company**

**Print name**

**Date** | |



**Please return this completed form to:**

Developer Services  
Yorkshire Water Services Ltd  
PO Box 52  
Bradford BD3 7YD

Or you can email it to us:  
[technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)

## If you need to get in touch



**Call the Developer Services team on 0345 1 20 84 82**

Our Developer Services office is open Monday to Friday 8am-5pm.



**Visit our website [yorkshirewater.com/developers](http://yorkshirewater.com/developers)**



**Tweet us [@YWHelp](https://twitter.com/YWHelp)**



**Write to us**

Yorkshire Water Services Ltd, PO Box 52, Bradford, BD3 7YD

## Other useful numbers

**Contact centre**

**0345 1 24 24 24**  
(billing enquiries)

**Asian language**

**0345 1 24 24 21**

**Text telephone/minicom**

**0345 1 24 24 23**

**24 hour automated services**

**0345 1 24 72 47**  
(meter readings and payments)

**Fax number**

**01274 372 800**

## How much could you save?



**Use our online calculator**

See how you could save water and energy around the home.



**Buy discounted water saving gadgets**

Water butts, shower heads and more – on our website.

VA

For office use only

Centre: 19075

Internal Orders: 110629

Nominal: 1303

Ref: AF2

Yorkshire Water Services Limited, Western House, Halifax Road,  
Bradford, BD6 2SZ. Registered in England and Wales No.02366682



**YorkshireWater**

# **Appendix V**

## **Development Appraisal of Policy Compliant Scheme (8 units)**

# Newett Homes\_Northorpe Lane Policy Compliant Appraisal

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Northorpe Lane  
Mirfield  
Kirklees  
WF14 0QN

---

Development Appraisal  
Avison Young  
12 May 2022

**APPRAISAL SUMMARY****AVISON YOUNG****Newett Homes\_Northorpe Lane  
Policy Compliant Appraisal****Appraisal Summary for Phase 1**

Currency in £

**REVENUE**

| <b>Sales Valuation</b> | <b>Units</b> | <b>ft<sup>2</sup></b> | <b>Sales Rate ft<sup>2</sup></b> | <b>Unit Price</b> |
|------------------------|--------------|-----------------------|----------------------------------|-------------------|
| ASP                    | 2            | 2,024                 | 260.00                           | 263,120           |
| 311                    | 4            | 3,876                 | 265.00                           | 256,785           |
| BLA                    | 2            | 1,946                 | 265.00                           | 257,845           |
| BEE ALT                | 8            | 9,504                 | 260.00                           | 308,880           |
| MUL                    | 4            | 4,984                 | 255.00                           | 317,730           |
| HAZ+                   | 2            | 2,700                 | 265.00                           | 357,750           |
| WIL                    | 1            | 1,384                 | 255.00                           | 352,920           |
| WIL ALT                | 2            | 2,768                 | 255.00                           | 352,920           |
| BIR                    | 2            | 2,836                 | 245.00                           | 347,410           |
| SES                    | 4            | 5,724                 | 240.00                           | 343,440           |
| AH - Intermediate      | 4            | 4,048                 | 92.81                            | 93,924            |
| AH - Affordable Rent   | <u>4</u>     | <u>4,048</u>          | 51.84                            | 52,462            |
| <b>Totals</b>          | <b>39</b>    | <b>45,842</b>         |                                  |                   |

**NET REALISATION****10,239,413****OUTLAY****ACQUISITION COSTS**

|   |         |         |         |
|---|---------|---------|---------|
| Fixed Price                                 | 680,000 |         |         |
| Fixed Price (3.41 Acres @ 199,413.49 /Acre) |         | 680,000 | 680,000 |
| Stamp Duty                                  |         | 23,500  |         |
| Effective Stamp Duty Rate                   | 3.46%   |         |         |
| Agent Fee                                   | 1.00%   | 6,800   |         |
| Legal Fee                                   | 0.50%   | 3,400   |         |
|   |         |         | 33,700  |

**CONSTRUCTION COSTS**

| <b>Construction</b>  | <b>ft<sup>2</sup></b>        | <b>Build Rate ft<sup>2</sup></b> | <b>Cost</b>      |
|----------------------|------------------------------|----------------------------------|------------------|
| ASP                  | 2,024                        | 114.00                           | 230,736          |
| 311                  | 3,876                        | 114.00                           | 441,864          |
| BLA                  | 1,946                        | 114.00                           | 221,844          |
| BEE ALT              | 9,504                        | 114.00                           | 1,083,456        |
| MUL                  | 4,984                        | 114.00                           | 568,176          |
| HAZ+                 | 2,700                        | 114.00                           | 307,800          |
| WIL                  | 1,384                        | 114.00                           | 157,776          |
| WIL ALT              | 2,768                        | 114.00                           | 315,552          |
| BIR                  | 2,836                        | 114.00                           | 323,304          |
| SES                  | 5,724                        | 114.00                           | 652,536          |
| AH - Intermediate    | 4,048                        | 114.00                           | 461,472          |
| AH - Affordable Rent | <u>4,048</u>                 | 114.00                           | <u>461,472</u>   |
| <b>Totals</b>        | <b>45,842 ft<sup>2</sup></b> |                                  | <b>5,225,988</b> |
| Contingency          |                              | 4.00%                            | 209,040          |
|                      |                              |                                  | 5,435,028        |

**Other Construction**

|                                |           |
|--------------------------------|-----------|
| Dwelling Structure Abnormals   | 174,040   |
| Off Site and Consortium Works  | 35,700    |
| Site Clearance and Remediation | 88,895    |
| Main Siteworks Abnormals       | 1,133,745 |

**APPRAISAL SUMMARY****AVISON YOUNG****Newett Homes\_Northorpe Lane  
Policy Compliant Appraisal**

|   |        |         |                   |
|---|--------|---------|-------------------|
| Abnormals Substructure                          |        | 566,731 |                   |
| Abnormals Local Siteworks Abnormals             |        | 734,549 |                   |
| External Works Utilities                        |        | 15,000  |                   |
| Site Overheads                                  |        | 12,500  |                   |
| Abnormals Other                                 |        | 37,786  |                   |
| Consultants Fees - Abnormal                     |        | 59,750  |                   |
|   |        |         | 2,858,696         |
| <b>Section 106 Costs</b>                        |        |         |                   |
| Public Transport S.106                          |        | 75,022  |                   |
| Highways S.106                                  |        | 33,488  |                   |
| Public Open Space S.106                         |        | 80,318  |                   |
| Biodiversity Net Gain S.106                     |        | 48,000  |                   |
|   |        |         | 236,828           |
| <b>PROFESSIONAL FEES</b>                        |        |         |                   |
| Architect                                       | 8.00%  | 418,079 |                   |
|   |        |         | 418,079           |
| <b>DISPOSAL FEES</b>                            |        |         |                   |
| Sales, Legals and Marketing                     | 2.50%  | 241,347 |                   |
|   |        |         | 241,347           |
| <b>FINANCE</b>                                  |        |         |                   |
| Debit Rate 6.000%, Credit Rate 0.000% (Nominal) |        |         |                   |
| Land  |        | 94,317  |                   |
| Construction                                    |        | 245,937 |                   |
| Other   |        | 21,473  |                   |
| Total Finance Cost                              |        |         | 361,727           |
| <b>TOTAL COSTS</b>                              |        |         | <b>10,265,405</b> |
| <b>PROFIT</b>                                   |        |         | <b>(25,992)</b>   |
| <b>Performance Measures</b>                     |        |         |                   |
| Profit on Cost%                                 | -0.25% |         |                   |
| Profit on GDV%                                  | -0.25% |         |                   |
| Profit on NDV%                                  | -0.25% |         |                   |
| IRR% (without Interest)                         | 5.00%  |         |                   |
| Profit Erosion (finance rate 6.000)             | N/A    |         |                   |

Newett Homes\_Northorpe Lane  
Policy Compliant Appraisal

**Gross Sales**

526,240  
1,027,140  
515,690  
2,471,040  
1,270,920  
715,500  
352,920  
705,840  
694,820  
1,373,760  
375,695  
209,848  
**10,239,413**

Newett Homes\_Northorpe Lane  
Policy Compliant Appraisal

## **Appendix VI**

### **Development Appraisal of Non -Policy Compliant Scheme (0 units)**

# Newett Homes\_Northorpe Lane Non Policy Compliant Appraisal

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Northorpe Lane  
Mirfield  
Kirklees  
WF14 0QN

---

Development Appraisal  
Avison Young  
12 May 2022

**APPRAISAL SUMMARY****AVISON YOUNG****Newett Homes\_Northorpe Lane  
Non Policy Compliant Appraisal****Appraisal Summary for Phase 1**

Currency in £

**REVENUE**

| <b>Sales Valuation</b> | <b>Units</b> | <b>ft<sup>2</sup></b> | <b>Sales Rate ft<sup>2</sup></b> | <b>Unit Price</b> |
|------------------------|--------------|-----------------------|----------------------------------|-------------------|
| ASP                    | 10           | 10,120                | 260.00                           | 263,120           |
| 311                    | 4            | 3,876                 | 265.00                           | 256,785           |
| BLA                    | 2            | 1,946                 | 265.00                           | 257,845           |
| BEE ALT                | 8            | 9,504                 | 260.00                           | 308,880           |
| MUL                    | 4            | 4,984                 | 255.00                           | 317,730           |
| HAZ+                   | 2            | 2,700                 | 265.00                           | 357,750           |
| WIL                    | 1            | 1,384                 | 255.00                           | 352,920           |
| WIL ALT                | 2            | 2,768                 | 255.00                           | 352,920           |
| BIR                    | 2            | 2,836                 | 245.00                           | 347,410           |
| SES                    | <u>4</u>     | <u>5,724</u>          | 240.00                           | 343,440           |
| <b>Totals</b>          | <b>39</b>    | <b>45,842</b>         |                                  |                   |

**NET REALISATION****11,758,830****OUTLAY****ACQUISITION COSTS**

|   |         |         |         |
|---|---------|---------|---------|
| Fixed Price                                 | 680,000 |         |         |
| Fixed Price (3.41 Acres @ 199,413.49 /Acre) |         | 680,000 |         |
|   |         |         | 680,000 |
| Stamp Duty                                  |         | 23,500  |         |
| Effective Stamp Duty Rate                   | 3.46%   |         |         |
| Agent Fee                                   | 1.00%   | 6,800   |         |
| Legal Fee                                   | 0.50%   | 3,400   |         |
|   |         |         | 33,700  |

**CONSTRUCTION COSTS**

| <b>Construction</b> | <b>ft<sup>2</sup></b>        | <b>Build Rate ft<sup>2</sup></b> | <b>Cost</b>      |
|---------------------|------------------------------|----------------------------------|------------------|
| ASP                 | 10,120                       | 114.00                           | 1,153,680        |
| 311                 | 3,876                        | 114.00                           | 441,864          |
| BLA                 | 1,946                        | 114.00                           | 221,844          |
| BEE ALT             | 9,504                        | 114.00                           | 1,083,456        |
| MUL                 | 4,984                        | 114.00                           | 568,176          |
| HAZ+                | 2,700                        | 114.00                           | 307,800          |
| WIL                 | 1,384                        | 114.00                           | 157,776          |
| WIL ALT             | 2,768                        | 114.00                           | 315,552          |
| BIR                 | 2,836                        | 114.00                           | 323,304          |
| SES                 | <u>5,724</u>                 | 114.00                           | <u>652,536</u>   |
| <b>Totals</b>       | <b>45,842 ft<sup>2</sup></b> |                                  | <b>5,225,988</b> |
| Contingency         |                              | 4.00%                            | 209,040          |
|                     |                              |                                  | 5,435,028        |

**Other Construction**

|                                     |           |
|-------------------------------------|-----------|
| Dwelling Structure Abnormals        | 174,040   |
| Off Site and Consortium Works       | 35,700    |
| Site Clearance and Remediation      | 88,895    |
| Main Siteworks Abnormals            | 1,133,745 |
| Abnormals Substructure              | 566,731   |
| Abnormals Local Siteworks Abnormals | 734,549   |
| External Works Utilities            | 15,000    |
| Site Overheads                      | 12,500    |

**APPRAISAL SUMMARY****AVISON YOUNG****Newett Homes\_Northorpe Lane  
Non Policy Compliant Appraisal**

|   |       |         |                   |
|---|-------|---------|-------------------|
| Abnormals Other                                 |       | 37,786  |                   |
| Consultants Fees - Abnormal                     |       | 59,750  | 2,858,696         |
| <b>Section 106 Costs</b>                        |       |         |                   |
| Public Transport S.106                          |       | 75,022  |                   |
| Highways S.106                                  |       | 33,488  |                   |
| Public Open Space S.106                         |       | 80,318  |                   |
| Biodiversity Net Gain S.106                     |       | 48,000  | 236,828           |
| <b>PROFESSIONAL FEES</b>                        |       |         |                   |
| Architect                                       | 8.00% | 418,079 | 418,079           |
| <b>DISPOSAL FEES</b>                            |       |         |                   |
| Sales, Legals and Marketing                     | 2.50% | 293,971 | 293,971           |
| <b>FINANCE</b>                                  |       |         |                   |
| Debit Rate 6.000%, Credit Rate 0.000% (Nominal) |       |         |                   |
| Land  |       | 109,537 |                   |
| Construction                                    |       | 149,077 |                   |
| Total Finance Cost                              |       |         | 258,613           |
| <b>TOTAL COSTS</b>                              |       |         | <b>10,214,915</b> |
| <b>PROFIT</b>                                   |       |         | <b>1,543,915</b>  |

**Performance Measures**

|                                     |              |
|-------------------------------------|--------------|
| Profit on Cost%                     | 15.11%       |
| Profit on GDV%                      | 13.13%       |
| Profit on NDV%                      | 13.13%       |
| IRR% (without Interest)             | 30.16%       |
| Profit Erosion (finance rate 6.000) | 2 yrs 4 mths |

**APPRAISAL SUMMARY****AVISON YOUNG****Newett Homes\_Northorpe Lane  
Non Policy Compliant Appraisal****Gross Sales**

2,631,200

1,027,140

515,690

2,471,040

1,270,920

715,500

352,920

705,840

694,820

1,373,760**11,758,830**

Newett Homes\_Northorpe Lane  
Non Policy Compliant Appraisal

# Contact Details

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