

# Kirklees Council

## Local Plan and Community Infrastructure Levy

### Viability Study

October 2015



# Kirklees Council

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## Executive Summary

Cushman & Wakefield has been appointed by Kirklees Council to produce viability evidence in support of the emerging Local Plan and proposed Community Infrastructure Levy (CIL). The purpose of the work is to determine the level of planning policy standards and CIL rates that development can withstand across the District.

### Methodology

A viability model has been developed as part of the study which involves the analysis of a selection of hypothetical development schemes representative of the type of development anticipated to come forward across Kirklees. The model tests residential and commercial development and also emerging strategic site allocations. It has modelled affordable housing and other emerging Local Plan policy standards and also identified the maximum level of CIL (the ‘headroom’) which could be charged across the District.

In respect of the residential sector, five value areas have been delimited based on average house prices recorded by HM Land Registry. These zones represent geographical areas of differing market strength. In respect of the commercial sector, differential locations have been devised according to the dynamics of each sector.

Consultation with land owners and developers has been carried out to inform the viability methodology and appraisal inputs, and adjustments have been made to the model accordingly.

### Residential viability results

The results of the residential viability analysis are summarised below in terms of the CIL headroom potential at different affordable housing scenarios in each of the value areas (Value Area 1 is the highest value area and Value Area 5 is the weakest). This shows the inverse relationship between affordable housing standards and CIL indicating that there is something of a trade-off to be made in terms of the standards that are imposed:

Maximum Headroom for Community Infrastructure Levy £ per sq m - averages for schemes over 10 units					
	Value Area 1	Value Area 2	Value Area 3	Value Area 4	Value Area 5
AH 40%	-£99	-£141	-£185	-£229	-£341
AH 30%	£49	-£6	-£60	-£115	-£235
AH 25%	£112	£53	-£6	-£66	-£190
AH 20%	£163	£101	£38	-£26	-£153
AH15%	£204	£138	£71	£5	-£126
AH 0%	£315	£240	£166	£90	-£48

Small schemes of 10 units or less have been separated out as a result of the improved viability that they experience. This is because there is no affordable housing requirements applicable for sites of this scale, freeing up the headroom for a larger CIL contribution:

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## Maximum Headroom for Community Infrastructure Levy £ per sq m - averages for schemes under 10 units ( no affordable housing)

	Value Area 1	Value Area 2	Value Area 3	Value Area 4	Value Area 5
<b>AH 0%</b>	£360	£274	£188	£102	<b>-£51</b>

### Commercial viability results

The commercial sector results display a varied capacity of development to accommodate CIL with only retail warehousing consistently able to bear a CIL tariff with levels of £100 per sq m and even greater in certain parts of the District:

### Commercial Area Wide Viability Analysis - current values

Scheme	Site Size (hectares)	Floor coverage (Sq m)	Benchmark Land Value per hectare (£)	Actual Benchmark Land Value (£)	Residual Land Value (£)	Residual Land Value per hectare minus actual benchmark Land Value (£)	Maximum Available for CIL (£)
<b>Retail</b>							
<b>Town Centre</b>							
Shopping Centre	1.25	5000	1,535,500	1,919,375	790,833	- 1,128,542	<b>-226</b>
Retail Warehousing	0.75	3000	1,535,500	1,151,625	1,557,432	405,807	135
Superstore	2.00	3995	1,535,500	3,071,000	1,612,578	- 1,458,422	<b>-365</b>
Supermarket	0.60	1500	1,535,500	921,300	327,022	- 594,278	<b>-396</b>
Convenience Store	0.16	400	1,535,500	245,680	366,236	120,556	301
<b>Local Centre</b>							
Convenience Store	0.16	400	1,535,500	245,680	241,236	- 4,444	-11
<b>Out of Centre, Birstall</b>							
Retail Warehousing	0.75	3000	1,535,500	1,151,625	7,447,652	6,296,027	2,099
<b>Out of Centre, generally</b>							
Retail Warehousing	0.75	3000	1,535,500	1,151,625	1,557,432	405,807	135
Superstore	2.00	3995	1,535,500	3,071,000	1,612,578	- 1,458,422	<b>-365</b>
Supermarket	0.60	1500	1,535,500	921,300	327,022	- 594,278	<b>-396</b>
Convenience Store	0.16	400	1,535,500	245,680	366,236	120,556	301
<b>Office</b>							
Town centre	0.38	3,000	794,200	301,796	-3,183,257	-3,485,053	<b>-1,162</b>
Out of town	0.38	3,000	794,200	301,796	-3,183,257	-3,485,053	<b>-1,162</b>
<b>Industrial</b>							
Small industrial / warehouse	0.71	2,500	794,200	563,882	-372,988	-936,870	<b>-375</b>
Medium industrial / warehouse	1.43	5,000	794,200	1,135,706	-336,759	-1,472,465	<b>-294</b>
Large industrial / warehouse	2.86	10,000	794,200	2,271,412	-924,211	-3,195,623	<b>-320</b>
<b>Other commercial</b>							
Hotel	0.45	1,800	1,535,500	690,975	-833,131	-1,524,106	<b>-847</b>
Restaurant (General)	0.16	400	1,535,500	245,680	-285,653	-531,333	<b>-1,328</b>
Restaurant (Birstall)	0.16	400	1,535,500	245,680	361,558	115,878	290
Cinema	1.50	6,000	1,535,500	2,303,250	-270,352	-2,573,602	<b>-429</b>
Carehome Value Area 1	0.65	2,586	1,411,995	917,797	- 112,639	- 1,030,436	<b>-398</b>
Carehome Value Area 2	0.65	2,586	1,226,666	797,333	- 112,639	- 909,972	<b>-352</b>
Carehome Value Area 3	0.65	2,586	1,041,300	676,845	- 112,639	- 789,484	<b>-305</b>
Carehome Value Area 4	0.65	2,586	855,998	556,399	- 112,639	- 669,038	<b>-259</b>
Carehome Value Area 5	0.65	2,586	670,665	435,932	- 112,639	- 548,572	<b>-212</b>

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## Implications for Local Plan and the Community Infrastructure Levy proposals

The implications are that an affordable housing level of 20% is suitable which would allow a reasonable level of CIL to be collected across most of the value areas. Allowing for a 'viability buffer', the following residential CIL rates are recommended alongside a rate for retail warehousing of £100 per sq m:

Maximum CIL Headroom	Proposed CIL rate	Discount from Maximum CIL Headroom	Total Development Cost	CIL as a percentage of Development Costs	CIL as a percentage of GDV	Residual Land Value	CIL as a percentage of Residual Land Value		
<b>Residential</b>	<b>£ per sq m</b>	<b>£ per sq m</b>							
Sites of 10 units plus									
Value Area 1	£163	80	50.90%	£28,307,640	3.98%	£34,967,230	3.22%	£8,397,558	13.41%
Value Area 2	£101	60	40.32%	£26,150,004	3.23%	£32,259,829	2.62%	£6,697,859	12.61%
Value Area 3	£38	20	46.72%	£23,985,844	1.17%	£29,555,153	0.95%	£4,990,504	5.64%
Value Area 4	£0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Value Area 5	£0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Sites of less than 10 units									
Value Area 1	£360	100	72.20%	£1,364,483	5.40%	£1,705,603	4.32%	£530,164	13.90%
Value Area 2	£274	80	70.80%	£1,250,907	4.71%	£1,563,635	3.77%	£430,809	13.69%
Value Area 3	£188	60	68.12%	£1,246,090	3.55%	£1,421,666	3.11%	£430,949	10.26%
Value Area 4	£102	40	60.95%	£1,023,757	2.88%	£1,279,697	2.30%	£331,592	8.89%
Value Area 5	£0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

In respect of strategic allocations, there is inadequate site information available at the time of the preparation of this report to enable definitive conclusions to be drawn about each site's ability to withstand the emerging policy standards. However, the Council should be mindful of the different cost characteristics that such large scale sites can exhibit and consider the options for mitigating any adverse impacts on viability that could arise.



## 1. Introduction

### 1.1 Context

Cushman & Wakefield has been commissioned to lead and coordinate viability and infrastructure evidence in support of Kirklees Council's Draft Local Plan and proposed Community Infrastructure Levy. Arup has been appointed as a sub consultant to Cushman & Wakefield to provide advice in relation to infrastructure delivery planning.

There are three elements to the commission:

- A. Prepare evidence of the impact on development viability of Kirklees Local Plan Policies over a 15 year period (when considered alongside other costs associated with development and regulatory requirements / standards in accordance with national planning policy and best practice advice).
- B. Provide evidence of the impact of critical infrastructure which will be required to deliver new growth in Kirklees. In doing so, assess strategic sites which have their own infrastructure requirements due to their scale and impact and all sites in terms of their general capacity to contribute towards infrastructure (after taking into account Local Plan policy requirements and other requirements associated with development).
- C. Produce outputs that provide the relevant evidence to support the drafting of a Community Infrastructure Levy (CIL) charging schedule including viability and infrastructure planning evidence as part of a staged process in line with the NPPF, Planning Practice Guidance and CIL Regulations

This report represents the final report of the viability evidence in support of Local Plan policies and the proposed CIL as documented in the Preliminary Draft Charging Schedule. It should be noted that the infrastructure delivery planning elements of the work are dealt with in a separate document authored by Arup.

### 1.2 Structure of report

The report is structured in eight sections. Sections 2 and 3 sets the Local Plan Policy context and the background to CIL, the regulations governing CIL and recent changes to the regulations. We then explain in Section 4 the approach to viability testing, both in terms of national guidance and the methodology used by Cushman & Wakefield. Section 5 sets out the assumptions used for both residential and commercial area wide viability testing, the results of which are presented in Section 6. Section 7 presents the implications for Local Plan policies and CIL charging strategy for Kirklees followed by Section 8 which details our analysis of the impact of the recommended standards on a sample of strategic allocations which have been put forward for allocation through the Local Plan. Section 9 outlines the conclusions and recommendations.

## 2. Local Plan Context

### 2.1 Local Plan viability context

The need for viability testing of Local Plans has arisen as a result of the requirements of the National Planning Policy Framework (NPPF) published in March 2012. The NPPF has strengthened the importance of viability in the planning process and particularly in respect of development plan preparation. In order to ensure viability and deliverability of Local Plans, the NPPF states:

“Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.” Para 173.

The NPPF has reinforced the requirements for the provision of a deliverable supply of housing land, stipulating the need for a rolling five year supply of deliverable sites with a buffer of 20% for authorities where there has been ‘persistent under delivery’. It also requires local authorities to identify sites for years 6-10 and 11-15 which should be realistically deliverable over the development plan period. In respect of the five year supply, it clarifies the definition of ‘deliverable’ stating:

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.” Footnote 11.

The online National Planning Policy Guidance provides the following guidance regarding the production of viability assessments in support of plan making:

- Local authorities should ensure that the Local Plan vision and policies are realistic and provide high level assurance that plan policies are viable.
- Development of plan policies should be iterative – with draft policies tested against evidence of the likely ability of the market to deliver the plan’s policies, and revised as part of a dynamic process.
- Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level.
- The cumulative cost of planning standards and obligations should be tested to ensure viability
- Plan makers should not plan to the margin of viability but should allow for a buffer to respond to changing markets and to avoid the need for frequent plan updating.
- Policies should be deliverable and should not be based on an expectation of future rises in values at least for the first five years of the plan period.

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- Local Plan policies should reflect the desirability of re-using brownfield land, and the fact that brownfield land is often more expensive to develop.

The publication of Viability Testing Local Plans by the Local Housing Delivery Group, May 2012, offers guidance for local authorities in assessing local plan viability in accordance with the NPPF. It suggests the need for a distinct Local Plan Viability Assessment to demonstrate that the policies put forward in a Local Plan are viable and accord with the requirements of the NPPF, and therefore the plan meets the tests of soundness.

The guidance underlines the importance of assessing the cumulative impact of policies on development viability and suggests a structured and transparent means of assessing viability. It recommends an economic viability testing model that can be applied area-wide and over the short (0 to 5 years), medium (6-10 years) and long (11-15 years) term. It also suggests close collaboration with the development industry throughout the process.

## 2.2 Kirklees Local Plan

Kirklees Council is in the process of preparing a draft Local Plan which will cover a 15 year period. The Council anticipates that it will consult on the Local Plan Preferred Options in winter 2015, with a view to the Local Plan being published in the summer of 2016. The target is for the Local Plan being adopted in 2017.

Cushman & Wakefield has carried out an assessment of the Draft Local Plan policies to determine those that have the potential to impinge on development viability and therefore necessitate testing through this study.

Table 2.1 lists the policies by reference number, together with a categorisation of whether or not they could affect development viability, a description of the impact and details of the assessment required to determine their viability. Where policies explicitly state a requirement for a specific standard it is judged to have the potential to affect development viability.

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**Table 2.1 Local Plan policy screening**

<b>Policy reference</b>	<b>Potential to detrimentally impact on viability of development?</b>	<b>Impact</b>	<b>Assessment required</b>
DLP1	No	n/a	n/a
DLP2	Yes	Requires the majority of District's development to be in Huddersfield and Dewsbury.	Viability testing of development within these locations.
DLP3	Yes	Requires all new development to contribute to costs of infrastructure.	Viability testing to determine 'headroom' for infrastructure contribution
DLP4	Yes	Costs of production of masterplan	Additional costs of masterplan to be allowed for on large scale sites (to be considered in sampling of large sites)
DLP5	No	n/a	n/a
DLP6	Yes	Minimum density of 30 DPH	Viability testing of minimum density standards
DLP7	No	n/a	n/a
DLP8	No	n/a	n/a
DLP9	No	n/a	n/a
DLP10	Yes	Requirement on development to support growth in numbers of residents in training and education	Difficult to assess on a general basis. Need to interpret from the level of viability headroom on development
DLP11	No	n/a	n/a
DLP12	No	n/a	n/a
DLP13	Yes	20% of all homes to be affordable	Viability testing of proposed affordable housing level
DLP14	No	n/a	n/a
DLP15	No	n/a	n/a
DLP16	No	n/a	n/a
DLP17	No	n/a	n/a
DLP18	No	n/a	n/a

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Policy reference	Potential to detrimentally impact on viability of development?	Impact	Assessment required
DLP19	No	n/a	n/a
DLP20	No	n/a	n/a
DLP21	No	n/a	n/a
DLP22	Yes	Travel plans required for large scale developments	Sensitivity testing of abnormal development costs for large scale sites
DLP23	No	n/a	n/a
DLP24	No	n/a	n/a
DLP25	No	n/a	n/a
DLP26	No	n/a	n/a
DLP27	Yes	Additional design standards	Difficult to quantify in general terms. Allowance within site abnormal development costs
DLP28	No	n/a	n/a
DLP29	No	n/a	n/a
DLP30	Yes	Requirement for flood risk assessment and specific on site flood mitigation measures	Difficult to quantify in general terms. Allowance within site abnormal development costs
DLP31	Yes	Requirements for reduced surface water run off rates could necessitate additional drainage works	Difficult to quantify in general terms. Allowance within site abnormal development costs
DLP32	Yes	Requirement for management plan for water bodies included within sites	Difficult to quantify in general terms. Allowance within site abnormal development costs
DLP33	Yes	Requirement to incorporate and enhance biodiversity	Difficult to quantify in general terms. Allowance within site abnormal development costs
DLP34	Yes	Requirement to integrate green infrastructure and connect with existing networks	Difficult to quantify in general terms. Allowance within site abnormal development costs
DLP35	No	n/a	n/a
DLP36	No	n/a	n/a
DLP37	No	n/a	n/a
DLP38	No	n/a	n/a
DLP39	No	n/a	n/a
DLP40	No	n/a	n/a
DLP41	No	n/a	n/a
DLP42	No	n/a	n/a
DLP43	No	n/a	n/a
DLP44	No	n/a	n/a
DLP45	No	n/a	n/a

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Policy reference	Potential to detrimentally impact on viability of development?	Impact	Assessment required
DLP46	No	n/a	n/a
DLP47	No	n/a	n/a
DLP48	No	n/a	n/a
DLP49	No	n/a	n/a
DLP50	No	n/a	n/a
DLP51	Yes	Impact could require house builder contribution to education and health care facilities	Viability testing to determine 'headroom' for such contributions
DLP52	Yes	Development that causes air pollution required to incorporate sustainable mitigation measures	Allowance for abnormal site costs on industrial developments
DLP53	Yes	Requirement for high polluting uses to include evidence of evaluation and mitigation of impact	Allowance for costs within professional fees and site abnormal costs
DLP54	Yes	Mitigation for land at risk of contamination and/or instability	Difficult to quantify in general terms. Allowance within site abnormal development costs
DLP55	No	n/a	n/a
DLP56	No	n/a	n/a
DLP57	No	n/a	n/a
DLP58	Yes	Requirements for development within greenbelt	Difficult to quantify in general terms. Allowance within site abnormal development costs
DLP59	No	n/a	n/a
DLP60	No	n/a	n/a
DLP61	No	n/a	n/a
DLP62	No	n/a	n/a
DLP63	No	n/a	n/a
DLP64	No	n/a	n/a
DLP65	No	n/a	n/a
DLP66	Yes	Requirement on developer to contribute towards new open space	Difficult to quantify in general terms. Allowance within site abnormal development costs

In summary there are three groups of policies that require testing:

The first are those that propose a relatively specific standard that can be readily tested through the viability assessment:

- DLP2 – requires the majority of District’s development to be in Huddersfield and Dewsbury
- DLP3 – requires contribution towards costs of infrastructure

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- DLP6 – minimum density of 30 dwellings per ha
- DLP11 – affordable housing requirements of 20%
- DLP50 – requires contribution towards education and health facilities

These standards have been tested in the area wide viability model as outlined in the following sections of this report.

The second are those specific standards which apply to large scale sites only:

- DLP4 – requirement for preparation of masterplan for large scale sites
- DLP21 – requirement for travel plan for large scale sites

These standards will be reflected in the variant assumptions applied to the large scale sites which are being tested separately as part of this assessment.

The final group of policies are those which indicate that certain standards will be required in certain circumstances but not universally and it is not possible to pinpoint specific cost impacts. These are as follows:

- DLP 9, 25, 28, 29, 30, 31, 32, 51, 52, 53, 55, 65

These standards are being tested through the provision of a single overarching allowance for site abnormal development costs in all the appraisals.

## 3. Community Infrastructure Levy Context

### 3.1 Background

Community Infrastructure Levy (CIL) is a discretionary tariff introduced by the 2008 Planning Act which local authorities in England and Wales can charge on each net additional sq. m of new floor space (above a minimum scheme of 100 sq. m gross internal area). CIL is the mechanism for securing funding for local infrastructure projects. It is discretionary for local authorities however from April 2015 it will replace that part of the existing S106 agreements that are used for pooled developer contributions.

CIL was brought into effect by the 2010 CIL regulations which have been subsequently updated in 2011, 2012, 2013 and finally in 2014. The updates have been the response to criticism that the levy is too inflexible and have generally sought to make it more practical to implement. The following paragraphs summarise the key elements of CIL.

### 3.2 Liability for CIL

The Levy is generally payable on new development over 100 sq. m. However, there are some kinds of development which do not pay the levy. This includes (but is not exclusive to) development of less than 100 sq m; houses, flats, residential annexes and residential extensions which are built by “self-builders”, vacant buildings brought back into the same use and social housing.

Landowners are ultimately liable to pay the Levy although anyone can take responsibility for paying the levy such as a developer or planning applicant. ‘Charging authorities’ are district and metropolitan district councils who are responsible for determining the charging levels and collecting the levy.

Liability for payment is generally triggered by the grant of planning permission (although some forms of development not requiring planning permission such as Permitted Development or Local Development Orders are also required to pay the levy). Payment is due at the point of commencement of development although charging authorities are able to establish policies for payment by instalments and also where planning applications are phased each phase can be treated as a separate chargeable development.

### 3.3 Rate setting

The proposed CIL charging rates must be set out in a Charging Schedule and expressed as pounds per sq. m, applied to the gross internal floor space of the net additional development liable for the levy.

Charging Authorities have autonomy to set their own charging rates however they are required to do so with regard to viability. The regulations state that they should set rates at a level which do not threaten the ability to develop viably the sites and scale of development identified in their Local Plan and should strike an appropriate ‘balance’ between the desirability of funding infrastructure from the levy and the potential impact on viability.

CIL should be set based on a ‘Relevant Plan’ and with regard to the infrastructure requirements of the growth proposed within that Plan. Further, Charging Authorities are required to demonstrate that there is a funding gap (between the total anticipated costs of infrastructure and funding sources available) that necessitates CIL.

Differential rates may be set in relation to:



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- Geographical zones within the charging authority's boundaries
- Types of development; and / or
- Scales of development.

However, any such differentials must be justified according to viability evidence (and not, for instance, based on assisting planning policy objectives).

## 3.4 The process for rate setting

The process for adopting a CIL Charging Schedule is as follows:

- the charging authority prepares its evidence base in order to determine its draft levy rates and collaborates with neighbouring/overlapping authorities (and other stakeholders)
- the charging authority prepares a preliminary draft charging schedule and publishes this for consultation
- consultation process takes place
- the charging authority prepares and publishes a draft charging schedule
- period of further representations based on the published draft
- an independent person (the "examiner") examines the charging schedule in public
- the examiner's recommendations are published
- the charging authority considers the examiner's recommendations
- the charging authority approves the charging schedule

## 3.5 Collecting the levy

The charging authority calculates the CIL payment that is due and is responsible for ensuring that payment is made. The process is as follows:

- Planning applicants are required to complete 'Additional CIL Information Form' with their application documents
- Where development is permitted other than through grant of planning permission, the Charging Authority issues a 'Notice of Chargeable Development'
- Applicant submits 'Assumption of Liability Form' confirming identify of land or developer assuming liability for payment

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- Collecting Authority submits a 'Liability Notice' to the applicant which sets out the charge due and payment procedure
- Applicant submits a 'Commencement Notice' confirming when it is expected development will commence
- Collecting Authority then issues a 'Demand Notice' setting out the payment due dates
- Collecting Authority must issue receipt to acknowledge payments

The CIL charges will become due for payment from the point at which the chargeable development commences.

A Charging Authority may allow payment instalments but to do so must produce and publish a payment instalments policy. Where planning permissions are phased, each phase can be treated as a separate chargeable development and therefore payment timescales be reflected by the commencement of each phase (as well as instalments within each phase).

## 3.6 Spending the levy

CIL can be used to fund a wide range of infrastructure including transport, schools, flood defences, health facilities, play areas, parks, recreation and other community facilities. It should be used on new infrastructure and not to remedy pre-existing deficiencies unless those deficiencies will be made more severe by the development.

Charging Authorities are required to allocate at least 15% of the levy to spend on priorities agreed with the local community in areas where the development is taking place. This percentage increases to 25% in instances where communities have produced a Neighbourhood Plan.

Charging Authorities may also pass money to bodies outside their area to deliver infrastructure that will benefit the development of the area. For Kirklees, this could enable an arrangement with Leeds City Region authorities to pool a portion of levy receipts to pay for strategic cross border infrastructure.

## 3.7 CIL and other planning obligations

CIL replaces that part of S106 agreements that have historically been used for pooling contributions from several developments (e.g. school places). However S106 remains in place for non-pooled contributions that are considered necessary to make development acceptable in planning terms. In addition, Section 278 agreements will remain in place and will allow local authorities to continue to pool contributions for highway projects.

Charging Authorities must avoid 'double dipping' where multiple contributions are secured from a single development for the same infrastructure item through both CIL and S106/278. They are required to publish a Regulation 123 list to accompany the Charging Schedule making clear what items will be funded by CIL to ensure that no such duplication takes place.

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## 3.8 Relief

As stated above there are a number of forms of development that are exempt from paying the Levy including affordable homes and charitable developments. In addition, the Government Regulations allow for exceptional circumstances under which a development that is liable to pay CIL could be exempt from paying the charge. The exceptional circumstances are:

- A section 106 agreement must exist on the planning permission permitting the chargeable development and
- The charging authority must consider that paying the full levy would have an unacceptable impact on the development's economic viability and
- The relief must not constitute a notifiable state aid

The third requirement is the most restricting of the three and in practice is likely to significantly limit the quantity of cases in which exceptional circumstances can be deployed. The local authority is also required to publicise the fact that it is proposing to offer exceptional circumstances relief.

## 4. Viability Testing Methodology

### 4.1 Guidance on Viability Testing of CIL

#### 4.1.1 National Planning Policy Framework

The NPPF makes it clear that viability considerations should be at the heart of plan making:

“To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.” (Para 173 NPPF)

In relation to CIL it states:

“Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan. The Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place.” (Para 175 NPPF).

#### 4.1.2 National Planning Practice Guidance requirements for CIL viability evidence

To underpin the charging levels and demonstrate that the right ‘balance’ has been struck, NPPG recommends the following principles for viability evidence in support of CIL:

- Area based approach involving a broad test of viability across their area
- Must use ‘appropriate available evidence’
- No specific requirement to use any particular valuation model or methodology
- Draw on existing evidence where available including values of land and property prices
- Directly sample an appropriate range of sites across its area, focusing on strategic sites on which the Local Plan relies
- The rates proposed should be consistent with the viability evidence but need not exactly mirror the evidence
- Rates should not be set to the limit of viability and allow a viability buffer
- Full account of development costs should be included in the viability evidence

National Guidance is clear that assessing the viability of local plans does not require the individual testing of every development site. Site typologies may be used to determine area wide viability at a policy level. Viability assessments should therefore reflect the range of different development typologies (both residential and commercial) which are likely to come forward.

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A key element of assessing viability is site value. There are various approaches to determining land value which will be outlined in more detail below; however NPPF guidance states that in all cases, land value should reflect emerging policy requirements and planning obligations, provide a competitive return to willing developers and landowners, be informed by comparable, market based evidence.

Paragraph 015 reference ID 10-015-220140306 of the NPPF states that viability should consider “competitive returns to a willing landowner and willing developer to enable development to be deliverable”. A competitive return is defined as “the price at which a reasonable landowner would be willing to sell their land for development.” Those options may include the current use value of the land or its value for a realistic alternative use that is in line with the local planning policy.

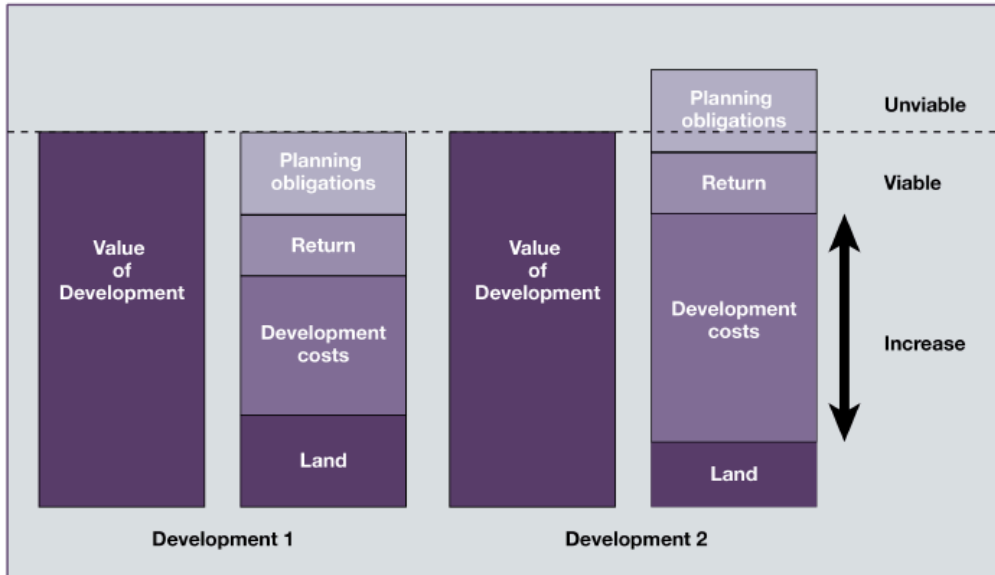
## 4.1.3 RICS Financial Viability in Planning 2012

The RICS Practice guidance, *Financial Viability in Planning* (2012), is the viability methodology for chartered surveyors practicing in this area. This document provides the following definition:

*“An objective financial viability test is the ability of a development project to meet its costs including the costs of planning obligations, while ensuring an appropriate site value for the land owner and market risk adjusted return to the developer in delivering the project” (para 2.1)*

This is illustrated in Figure 4.1 which compares two developments. Development 1 demonstrates a viable development whereby the land value, development costs, planning obligations and developers return are equal to the value of development. Development 2 has increased development costs which put downward pressure on the land value capable of being achieved and renders the development unviable as the developer’s return and planning obligations remain constant. That all development costs (including land, profit and planning gain) must not exceed the value of development is the guiding principle of all viability assessments and has been applied to our analysis of CIL viability in Kirklees.

**Figure 4.1: Comparative development viability**



**Source: RICS Financial Viability in Planning Guidance Note (1st Edition, 2012)**

## 4.2 Cushman & Wakefield viability testing methodology

Cushman & Wakefield has developed a viability model which involves the analysis of a selection of hypothetical development schemes which reflect the wide range of circumstances in which development is anticipated to come forward across Kirklees. The spreadsheet based model allows a large number of development sites to be tested, including sensitivity testing of key variables. The model is based on an embedded quarterly cashflow which calculates a residual land value that is inserted as a cost at the outset of the development programme.

### 4.2.1 Overview

Our approach to testing CIL viability is carried out at two levels:

- Anonymous site viability testing – using hypothetical site typologies based on our assessment of development activity in Kirklees
- Site specific viability testing – detailed analysis of a number of “real world” strategic sites

Both these assessments have involved a residual appraisal methodology in accordance with the above guidance. The dual approach has enabled a wider range of site typologies to be tested and a mutually reinforcing sense-check of the results.

### 4.2.2 Anonymous site viability testing

The anonymous site viability testing is based on analysis of a selection of hypothetical development schemes to reflect the wide range of circumstances in which development is anticipated to come forward across Kirklees. This includes both residential and commercial developments.

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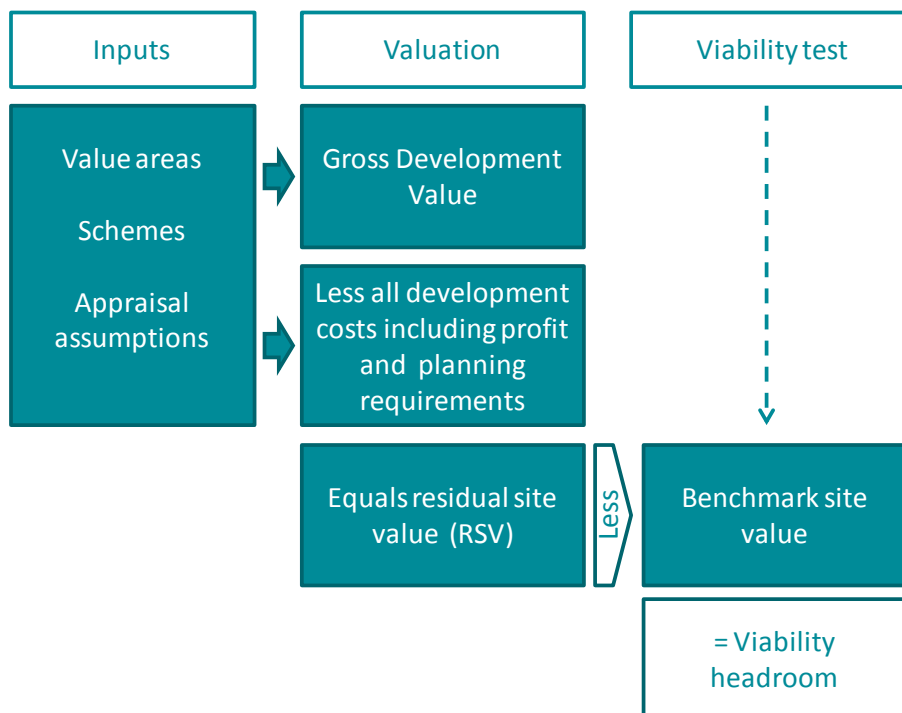
Cushman & Wakefield has developed a spreadsheet based economic viability model that allows a large number of development sites to be tested, including the ability to undertake sensitivity testing of key variables.

This approach is used for area wide viability assessment and involves the following key steps:

- Determination of residential value areas, development schemes and viability assumptions.
- A residual appraisal is then carried out subtracting all anticipated development costs from the scheme’s Gross/Net Development Value to arrive at a residual site value for each development scheme.

The residual site value for each development scheme is then benchmarked against a site value threshold to determine the ‘headroom’ available for CIL/other planning requirements. The headroom is the difference between the benchmark land value and the scheme’s residual site value, divided by the quantity of CIL liable floor space.

**Figure 4.2: Viability testing methodology**



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## 4.2.3 Site specific viability testing

In respect of testing real world sites a number of strategic site allocations have been modelled to test the impact of the emerging CIL and affordable housing proposals.

## 4.2.4 Ensuring a suitable balance – the viability buffer

As highlighted above, Government guidance underlines the importance of pragmatism and that CIL rates should be reasonable. At Paragraph 019 Reference ID: 25-019-20140612 of NPPG it specifies that “It would be appropriate to ensure that a ‘buffer’ or margin is included, so that the levy rate is able to support development when economic circumstances adjust”.

Case Law indicates that a 25-30% discount from the CIL headroom is suitable viability buffer. Needless to say, a charging authority should be able to explain its approach and rationale to the setting of CIL.

Therefore, we have applied an appropriate viability buffer to reflect these recommendations which puts in place safeguards to ensure that Kirklees’s CIL strategy is viability and ‘proofed’ and not realistically likely to put development delivery at risk.

Further details of our approach to the viability buffer are explained in Section 8.3.

## 4.2.5 Developer consultation

Cushman & Wakefield consulted on the assumptions used to inform the area wide viability testing in June 2015 through a survey of developers, house-builders, retail operators and property and planning agents. The consultation was used to test and refine the approach and assumptions behind the viability modelling. A number of adjustments to the viability assumptions were made as a result of the consultation, details of which are provided at Appendix 4.

Those who engaged in the consultation are listed below:

- Jones Homes
- Barratt David Wilson Homes
- Bramleys
- White Young Green
- Robert Halstead Planning and Development Consultants
- Martin Walsh Architectural
- David Storrie Planning
- Home Builders Federation
- Persimmon Homes



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- Calderdale Council
- Redrow Homes
- Savills
- Spawforths
- Quod
- Miller Homes
- Lumia Homes
- Sadeh Lok Housing Association
- Acumen Designers & Architects Ltd
- Connect Housing
- KCA
- Yorkshire Housing
- Jonnie Johnson Housing Association
- Together Housing Group
- PB Planning

A full list of those invited to participate in the consultation is provided at Appendix 5

## 5. Viability Assumptions

This section outlines the assumptions that have been used in the viability analysis. The assumptions are based on a market appraisal and take into consideration the views of landowners and developers who engaged in the stakeholder consultation in June 2015.

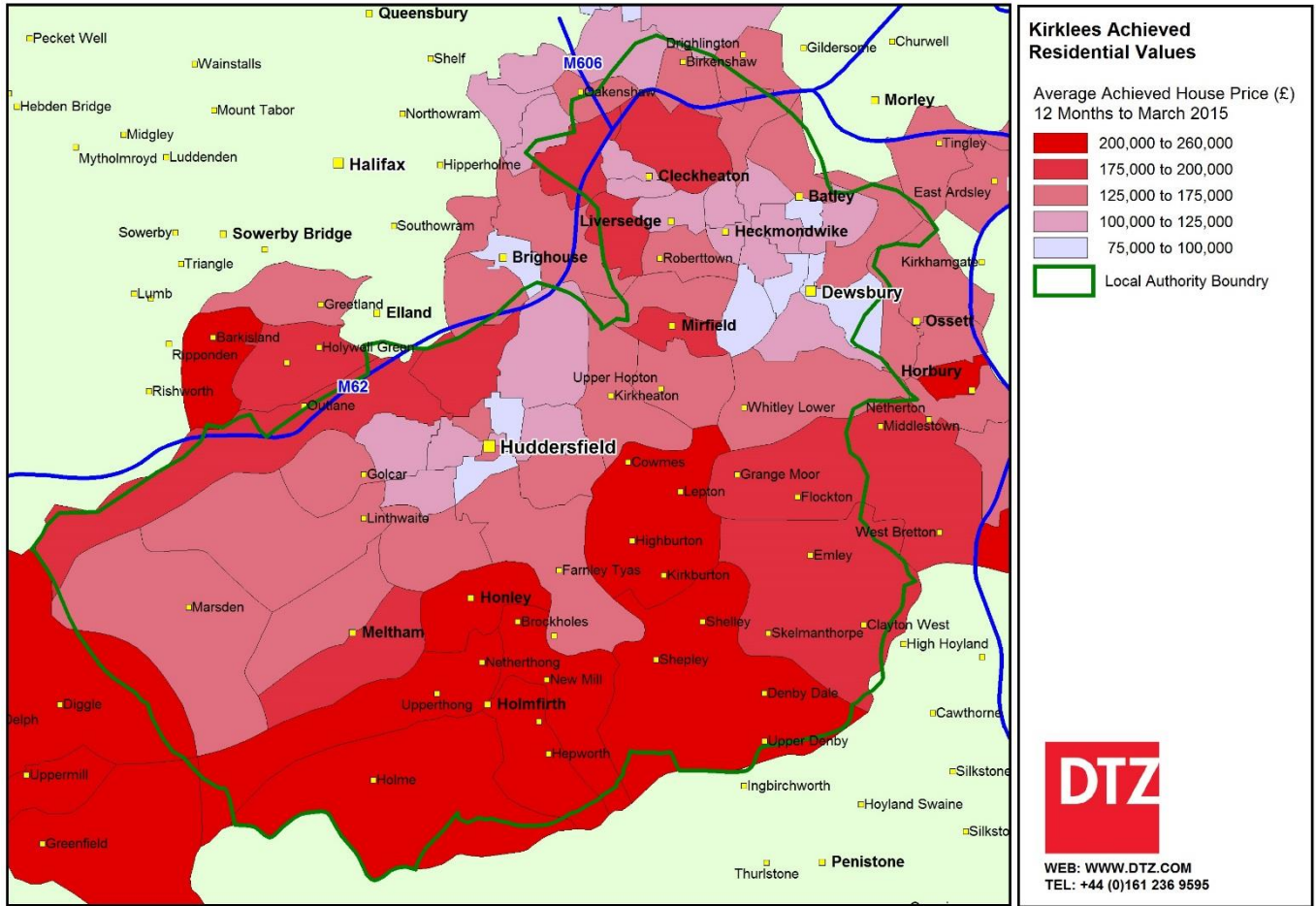
### 5.1 Residential Development

#### 5.1.1 Value areas

Five value areas have been defined as geographical zones for viability testing housing development as shown in Figure 5.1 overleaf. These value areas are based on average house prices recorded by the Land Registry over a twelve month period to March 2015, grouped by post code area. They are indicative of the relative market strength and sales values differentials achievable on new build developments. The average house price bands selected reflect the distribution of prices and have been set as follows:

- Value Area 1 £200,000 to £260,000 average house price
- Value Area 2 £175,000 to £200,000 average house price
- Value Area 3 £125,000 to £175,000 average house price
- Value Area 4 £100,000 to £125,000 average house price
- Value Area 5 £75,000 to £100,000 average house price

**Figure 5.1 Kirklees achieved residential land values. Source: HM Land Registry**



PBBI © Collins Bartholomew 2009

## 5.1.2 Residential development scheme selection

Ten residential schemes have been tested on the range of site sizes, mixes and densities set out in Table 5.1. The schemes are based on analysis of site sizes and typologies which are most likely to come forward for development following the Council’s Call for Sites and specifically the emerging preferred sites as outlined at Appendix 1.

A range of site sizes up to 10 ha have been tested. A 10 ha site is considered a sensible upper maximum for the model and whilst it is acknowledged that there are a number of larger scale allocations coming forward through the Local Plan process, it is usual for such large schemes to be delivered in a phased manner with the payments for land, planning obligations and infrastructure to be apportioned proportionately to each phase. As such the economics of a 20 ha site would be consistent with that of a 10 ha site on a per ha basis and therefore the site sizes provide a valid basis which encompass the range of site typologies. We do however examine in further detail the large scale strategic site allocations to add further robustness to the evidence in this report.

Additional small site schemes were added to the original sample of sizes consulted on reflecting feedback from the developer consultation to cover small scale infill development.

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The densities have been devised based on preferred sites identified in the Council's SHLAA and in accordance with research of housing schemes within the area. The densities have also been adjusted in light of the stakeholder consultation undertaken in June 2015. The feedback from those developers who engaged in the consultation varied, identifying densities in the local area of between 25 - 40 dwellings per hectare. In order to balance the feedback from the developer community and our market research, a density of 35 dwellings per hectare has been adopted across all sites tested. This accords with the average site densities identified in the preferred site options emerging in the Draft Local Plan.

The housing mix has been defined with an emphasis on 2, 3 and 4 bedroom properties reflecting market research and the Council's needs identified in its Strategic Housing Market Assessment.

A mix of units for each residential scheme has been selected which best represents the evidence presented in the SHMA and also achieves a built floor area in the range of 3,214 to 3,443 sq m per ha (14,000 sq ft to 15,000 sq ft per acre), which is typically the level of site cover that house-builders are seeking to achieve in the market.

Each of the ten residential schemes have been tested across the five value areas illustrated above (thus, effectively 50 notional residential schemes have been assessed).

**Table 5.1 Residential development site selection**

	Developable area		Net development density (DPH)	No of units	Housing mix %					
	Net developable area (Ha)	(acres)			1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	5 bed house
Scheme 0	0.14	0.35	35	5	0%	0%	25%	40%	25%	10%
Scheme 1	0.25	0.62	35	9	0%	0%	25%	40%	25%	10%
Scheme 2	0.7	1.73	35	25	0%	0%	25%	40%	25%	10%
Scheme 3	1.50	3.71	35	53	0%	0%	25%	40%	25%	10%
Scheme 4	2.50	6.18	35	88	0%	0%	25%	40%	25%	10%
Scheme 5	3.50	8.65	35	123	0%	0%	25%	40%	25%	10%
Scheme 6	4.50	11.12	35	158	0%	0%	25%	40%	25%	10%
Scheme 7	6.50	16.06	35	228	0%	0%	25%	40%	25%	10%
Scheme 8	8.00	19.77	35	280	0%	0%	25%	40%	25%	10%
Scheme 9	10.00	24.71	35	350	0%	0%	25%	40%	25%	10%

### 5.1.3 Unit sizes

The residential unit sizes listed in Table 5.2 are based on Cushman & Wakefield's knowledge of typical flat and house sizes at the regional level tested with market research locally, as set out by the comparable new build schemes tabled at Appendix 4. It is acknowledged that house builders have different models and not all directly correspond with these sizes; however, the house sizes should be considered alongside the density and mix assumptions detailed above which altogether combine to producing a site cover within the target range of 14,000 to 15,000 sq ft per acre which is consistent with the majority of house-builders.

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**Table 5.2 Residential unit sizes**

House type	Size (sq m)	Size (sq ft)
1 bed flat	46	495
2 bed flat	59	635
2 bed house	70	753
3 bed house	90	969
4 bed house	117	1259
5 bed house	140	1507

## 5.1.4 Sales values

Capital revenues are used in the viability model on the basis of £ per sq m. Current market sales values form the basis of viability testing for CIL testing purposes however sensitivities have been run on a plus and minus 10% approach of the current market figures to inform a picture of how viability might change in the future. The sales revenue assumptions are based on market evidence gathered by Cushman & Wakefield's research of new build developments in Kirklees, as set out in Appendix 4, which have been located against the average house price value areas illustrated above. A summary of the averages of these figures is shown in Table 5.3 as follows:

**Table 5.3: New build evidence**

	Scheme	Average sales revenue achieved
Value Area 1	Southfield Grange, Holmfirth	£252 psf (£2712 psm)
	The Bridges, Holmfirth	£221 psf (£2368 psm)
Value Area 2	Marmaville Manor, Mirfield (*flats)	£281 psf (£3023 psm)
	Moorcroft, Mirfield	£223 psf (£2508 psm)
	Radley Fold, Huddersfield	£233 psf (£2508 psm)
	Lindley Park, Lindley	£215 psf (£2314 psm)
Value Area 3	Amberwood Chase, Dewsbury	£203 psf (£2185 psm)
Value Area 4	Safron Park, Liversedge	£192 psf (£2067 psm)
	White Horse Gardens, Birstall	£188 psf (£2023 psm)
Value Area 5		No schemes identified

This evidence has been used to inform the sales values applied in the viability model. For Value Area 5, the lack of new build evidence has meant that a judgement has been made based on consultation with agents and developers and reviewing average house price data. The sales value assumptions are summarised in Table 5.4 overleaf.

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**Table 5.4 Residential sales values**

	Current net sales values assumptions	
	£ per sq m	£ per sq ft
Value Area 1	2,583	240
Value Area 2	2,368	220
Value Area 3	2,153	200
Value Area 4	1,938	180
Value Area 5	1,615	150

## 5.1.5 Build costs

Cushman & Wakefield’s experience of new build residential development within the region is that the main volume house builders are typically delivering schemes at an ‘all in’ build cost of circa £914 sq m (£85 per sq ft – including external works and preliminaries, but excluding fees). However, BCIS build cost have been used (rebased for Yorkshire & Humber) with an uplift for external works, which generates a higher, and more conservative cost allowance with an in built viability buffer to cater for circumstances in which above-average build costs are experienced. It should be noted that a separate allowance for abnormal development costs has been made within the approach to site values described later in this section.

**Table 5.5 Residential build costs**

	Build cost (£)		Plus uplift for external works (£)	
	£ per sq m	£ per sq ft	£ per sq m	£ per sq ft
Houses	876	81	964	90
Flats	1,033	96	1,136	106

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## 5.1.6 Other costs assumptions

Table 5.6 identifies the other development assumptions that have been applied in the appraisal model.

Professional fees at 8% of build costs and external works are at the upper end of the range of the typical levels observed for housing developments at regional level. With a contingency allowance of 3% this represents a total of 11% of build cost.

In respect of profit, blended rates have been applied reflecting a level of 20% on GDV for market units and 6% for affordable. This reflects the reality that there is reduced risk for a developer in the sale of affordable units which are transferred effectively on a pre-sale agreement<sup>1</sup>. The blended rate therefore varies according to the affordable housing scenario and transfer values that are applied. Because there are several affordable housing scenarios examined and because the transfer values vary as a percentage of market value in each value area, there is significant variation in the blended profit rate, as listed in the table overleaf.

In relation to site abnormal development costs, an allowance has been made in the assumptions regarding land value as detailed later in this section.

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<sup>1</sup> The HCA DAT model states that profit on affordable houses “[profit rate] should be moderate to reflect low risk of this activity. Note BCIS costs include contractors’ profit, therefore should be zero when based on BCIS costs”

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**Table 5.6 Residential development costs**

Other development costs	
Professional fees	8% on construction costs
Contingencies	3% on construction costs
Marketing, sales agent and legal fees	3.5% of sales revenue
Purchaser's costs	5.8% on purchase price
Finance	6.75% on negative balance
Developer's profit	Blended profit rate (20% of GDV on market units & 6% of GDV on affordable units)
	40% Affordable Housing
	Value Area 1 –17.68%
	Value Area 2 –17.50%
	Value Area 3 –17.30%
	Value Area 4 –17.06%
	Value Area 5 –16.62%
	30% Affordable Housing
	Value Area 1 –18.41%
	Value Area 2 –18.29%
	Value Area 3 –18.14%
	Value Area 4 –17.96%
	Value Area 5 –17.62%
	25% Affordable Housing
	Value Area 1 – 18.73%
	Value Area 2 – 18.63%
	Value Area 3 – 18.51%
	Value Area 4 – 18.36%
	Value Area 5 – 18.08%
	20% Affordable Housing
Value Area 1 – 19.03%	
Value Area 2 – 18.95%	
Value Area 3 – 18.85%	
Value Area 4 – 18.73%	
Value Area 5 – 18.51%	
15% Affordable Housing	
Value Area 1 – 19.30%	
Value Area 2 – 19.23%	
Value Area 3 – 19.17%	
Value Area 4 – 19.08%	
Value Area 5 – 18.91%	



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## 5.1.7 Timescales for delivery and cashflow assumptions

The area wide model is based on an embedded cashflow that enables the timing of costs and revenues to be taken into consideration. The residual site value is calculated and then inserted at the outset of the development programme followed by a lead in period and subsequently a staggered build and revenue programme.

Delivery rates vary according to site size reflecting the ability of multiple delivery outlets to be on site delivering concurrently at any given time. A standard delivery rate of 30 units per annum per outlet has been applied. Where there are multiple outlets on site the rate of sale per outlet has been adjusted downwards slightly reflecting the impact of competing outlets. Schemes with more than 200 units (in this case scheme 7) are judged to be capable of accommodating two delivery outlets at any one time and schemes 250 units or more are judged capable of accommodating three delivery outlets.

**Table 5.7 Residential delivery programme**

Scheme	No of units	Lead in period	Delivery rate per annum
Scheme 0	5	3 months	30
Scheme 1	9	3 months	30
Scheme 2	25	3 months	30
Scheme 3	53	3 months	30
Scheme 4	88	3 months	30
Scheme 5	123	3 months	30
Scheme 6	158	3 months	30
Scheme 7	228	3 months	50
Scheme 8	280	6 months	70
Scheme 9	350	6 months	70

Payments for land are assumed at the outset of the development programme. Whilst some of the larger sites tested (e.g. those over 5 ha and more) could in practice result in a series of payment instalments which would create finance savings, the model assumes a single payment for land at the outset. This provides an area of conservatism in the analysis.

CIL and residual S106 payments are also inserted at the beginning of the development programme. Because it is considered that payment instalments will be agreed for both CIL and S106 which would result in some savings on finance costs, this represents a further area of conservatism in the model and an in-built viability buffer.

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## 5.1.8 Policy standards

In respect of affordable housing, a mix of tenure has been assumed which reflects the latest Strategic Housing Market Assessment, with 55.4% rented and 44.6% shared ownership. In respect of transfer values, the Council's adopted Supplementary Planning Document has been used which dictates the following fixed transfer values which have been calculated as percentages of market value for modelling across the value areas:

	<b>Social Rent</b>	<b>Intermediate</b>
Houses	£588 per sq m	£999 per sq m
Flats	£698 per sq m	£1171 per sq m

Although the 'rented' element of the affordable units are expected in future to be largely affordable rent and therefore 'intermediate', the stated social rent transfer value has been used in any event. This was based on consultation with developers and registered providers who indicated that there remained a degree of uncertainty regarding the levels of affordable rent that could be achieved across the District and the impact on capital values. These rates are still being used in the assessment of S106 viability cases and are therefore considered appropriate for application in this study.

It should be noted that the Government's proposals for replacing much of the rented affordable housing requirements with 'starter homes', if enacted, could significantly change the dynamics of viability as a result of improved transfer values, affecting viability for CIL and other policy standards.

The allowance of £1,000 per unit for Section 106 contributions for each residential development scheme is based on analysis of Section 106 contributions across Kirklees since 2007. The data on S106 agreements is set out at Appendix 2.3 and demonstrates that an average residual site specific charge of £600 per dwelling. This figure has been increased to £1,000 to cater for the possibility of higher S106 costs.

The build cost uplift of 5% to allow for residential units to be constructed to zero carbon standard is based on evidence presented by Zero Carbon Hub in their report "Cost Analysis: Meeting the Zero Carbon Standard", February 2014. This cost uplift is not included in the base appraisals but illustrated as a sensitivity in the results section.

**Table 5.8 Policy standards**

Affordable housing	% of all units	Threshold	% of Open Market Value
To include a mix of 55.4% rented (affordable and social) and 44.6 shared ownership.	0% 5% 20% 25% 30% 40%	10 units	<b>Rented (affordable and social)</b> Value Area 1 22.76% Value Area 2 24.83% Value Area 3 27.31% Value Area 4 30.34% Value Area 5 36.41%  <b>Shared ownership</b> Value Area 1 38.68% Value Area 2 42.19% Value Area 3 46.40% Value Area 4 51.55% Value Area 5 61.86%  <b>Source: Kirklees Council SPD2</b>
<b>Section 106 Contributions</b>	£1000 per unit; evidence of average residual site specific S106 costs from recent S106 agreements indicates an average figure of £600 per unit. This has been increased to £1,000 to reflect the possibility of higher cost requirements across different site types.		
<b>Zero Carbon</b>	5% uplift in build costs to be applied (as a sensitivity)		

## 5.1.9 Residential land values

### Guidance on Site Value Benchmarks

The Local Housing Delivery Group: Viability Testing Local Plans advice for planning practitioners (July 2012), states that viability studies should incorporate a threshold land value based on ‘a premium over current use values and credible alternative use values’. It also highlights the limitations of using market values for policy-making viability evidence recognising that historic market values do not take into account the impact of future policy on land prices.

The RICS guidance note Financial Viability in Planning 2012 defines site value as follows:

“Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan.”

It also states that when undertaking Local Plan or CIL (area-wide) viability testing, a second assumption needs to be applied to the above:

“Site Value (as defined above) may need to be further adjusted to reflect the emerging policy / CIL charging level. The level of the adjustment assumes that site delivery would not be prejudiced. Where an

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adjustment is made, the practitioner should set out their professional opinion underlying the assumptions adopted. These include, as a minimum, comments on the state of the market and delivery targets as at the date of assessment.”

Whilst there appears to be an inconsistency in the recommendations of the two guidance documents, both effectively recommend that site value thresholds for area wide viability studies should be set somewhere between existing use/credible alternative use and market values assuming planning permission without planning obligations.

## **Land Value Evidence**

Readily available transactional evidence is limited in Kirklees and as a result the evidence is somewhat anecdotal. A review of Estates Gazette Interactive (EGi) reveals some transactional activity, however the actual prices at which such sites have transacted is not readily available. Cushman and Wakefield are aware of land deals ranging from prices close to agricultural use value (i.e. in the order of £20,000 per ha), to over £1million per ha for serviced unfettered land parcels in the higher value parts of the District.

The level of abnormal site development costs is a key factor affecting achieved land values as a site with a higher level of abnormal development costs will normally transact at a lower price than an equivalent site with low or no abnormal development costs. There is evidence from recent planning viability cases carried out within Kirklees of net land price benchmarks of less than £494,200 per ha (£200,000 per acre), as a result of high site abnormal development costs (see Appendix 2.1). The evidence indicates several cases across the District where a target land value benchmark of £150,000 per acre was agreed between parties.

The Department for Communities and Local Government has recently published a paper on Land value estimates for policy appraisal (February 2015). The paper includes residential land value estimates (using a “truncated residual valuation model”) for local authority areas in England. The purpose of the paper is to appraise land projects from a social perspective and as such nil affordable housing provision is assumed. The residential land value identified for Kirklees is £1,499,000 per hectare (£606,612 per acre); however this is a gross ‘greenfield’ land value exclusive of planning obligations and site abnormal development costs.

Based on our review of evidence and discussions with developers and land owners we are of the view that net prices for residential land across Kirklees vary from between £370,000 per ha to over £1million per ha (£150,000 to £500,000 per acre), depending on location, site condition/existence of site abnormal and the general quality of the development opportunity.

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## Land value benchmarks used in model

The Council's earlier CIL viability study used an area wide land value benchmark of £741,300 per ha (£300,000 per acre) which is considered provides a reasonable reference point as a District wide benchmark.

However, the site value benchmarks that have been selected assume a serviced site free from abnormal site development costs and as such have been inflated from this level to reflect the higher value attributable to such a site. An adjustment has then been made for each value area reflecting the reality that high value areas achieve higher land values than lower value areas. The site values are based on research of the market and consultation with developers and land owners. The site values are based on net developable areas and are as follows:

- Value Area 1 – £1,359,050 per ha (£550,000 per acre)
- Value Area 2 – £ 1,173,725 per ha (£475,000 per acre)
- Value Area 3 – £ 988,400 per ha (£400,000 per acre)
- Value Area 4 – £ 803,075 per ha (£325,000 per acre)
- Value Area 5 – £ 617,750 per ha (£250,000 per acre)

These land values are considered to represent a 'competitive' return for a land owner and provide a robust basis for the viability assessment to ensure policy standards do not put development delivery at risk. It should be noted that these benchmarks include a significant tolerance for site abnormal development costs.

## Abnormal development costs

As stated above, there is a relationship between site value and abnormal development costs since the price that any rational developer will pay for a site will depend on the costs associated with getting it into a state of development readiness. The above site value benchmarks assume a serviced site free from abnormal site development costs, therefore any abnormal site development costs encountered would effectively be deducted from these prices reflecting the additional site preparation costs falling to the developer.

We consider that within the site value benchmarks used in the model, there is a 'tolerance' of at least £370,650 per ha (£150,000 per acre) for site abnormal development costs. That is to say that at these benchmarks, if there was up to £370,650 per ha of site abnormal costs encountered, such costs could be viably accommodated within a reduced net price for the land at an equivalent level.

This level of abnormal allowance is substantial and intended to cater for the more constrained sites and in most cases we would expect the level of site abnormal costs to be significantly lower. However, it provides a conservative in built viability cushion within the analysis.

**Table 5.9: Land value benchmarks and site abnormal development costs**

	Site value benchmark based on fully serviced site free from all abnormal site development costs		Tolerance / allowance for abnormal site development costs		Minimum net land value benchmark for sites with £370,000 per ha abnormal costs	
	£ per net ha	£ per net acre	£ per net ha	£ per net acre	£ per net ha	£ per net acre
	Value Area 1	£1,359,050	£550,000	£370,650	£150,000	£988,400
Value Area 2	£1,173,725	£475,000	£370,650	£150,000	£803,075	£325,000
Value Area 3	£988,400	£400,000	£370,650	£150,000	£617,750	£250,000
Value Area 4	£803,075	£325,000	£370,650	£150,000	£432,425	£175,000
Value Area 5	£617,750	£250,000	£370,650	£150,000	£247,100	£100,000

## 5.2 Retail Development Assumptions

### 5.2.1 Retail scheme selection

Five hypothetical schemes have been selected for retail viability testing based on research of the typical types of development expected to come forward. Table 5.10 presents the details of the schemes, floor area and site coverage.

These schemes have been tested in the following market locations:

- Town Centre
- Local Centres
- Villages
- Out of Centre locations and specifically Birstall Retail Park

Variations to the appraisal assumptions have been applied based on market research of each location.

In considering the floor area, the following definitions are applied:

Gross Floorspace is defined as “The area of a building measured to the internal face of the perimeter walls at each floor level<sup>2</sup>”.

<sup>2</sup> Royal Institute of Chartered Surveyors, Code of Measuring Practice.

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Net Floorspace is defined as “The internal floor area of the shop unit used for selling and displaying goods and services. It comprises the floor area to which customers have access, counter space, checkout space, window and other display space, fitting rooms and space immediately behind counters.

Lobbies, staircases, cloakrooms and other amenity rooms are excluded. It is measured from the internal faces of walls and partition<sup>3</sup>.

The schemes are based on local research and intelligence regarding the scale and models of operators in the market. Although precise sizes may change in practice, the application of appraisal costs and revenues on a consistent per sq m or percentage basis means there is a relatively linear relationship and that variations to size will generate consistent results on a per unit of size basis.

**Table 5.10 Retail development schemes**

Retail archetypes		Gross Internal Areas		Net Internal Areas		Site area	
		Sq m	Sq ft	Sq m	Sq ft	Ha	Acres
<b>1. Town centre eg Huddersfield</b>							
Scheme 1	Shopping Centre	5,000	53,820	3,500	37,674	1.25	3.09
Scheme 2	Retail warehousing	3,000	32,292	n/a	n/a	0.75	1.85
Scheme 3	Superstore	3,995	43,000	n/a	n/a	2.00	4.94
Scheme 4	Supermarket	1,500	16,146	n/a	n/a	0.60	1.48
Scheme 5	Convenience store	400	4,306	n/a	n/a	0.16	0.40
<b>2. Local centre e.g. Mirfield, Slaithwaite, Marsden, Holmfirth</b>							
Scheme 5	Convenience store	400	4,306	n/a	n/a	0.16	0.40
<b>3. Out of Centre, Birstall</b>							
Scheme	Retail warehousing	3,000	32,292	n/a	n/a	0.75	1.85
<b>4. Out of centre, generally</b>							
Scheme 2	Retail warehousing	3,000	32,292	n/a	n/a	0.75	1.85
Scheme 3	Superstore	3,995	43,000	n/a	n/a	2.00	4.94

<sup>3</sup> The Unit for Retail Planning Information Ltd Information Brief 85/7. Note, this is different from net sales floor space

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Scheme 4	Supermarket	1,500	16,146	n/a	n/a	0.60	1.48
Scheme 5	Convenience store	400	4,306	n/a	n/a	0.16	0.40

## 5.2.2 Retail sales values

Rents have been applied alongside a capitalisation rate derived from an investment yield together with an all-inclusive rent free/void allowance. Rents and yields are based on local market research, details of which are provided at Appendix 2.4, supplemented by consultation with regional retail agents. The rent for the town centre shopping centre scheme is an overall floor area basis (rather than ITZA). All other rents are applied on a GIA basis.

Rents for retail warehousing have been applied at £161 psm (£15 psf), for Town Centre and Out of Centre locations, with a higher rent of £323 psm (£30 psf) applying to Birstall Retail Park, which is a major sub regional retail destination. Evidence of passing rents within the retail warehouse sector is provided at Appendix 2.4 which shows rents at Birstall Retail Park ranging from £20 to £60 per sq ft. Elsewhere there are a number of retail warehouse parks including Great Northern Retail Park Huddersfield (rents ranging from £17 to £22.50 psf), Gallagher Retail Park Huddersfield (rents averaging £15 per sq ft), Huddersfield Retail Park (rents ranging from £11 to £19 per sq ft) and Phoenix Retail Park Huddersfield (rents average £18 per sq ft).

In respect of yields, evidence of recent comparable investment transactions is also provided at Appendix 2.4. This shows a range of below 5% for supermarket operators and a range of 7-7.5% typical for retail warehousing. A keener yield of 6% has been applied for Birstall Retail Park to reflect the stronger covenant strength and investor demand at this retail park.

The following table details the assumptions used in the appraisals:



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**Table 5.11 Retail rental values**

Retail archetypes		Rental value (£)			
		Sq m	Sq ft	Yield	Rent free (months)
<b>1. Town centre</b>					
Scheme 1	Shopping Centre	269	25.00	8.0	18
Scheme 2	Retail warehousing	161	15.00	7.5	18
Scheme 3	Superstore	172	16.00	5.5	6
Scheme 4	Supermarket	156	14.50	5.5	6
Scheme 5	Convenience store	188	17.50	5.5	6
<b>2. Local centre</b>					
Scheme 5	Convenience store	161	15.00	5.5	6
<b>3. Out of centre, Birstall</b>					
Scheme 2	Retail warehousing	323	30.00	6.0	18
<b>4. Out of centre, generally</b>					
Scheme 2	Retail warehousing	161	15.00	7.5	18
Scheme 3	Superstore	172	16.00	5.5	6
Scheme 4	Supermarket	156	14.50	5.5	6
Scheme 5	Convenience store	188	17.50	5.5	6

## 5.2.3 Retail build costs

Table 5.12 illustrates the build costs which have been used based on BCIS rebased for Yorkshire and the Humber. An uplift of 15% has been allowed for external works.

**Table 5.12 Retail build costs**

		Build cost (£)		Build cost including 15% uplift for external works	
		Sq m	Sq ft	Sq m	Sq ft
Scheme 1	Shopping centre	937	87	1078	100
Scheme 2	Retail warehousing	571	53	657	61
Scheme 3	Superstore	1,306	121	1502	140
Scheme 4	Supermarket (Medium)	1,306	121	1502	140
Scheme 5	Convenience store	1,029	96	1183	110

## 5.2.4 Development cost and timing assumptions

The following development cost and phasing assumptions have been used based on industry standards. The site specific S106 is based on regional evidence of residual site planning obligations for retail

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schemes. Profit levels at 20% of cost are at the upper end of the range (typically 15-20% of cost) to cater for all risk profiles.

**Table 5.13 Retail development costs**

<b>Other development costs</b>	
Site specific S106 costs	£50 per sq m
Professional fees as % of construction costs	10%
Contingencies on construction costs	5%
Letting costs (% of rental value)	10%
Letting legal costs (% of rental value)	5%
Investment sale (% of Net Development Value)	1%
Investment sale legal costs (% of NDV)	0.25%
Purchaser's costs (% on purchase price)	5.80%
Finance on negative balance	6.75%
Developer profit (% on cost)	20%

**Table 5.14 Retail timing assumptions**

<b>Timing assumptions</b>	
Lead in	6 months
Construction period (retail warehousing and supermarket)	12 months
Construction period (others)	18 months
Sale	On practical completion

## 5.2.5 Retail land values

Land values for retail developments have been changing as a result of the retrenchment of the 'big four' supermarkets' acquisition programmes.

In recent years land values for large food stores typically ranged from £2.471million to £5million plus per ha (£1million to £2million plus per acre), although prices were driven according to the level of operator appetite and competition between operators.

Although there is still demand for new stores, there are fewer requirements, less competition bidding up prices, and they have generally been at the smaller end of the spectrum particularly budget operator size (1000-2000 sq m GIA).

A land value benchmark of £1,235,500 per ha / £500,000 per acre is adopted for retail development schemes, and a further £300,000 per ha (£121,000 per acre) has been added as an allowance for site abnormal development costs. Therefore the gross site value benchmark is £1,535,500 per ha assuming a serviced site free from abnormal development costs.

## 5.3 Office Development Assumptions

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## 5.3.1 Scheme selection

Two hypothetical schemes have been selected for viability testing of CIL. Both are relatively small scale developments reflecting the limited office market within Kirklees.

**Table 5.15 Office development schemes**

		Floor area (GIA)		Floor area (NIA)		Site area	
		Sq m	Sq ft	Sq m	Sq ft	Ha	Acres
Scheme 1	Town centre, over two floors	3,000	32,292	2,550	27,448	0.38	0.93
Scheme 2	Out of town, over two floors	3,000	32,292	2,550	27,448	0.38	0.93

## 5.3.2 Office rental values

Rents, yields and incentive allowances have been based on local research set out at Appendix 2.5 together with consultation with regional office and investment agents. The yields assume a multi occupancy building. Table 5.14 details the rental values, investment yield and incentives which have been used in the development appraisals:

**Table 5.16 Office rental values**

		Rental value (£)		Yield	Rent free
		Sq m	Sq ft	%	(months)
Scheme 1	Town centre, over two floors	106.79	10.00	8.5%	30
Scheme 2	Out of town, over two floors	106.79	10.00	8.5%	30

## 5.3.3 Office build costs

The following build costs have been used which are based on BCIS rebased for Yorkshire and the Humber. A 15% uplift for external works has been allowed.

**Table 5.17 Office build costs**

		Build cost (£)		Build cost including 15% uplift for external works	
		Sq m	Sq ft	Sq m	Sq ft
Scheme 1	Town centre, over two floors	1,318	122	1,516	141
Scheme 2	Out of town, over two floors	1,318	122	1,516	141

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## 5.3.4 Development cost and phasing assumptions

The following development cost and phasing assumptions have been used which typically reflect local market conditions:

**Table 5.18 Office development costs**

<b>Other development costs</b>	
Site specific S106 costs	£0
Professional fees as % of construction costs	10%
Contingencies on construction costs	3%
Letting costs (% of rental value)	10%
Letting legal costs (% of rental value)	5%
Investment sale (% of Net Development Value)	1%
Investment sale legal costs (% of NDV)	0.25%
Purchaser's costs (% on purchase price)	5.80%
Finance on negative balance	6.75%
Developer profit (% on cost)	20%

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**Table 5.19 Office phasing assumptions**

Phasing assumptions	
Lead in	6 months
Construction period	12 months
Sale	On practical completion

## 5.3.5 Office land values

A land value benchmark of £494,200 per ha / £200,000 per acre is adopted for office development schemes. An additional allowance of £300,000 per ha (£121,000 per acre) for site abnormal development costs has been added to the benchmark.

## 5.4 Industrial Development Assumptions

### 5.4.1 Industrial scheme selection

Three hypothetical schemes have been selected for viability testing of CIL reflecting differing types of industrial development likely to come forward. Illustrated in Table 5.20 are the archetypes, unit sizes and site coverage.

**Table 5.20 Industrial development typologies**

	Floor area (GIA)		Floor area (NIA)		Site area	
	Sq m	Sq ft	Sq m	Sq ft	Ha	Acres
Small industrial /warehouse	2,500	26,910	2,500	26,910	0.71	1.77
Medium industrial / warehouse	5,000	53,820	5,000	53,820	1.43	3.53
Large industrial /warehouse	10,000	107,639	10,000	107,639	2.86	7.06

### 5.4.2 Industrial rental values

Table 5.21 details the rental values, yields and incentives which have been used in the development appraisals. These assumptions are based on local market evidence and consultation with regional industrial and investment agents. The schemes assume single occupancy:

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**Table 5.21 Industrial rental values**

	Rental value (£)		Yield	Rent free
	Sq m	Sq ft	%	(months)
Small industrial / warehouse	48.76	4.53	6.75%	6
Medium industrial / warehouse	45.64	4.24	6.75%	6
Large industrial / warehouse	43.06	4.00	6.75%	9

## 5.4.3 Industrial build costs

The following build costs have been used which are based on BCIS rebased for Yorkshire and the Humber. We have included a 15% uplift for external works.

**Table 5.22 Industrial build costs**

	Build cost (£)		Build cost including 15% uplift for external works	
	Sq m	Sq ft	Sq m	Sq ft
Small industrial /warehouse	509.00	47.29	585.35	54.38
Medium industrial / warehouse	417.00	38.74	479.55	44.55
Large industrial /warehouse	417.00	38.74	479.55	44.55

## 5.4.4 Industrial development cost and phasing assumptions

The following development cost and phasing assumptions have been applied:

**Table 5.23 Industrial development costs**

Other development costs	
Site specific S106 costs	£0
Professional fees as % of construction costs	10%
Contingencies on construction costs	3%
Letting costs (% of rental value)	10%
Letting legal costs (% of rental value)	5%
Investment sale (% of Net Development Value)	1%
Investment sale legal costs (% of NDV)	0.25%
Purchaser's costs (% on purchase price)	5.80%
Finance on negative balance	6.75%
Developer profit (% on cost)	20%

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**Table 5.24 Industrial phasing assumptions**

Phasing assumptions	
Lead in	6 months
Construction period	12 months
Sale	On practical completion

## 5.4.5 Industrial land values

A land value benchmark of £494,200 per ha / £200,000 per acre is adopted for industrial development schemes. An additional allowance of £300,000 per ha (£121,000 per acre) for site abnormal development costs has been added to the benchmark.

## 5.5 Other Commercial Development Schemes

A number of additional commercial sectors have been assessed to determine whether they are able to support any level of CIL. Table 5.25 details the commercial schemes, floor areas and site coverage.

**Table 5.25 Other commercial development typologies**

			Floor area (GIA)		Floor area (NIA)		Site area	
			Sq m	Sq ft	Sq m	Sq ft	Ha	Acres
Scheme 1	Hotel	60 bed budget	1,800	19,375	1,350	14,531	0.45	1.11
Scheme 2	Restaurant	Generally	400	4,306	400	4,306	0.16	0.40
Scheme 3	Restaurant	Leisure park restaurant	400	4,306	400	4,306	0.16	0.40
Scheme 4	Care home	60 bed care home	2,586	27,835	840	9,042	0.65	1.60
Scheme 5	Cinema	Leisure park cinema	6,000	64,583	6,000	64,583	1.50	3.71

## 5.5.1 Commercial rental values

Table 5.26 provides details of the rental values, development yields and incentives assumed in our development appraisals:

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**Table 5.26 Other commercial development rental values**

		Rental values (£)		Yield	Incentives
		Sq m	Sq ft	%	Months
Scheme 1	Hotel	£161.46	£15.00	6.5	6
Scheme 2	Restaurant	£161.46	£15.00	6.5	12
Scheme 3	Restaurant Birstall	£303.43	£28.19	6.0	12
Scheme 4	Care home (60 bed)	£429.05	£39.86	6.5	6
Scheme 5	Cinema	£129.17	£12.00	7	6

## 5.5.2 Commercial build costs

We have used the following build costs which are based on BCIS rebased for Yorkshire and the Humber. We have included a 15% uplift for external works.

**Table 5.27 Other commercial development build costs**

		Build cost (£)		Build cost including 15% uplift for external works	
		Sq m	Sq ft	Sq m	Sq ft
Scheme 1	Hotel	1,373.00	127.56	1578.95	146.69
Scheme 2	Restaurant	1,869.00	173.64	2149.35	199.68
Scheme 3	Restaurant, Birstall	1,869.00	173.64	2149.35	199.68
Scheme 4	Care home	1,153.00	107.12	1325.95	123.18
Scheme 5	Cinema	1,022.00	94.95	1175.30	109.19

The following development cost and phasing assumptions have been applied in our appraisals:

**Table 5.28 Commercial development costs**

Other development costs	
Site specific S106 costs	£0
Professional fees as % of construction costs	10%
Contingencies on construction costs	3%
Letting costs (% of rental value)	10%
Letting legal costs (% of rental value)	5%
Investment sale (% of Net Development Value)	1%
Investment sale legal costs (% of NDV)	0.25%
Purchaser's costs (% on purchase price)	5.80%
Finance on negative balance	6.75%
Developer profit (% on cost)	20%



**Table 5.29 Commercial development phasing**

Phasing assumptions		
Scheme 1	Cinema	6 months lead in, 12 months build, sell on practical completion
Scheme 2	Hotel	6 months lead in, 12 months build, sell on practical completion
Scheme 3	Restaurant	6 months lead in, 12 months build, sell on practical completion
Scheme 4	Care home (60 bed)	6 months lead in, 18 months build, sell on practical completion

### 5.5.3 Land values

The following land value benchmarks are adopted for care home development schemes which are in line with the residential development benchmarks for each value area:

- Value Area 1 – £1,359,050 per ha (£550,000 per acre)
- Value Area 2 – £ 1,173,725 per ha (£475,000 per acre)
- Value Area 3 – £ 988,400 per ha (£400,000 per acre)
- Value Area 4 – £ 803,075 per ha (£325,000 per acre)
- Value Area 5 – £ 617,750 per ha (£250,000 per acre)

A land value benchmark of £1,235,500 per ha / £500,000 per acre is adopted for the other commercial development schemes.

All the above site value benchmarks include an allowance for site abnormal development costs.

## 6. Area Wide Viability Results

This section sets out the results of the viability analysis. A summary of the ‘headroom’ that is available for CIL is provided for each of the schemes that have been tested. Where appropriate, cost sensitivities have also been modelled to demonstrate the effect of adjustment to key variables.

### 6.1 Residential viability results

Based on the structure and inputs to the appraisal methodology set out in the preceding chapter, there are 10 schemes which have been tested in each of the five value areas, against six affordable housing scenarios (0, 15%, 20%, 25%, 30%, 40%), therefore there are 300 appraisals in total. These have then been tested against sales value and cost sensitivities. As a result of the large quantity of results therefore we have provided only a summary in this chapter, presenting averages of the range of schemes tested. The results of each of the appraisals has been provided in Appendix 6.

A summary of the average maximum headroom for CIL for each value area across Kirklees is presented in Table 6.1 below. The maximum headroom for CIL is identified for a range of affordable housing contributions ranging from 0% affordable housing (policy off / base scenario which effectively represents the viability of development if no Local Plan policies were required.) to a 40% affordable housing contribution.

The base appraisal (zero affordable housing) demonstrates that there is headroom for up to £324 per sq m (Value Area 1) for CIL. In contrast to this, lower value areas (Value Area 5) cannot withstand a CIL without adversely impacting on development viability. At the other end of the spectrum, at affordable housing standards of 30% and 40% respectively there is very minimal headroom for CIL.

**Table 6.1 Maximum Headroom for CIL (all schemes tested)**

Maximum Headroom for Community Infrastructure Levy £ per sq m - averages across all schemes tested					
	Value Area 1	Value Area 2	Value Area 3	Value Area 4	Value Area 5
AH 40%	£3	-£49	-£101	-£153	-£274
AH 30%	£118	£56	-£4	-£65	-£192
AH 25%	£167	£102	£38	-£27	-£157
AH 20%	£206	£139	£72	£4	-£129
AH15%	£238	£168	£98	£27	-£108
AH 0%	£324	£247	£170	£93	-£49

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At a policy requirement of 20% affordable housing for residential development, the viability analysis identifies that up to £72 per sq m could be charged in mid value areas and over £200 per sq m in higher value areas of the District without adversely impacting on development viability.

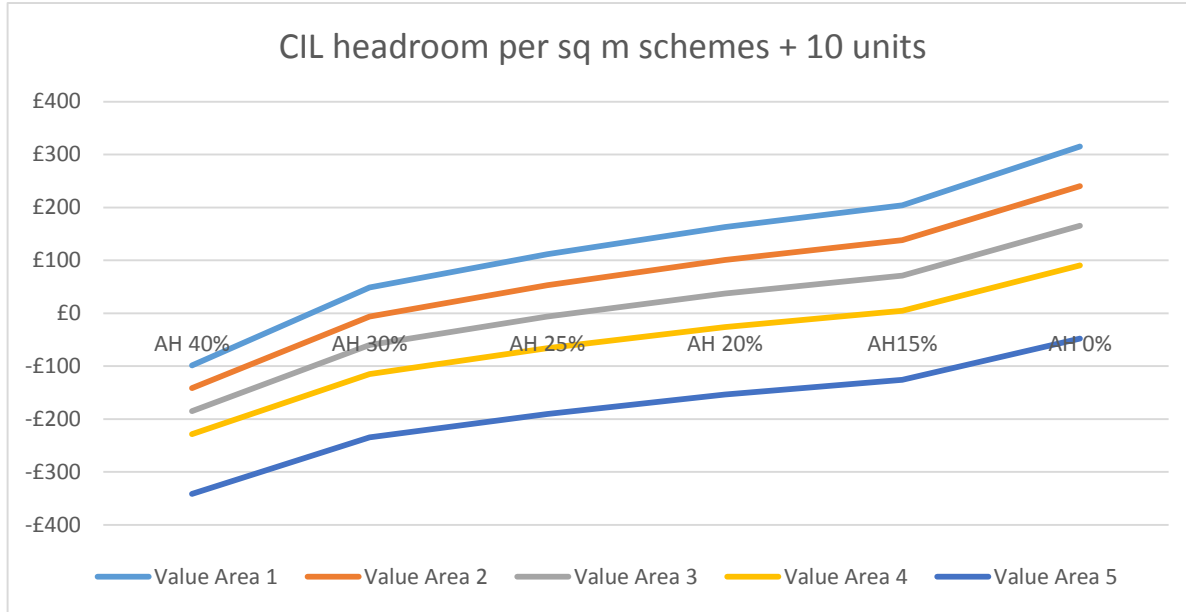
However, it is notable from the results that there is significant difference between the ‘headroom’ for CIL on small schemes under 10 units and that for schemes of 10 units or more. This is due to the 10 unit threshold applied for affordable housing meaning that such small sites will not be required to make a contribution to affordable housing. Therefore the average headroom calculations have been separated with schemes over and under 10 units presented in tables 6.2 and 6.3 below:

**Table 6.2: Maximum Headroom for CIL, average of schemes over 10 units**

Maximum Headroom for Community Infrastructure Levy £ per sq m - averages for schemes over 10 units					
	Value Area 1	Value Area 2	Value Area 3	Value Area 4	Value Area 5
AH 40%	-£99	-£141	-£185	-£229	-£341
AH 30%	£49	-£6	-£60	-£115	-£235
AH 25%	£112	£53	-£6	-£66	-£190
AH 20%	£163	£101	£38	-£26	-£153
AH15%	£204	£138	£71	£5	-£126
AH 0%	£315	£240	£166	£90	-£48

The results show that for schemes over 10 units, the headroom drops as a result of the removal of the distorting effect of the very small sites. The level of CIL headroom is inversely related to the affordable housing percentage applied demonstrating that only at 20% affordable housing or below can development withstand the dual effects of affordable housing and CIL in three or more of the five value areas. The relationship between affordable housing and CIL headroom is illustrated by Figure 6.1 below:

**Figure 6.1 illustrates the results on a graph**



For schemes of 10 units or less, two sites were tested with 0.14 and 0.25 ha each respectively. The average of the two schemes across the value areas are illustrated below, demonstrating the higher level of CIL headroom per sq m for schemes of this size. Value area 5 however is the one location which indicates that CIL remains unviable reflecting the lower sales values and sales rates within these locations.

**Table 6.3: Maximum Headroom for CIL, average of schemes under 10 units**

Maximum Headroom for Community Infrastructure Levy £ per sq m - averages for schemes under 10 units ( no affordable housing)					
	Value Area 1	Value Area 2	Value Area 3	Value Area 4	Value Area 5
<b>AH 0%</b>	£360	£274	£188	£102	<b>-£51</b>

In summary therefore:

- There is significant variation in the results reflecting the diversity of market strength across the area, with only the highest value areas capable of meeting 30% affordable housing alongside CIL.
- Conversely, there is no headroom for CIL for residential development in Value Area 5 (lower value areas of Kirklees including Dewsbury) irrespective of the level of affordable housing requirement level.
- There is limited headroom in Value Area 4, assuming 15% affordable housing contribution and no headroom for CIL in this Value Area if affordable Housing contributions are increased to 20% or more.
- The viability for charging CIL improves in mid value areas of Kirklees such as the rural towns of Marsden, Slaithwaite and Linthwaite and Birkenshaw. With an affordable housing contribution of 20%,

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there is an average headroom of £72 per sq m in Value Area 3, however this drops to £38 per sq m for schemes over 10 units in size.

- Higher Value areas within Kirklees such as Mirfield (Value Area 2) and Honley and Holmfirth (Value Area 1) could support CIL contributions of up to £101 per sq m and £163 per sq m respectively assuming a 20% affordable housing contribution on schemes of a size above 10 units. This increases to £138 per sq m, and £204 per sq m respectively, if the policy contribution for affordable housing is reduced to 15%.

The results demonstrate that there is something of a trade-off to be made between affordable housing and CIL and that geographical differentiation in affordable housing standards and/or CIL rates will be necessary to maximise both whilst protecting the viability of development.

## 6.1.1 Sensitivity testing

In order to assess the impact of variations to property market conditions over the Local Plan period, a sensitivity analysis has been undertaken on the deliverability of residential development by increasing sales values by 10% to reflect stronger market conditions and also reducing sales values by 10%, to reflect a downturn in current market conditions. We emphasise that this is not a prediction of how market conditions will change, but merely sensitivity testing of potential levels of variation. As such we would urge caution in how the results are interpreted and in particular we would not recommend that the viability of Kirklees’s Local Plan policies rely on the achievement of the +10% value sensitivity.

Tables 6.4 and 6.5 illustrate the average headroom for CIL for each value area assuming a 20% affordable housing contribution and 0% affordable housing.

The results demonstrate a marked increase in the amount of CIL that could be charged per sq m if sales values were to increase by 10% over the Local Plan period (Table 6.4). Of note is the ability to charge CIL in lower value areas of the District (Value Area 4) alongside affordable housing rate of 20%. However, at 20% affordable housing CIL remains unviable in Value Area 5 despite a 10% increase in sales values.

**Table 6.4 Sensitivity testing - plus 10% on sales values**

<b>Maximum Headroom for Community Infrastructure Levy</b>					
<b>Sensitivity Testing - Plus 10% on sales values</b>					
	<b>Value Area 1</b>	<b>Value Area 2</b>	<b>Value Area 3</b>	<b>Value Area 4</b>	<b>Value Area 5</b>
<b>AH 0%</b>	£476	£386	£296	£207	£47
<b>AH 20%</b>	£359	£276	£196	£116	£0

Reducing residential sales values by 10% reduces viability for planning standards. This shows that at 20% affordable housing, the headroom for CIL is unable to withstand a CIL tariff without compromising viability. This is evidenced in Table 6.5 which presents the average headroom for CIL for each value area at 0% and 20% affordable housing contributions.

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**Table 6.5 Sensitivity testing - minus 10% on sales values**

Maximum Headroom for Community Infrastructure Levy					
Sensitivity Testing - Minus 10% on sales values					
	Value Area 1	Value Area 2	Value Area 3	Value Area 4	Value Area 5
<b>AH 0%</b>	£173	£109	£44	£0	£0
<b>AH 20%</b>	£53	£0	£0	£0	£0

We have also tested the impact of a 5% increase in build costs for residential development (with an affordable housing contribution of 20%) to allow for the impact of an increase in environmental construction standards. The results of this sensitivity are presented in Table 6.6 below.

**Table 6.6 Sensitivity testing – zero carbon homes**

Maximum Headroom for Community Infrastructure Levy					
Sensitivity Testing - plus 5% costs					
	Value Area 1	Value Area 2	Value Area 3	Value Area 4	Value Area 5
<b>AH 0%</b>	£283	£206	£129	£51	£0
<b>AH 20%</b>	£155	£88	£21	£0	£0

Increasing current build costs by 5% to account for the uplift in build costs attributed to the increased cost of building to the Zero Carbon Standard shows that CIL is still viable in Value Areas 1, 2 and 3. Mid and lower value areas have no headroom for CIL. These results underline the difference between Value Area 3 and Value Area 4 as the tipping point for CIL viability assuming a minimum level of affordable housing of 20%.

## 6.2 Commercial viability results

### 6.2.1 Retail development

As illustrated in Table 6.7, the analysis has identified that there is headroom to charge CIL in all locations in Kirklees but only across certain types of development with retail warehousing and certain size formats of supermarket being indicated to be viable. Retail warehousing has the highest headroom for CIL, particularly at Birstall Retail Park where there is headroom for over £2,000 per sq m CIL, but also generally up to approximately £100 per sq m.

### 6.2.2 Office development

The viability analysis indicates that there is no headroom for CIL on office development at the current time, reflecting the weak strength of the office sector in Kirklees at the current time.

### 6.2.3 Industrial development

The viability analysis demonstrates that there is no headroom for CIL on industrial development. Rental values are not strong enough to support speculative development on a general basis at the current time. However, as market conditions improve and land opportunities are brought forward with good motorway access, we would expect to see some improvement in rents which could enhance viability.

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**Table 6.7 Commercial viability results – current values**

Commercial Area Wide Viability Analysis - current values							
Scheme	Site Size (hectares)	Floor coverage (Sq m)	Benchmark Land Value per hectare (£)	Actual Benchmark Land Value (£)	Residual Land Value (£)	Residual Land Value per hectare minus actual benchmark Land Value (£)	Maximum Available for CIL (£)
<b>Retail</b>							
<b>Town Centre</b>							
Shopping Centre	1.25	5000	1,535,500	1,919,375	790,833	- 1,128,542	-226
Retail Warehousing	0.75	3000	1,535,500	1,151,625	1,557,432	405,807	135
Superstore	1.60	3995	1,535,500	2,456,800	1,612,578	- 844,222	-211
Supermarket	0.60	1500	1,535,500	921,300	327,022	- 594,278	-396
Convenience Store	0.16	400	1,535,500	245,680	366,236	120,556	301
<b>Local Centre</b>							
Convenience Store	0.16	400	1,535,500	245,680	241,236	- 4,444	-11
<b>Out of Centre, Birstall</b>							
Retail Warehousing	0.75	3000	1,535,500	1,151,625	7,447,652	6,296,027	2,099
<b>Out of Centre, generally</b>							
Retail Warehousing	0.75	3000	1,535,500	1,151,625	1,557,432	405,807	135
Superstore	1.60	3995	1,535,500	2,456,800	1,612,578	- 844,222	-211
Supermarket	0.60	1500	1,535,500	921,300	327,022	- 594,278	-396
Convenience Store	0.16	400	1,535,500	245,680	366,236	120,556	301
<b>Office</b>							
Town centre	0.38	3,000	794,200	301,796	-3,183,257	-3,485,053	-1,162
Out of town	0.38	3,000	794,200	301,796	-3,183,257	-3,485,053	-1,162
<b>Industrial</b>							
Small industrial / warehouse	0.71	2,500	794,200	563,882	-372,988	-936,870	-375
Medium industrial / warehouse	1.43	5,000	794,200	1,135,706	-336,759	-1,472,465	-294
Large industrial / warehouse	2.86	10,000	794,200	2,271,412	-924,211	-3,195,623	-320
<b>Other commercial</b>							
Hotel	0.45	1,800	1,535,500	690,975	-833,131	-1,524,106	-847
Restaurant (General)	0.16	400	1,535,500	245,680	-285,653	-531,333	-1,328
Restaurant (Birstall)	0.16	400	1,535,500	245,680	361,558	115,878	290
Cinema	1.50	6,000	1,535,500	2,303,250	-270,352	-2,573,602	-429
Carehome Value Area 1	0.65	2,586	1,411,995	917,797	- 112,639	- 1,030,436	-398
Carehome Value Area 2	0.65	2,586	1,226,666	797,333	- 112,639	- 909,972	-352
Carehome Value Area 3	0.65	2,586	1,041,300	676,845	- 112,639	- 789,484	-305
Carehome Value Area 4	0.65	2,586	855,998	556,399	- 112,639	- 669,038	-259
Carehome Value Area 5	0.65	2,586	670,665	435,932	- 112,639	- 548,572	-212

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## 6.2.4 Other commercial development sectors

Table 6.7 illustrates that there is no headroom for CIL on the development of hotels, restaurants and care homes across Kirklees.

## 6.2.5 Sensitivity testing

Sensitivity analysis has been carried out on rental values and yields to reflect fluctuations in property market conditions over the Local Plan period. We have increased rental values by 10% to reflect market growth. Conversely, we have decreased rental values by 10% to demonstrate the impact of declining market conditions on commercial development. The results of the analysis are presented in Tables 6.8 and 6.9.



**Table 6.8 Commercial development viability results plus 10% rental values**

Commercial Area Wide Viability Analysis - 10% uplift in values							
Scheme	Site Size (hectares)	Floor coverage (Sq m)	Benchmark Land Value per hectare (£)	Actual Benchmark Land Value (£)	Residual Land Value (£)	Residual Land Value per hectare minus actual benchmark Land Value (£)	Maximum Available for CIL (£)
<b>Retail</b>							
<b>Town Centre</b>							
Shopping Centre	1.25	5000	1,535,500	1,919,375	1,442,414	- 476,961	-95
Retail Warehousing	0.75	3000	1,535,500	1,151,625	1,931,951	780,326	260
Superstore	1.60	3995	1,535,500	2,456,800	2,408,829	- 47,971	-12
Supermarket	0.60	1500	1,535,500	921,300	597,245	- 324,055	-216
Convenience Store	0.16	400	1,535,500	245,680	453,749	208,069	520
<b>Local Centre</b>							
Convenience Store	0.16	400	1,535,500	245,680	316,020	70,340	176
<b>Out of Centre, Birstall</b>							
Retail Warehousing	0.75	3000	1,535,500	1,151,625	8,407,451	7,255,826	2,419
<b>Out of Centre, generally</b>							
Retail Warehousing	0.75	3000	1,535,500	1,151,625	1,931,951	780,326	260
Superstore	1.60	3995	1,535,500	2,456,800	2,408,829	- 47,971	-12
Supermarket	0.60	1500	1,535,500	921,300	597,245	- 324,055	-216
Convenience Store	0.16	400	1,535,500	245,680	453,749	208,069	520
<b>Office</b>							
Town centre	0.38	3,000	794,200	301,796	-3,008,745	-3,310,541	-1,104
Out of town	0.38	3,000	794,200	301,796	-3,008,745	-3,310,541	-1,104
<b>Industrial</b>							
Small industrial / warehouse	0.71	2,500	794,200	563,882	-255,903	-819,785	-328
Medium industrial / warehouse	1.43	5,000	794,200	1,135,706	-117,195	-1,252,901	-251
Large industrial / warehouse	2.86	10,000	794,200	2,271,412	-508,026	-2,779,438	-278
<b>Other commercial</b>							
Hotel	0.45	1,800	1,535,500	690,975	-614,198	-1,305,173	-725
Restaurant (General)	0.16	400	1,535,500	245,680	-221,811	-467,491	-1,169
Restaurant (Birstall)	0.16	400	1,411,995	225,919	485,299	259,380	648
Cinema	1.50	6,000	1,226,666	1,839,999	437,081	-1,402,918	-234
Carehome Value Area 1	0.65	2,586	1,041,300	676,845	231,547	- 445,298	-172
Carehome Value Area 2	0.65	2,586	855,998	556,399	231,547	- 324,852	-126
Carehome Value Area 3	0.65	2,586	670,665	435,932	231,547	- 204,386	-79
Carehome Value Area 4	0.65	2,586	-	-	231,547	231,547	90
Carehome Value Area 5	0.65	2,586	-	-	231,547	231,547	90

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As is demonstrated by Table 6.8, increasing rental values by 10% to reflect growth in the commercial rental market, improves viability across all the retail archetypes in all locations. All retail development (including supermarkets) have headroom for CIL.

Office and industrial development remains unviable as is hotel and restaurant development. Our analysis shows that development of care homes in Kirklees has headroom for CIL in improved market conditions although this is subject to location and land costs.

**Table 6.9 Commercial Development Viability Results minus 10% rental values**

Commercial Area Wide Viability Analysis - 10% reduction in rents							
Scheme	Site Size (hectares)	Floor coverage (Sq m)	Benchmark Land Value per hectare (£)	Actual Benchmark Land Value (£)	Residual Land Value (£)	Residual Land Value per hectare minus actual benchmark Land Value (£)	Maximum Available for CIL (£)
<b>Retail</b>							
<b>Town Centre</b>							
Shopping Centre	1.25	5000	1,535,500	1,919,375	142,183	- 1,777,192	-355
Retail Warehousing	0.75	3000	1,535,500	1,151,625	1,186,971	35,346	12
Superstore	1.60	3995	1,535,500	2,456,800	814,709	- 1,642,091	-411
Supermarket	0.60	1500	1,535,500	921,300	56,217	- 865,083	-577
Convenience Store	0.16	400	1,535,500	245,680	279,484	33,804	85
<b>Local Centre</b>							
Convenience Store	0.16	400	1,535,500	245,680	166,861	- 78,819	-197
<b>Out of Centre, Birstall</b>							
Retail Warehousing	0.75	3000	1,535,500	1,151,625	6,486,761	5,335,136	1,778
<b>Out of Centre, generally</b>							
Retail Warehousing	0.75	3000	1,535,500	1,151,625	1,186,971	35,346	12
Superstore	1.60	3995	1,535,500	2,456,800	814,709	- 1,642,091	-411
Supermarket	0.60	1500	1,535,500	921,300	56,217	- 865,083	-577
Convenience Store	0.16	400	1,535,500	245,680	279,484	33,804	85
<b>Office</b>							
Town centre	0.38	3,000	794,200	301,796	-3,357,838	-3,659,634	-1,220
Out of town	0.38	3,000	794,200	301,796	-3,357,838	-3,659,634	-1,220
<b>Industrial</b>							
Small industrial / warehouse	0.71	2,500	794,200	563,882	-1,479,241	-2,043,123	-817
Medium industrial / warehouse	1.43	5,000	794,200	1,135,706	-2,397,662	-3,533,368	-707
Large industrial / warehouse	2.86	10,000	794,200	2,271,412	-4,819,069	-7,090,481	-709
<b>Other commercial</b>							
Hotel	0.45	1,800	1,535,500	690,975	-1,055,749	-1,746,724	-970
Restaurant (General)	0.16	400	1,535,500	245,680	-348,784	-594,464	-1,486
Restaurant (Birstall)	0.16	400	1,411,995	225,919	237,131	11,212	28
Cinema	1.50	6,000	1,226,666	1,839,999	-989,921	-2,829,920	-472
Carehome Value Area 1	0.65	2,586	1,041,300	676,845	-464,967	- 1,141,812	-442
Carehome Value Area 2	0.65	2,586	855,998	556,399	-464,967	- 1,021,365	-395
Carehome Value Area 3	0.65	2,586	670,665	435,932	-464,967	- 900,899	-348
Carehome Value Area 4	0.65	2,586	-	-	-464,967	- 464,967	-180
Carehome Value Area 5	0.65	2,586	-	-	-464,967	- 464,967	-180

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As shown in Table 6.9, our analysis demonstrates that a decline in market conditions (where rental values reduce by 10%) there is no headroom for CIL for commercial development schemes with the exception of retail warehousing and convenience stores.

## 7. Implications of Viability Results for Local Plan and CIL

### 7.1 Local plan policies

**DLP2** – this policy requires the majority of District’s development to be in Huddersfield and Dewsbury. Its delivery will depend on a wide range of factors such as land supply and aggregate delivery rates, both of which it is not possible to determine through a study of this nature. Purely in economic viability terms, the analysis indicates that viability is sensitive to the level of policy standards set within these locations, especially affordable housing. However, with the benefit of an improvement in market conditions, we would expect to see an enhancement in the capacity for delivery through the plan period.

**DLP3** – this policy requires a contribution towards costs of infrastructure which could be secured through CIL revenues should the Council chose to implement CIL. As demonstrated, the capacity for development to contribute towards infrastructure depends on the level of affordable housing imposed and there are some locations in which the headroom for CIL will be zero if affordable housing is set at flat rate of more than 15% across the District.

**DLP6** – requirement for a minimum density of 30 dwellings per ha. An average density of 35 dwellings per hectare has been applied in the viability model. It is notable that many house-builders are concentrating on low density family units at the current time with some preferring densities at less than 30 DPH. However, it is considered that in the majority of cases densities will be 30 DPH or more, and there is sufficient flexibility in the wording of this policy so as to avoid putting deliverability at risk.

**DLP11** – affordable housing requirements of 20%. The analysis indicates that 20% affordable housing is viable in four out of five value areas, with Value Area 5 being unviable. A net growth in values of 10% would significantly enhance the ability of locations to meet 20% although Value Area 5 may still experience some difficulties. It is therefore essential that this policy is implemented in a flexible way in terms of both the quantity of units required and the mix of tenure of those units. An alternative might be for variable rates to be set with a lower affordable housing requirement in Dewsbury and Huddersfield to enhance viability and headroom for other standards including CIL. This could also tie in with the concept of flexible planning associated with creating a growth zone within the Dewsbury area.

**DLP50** – requires contribution towards education and health facilities. The Council will be able to secure a contribution towards education and health facilities through the headroom available for CIL. However, subject to other planning standards imposed there will not universally be headroom for sites to make such a contribution and therefore flexibility in the way that this policy is worded is considered sensible.

### 7.2 CIL

The evidence presented in this report demonstrates the diversity of development viability across Kirklees. Residential and retail are the only development typologies considered to be generally capable of bearing CIL at the current time.

The viability of CIL on residential development is limited to high and mid value areas (value areas 1 to 4) of the District when a policy of 20% affordable housing contributions is applied. The headroom in these areas averages from £4 - £206 per sq m across all schemes tested. Increasing the affordable housing contribution from 20% reduces viability across all value areas. At 40% affordable housing residential development is unable to support a CIL payment.

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Sites of less than 10 dwellings have a dramatically higher capacity to support CIL due to the fact that they will carry no affordable housing. Therefore, the average CIL headroom figures for sites under and over 10 units have been separated out below to demonstrate the difference. It shows that smaller sites have the capacity for headroom of approximately 0 to £360 per sq m depending on the value area (viable in Value Areas 1 to 4), comparing with a range of £0 to £163 per sq m for larger sites (in Value Areas 1 to 3). As CIL rates can be differentiated according to scheme size, understanding this differing viability impact is helpful in forming the parameters for the Council's CIL charging strategy.

Some types of retail development are able to bear a CIL, with retail warehousing and certain formats of supermarket indicated to have headroom.

Table 7.1 summarises the maximum CIL headroom for the residential and retail development typologies.

**Table 7.1 Maximum CIL Headroom at 20% affordable housing**

<b>Maximum CIL Headroom</b>		
	<b>£ per sq m</b>	
<b>Residential</b>		
	<b>10+ units</b>	<b>less than 10 units</b>
Value Area 1	£163	£360
Value Area 2	£101	£274
Value Area 3	£38	£188
Value Area 4	£0	£102
Value Area 5	£0	£0
<b>Retail</b>		
<b>Town Centre</b>		
Shopping Centre	-£226	
Retail Warehousing	£135	
Superstore	-£365	
Supermarket	-£396	
Convenience Store	£301	
<b>Local Centre</b>		
Convenience Store	-£11	
<b>Out of Centre, Birstall</b>		
Retail Warehousing	£2,099	
<b>Out of Centre, generally</b>		
Retail Warehousing	£135	
Superstore	-£365	
Supermarket	-£396	
Convenience Store	£301	
<b>All other uses</b>		
	£0	

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## 7.3 Viability Proofing – Accounting for the “Buffer”

Caution is required to ensure that the rates that are set for CIL are not at a level that would undermine the delivery of development. CIL is not easy to vary on a case by case basis once set and therefore there is a risk that if not set at an appropriate level that the effect could be either to reduce other planning obligation requirements or in a worst case scenario prevent land from coming forward for development.

The analysis contained in this report is predicated on high level and indicative schemes and assumptions. It should be noted that in reality, the development market is not homogenous and there is potential for wide variation in many of the inputs to a viability appraisal including the price of land, the developer's return and site development costs.

There is also potential for variation in both market conditions and construction costs arising from changes to building regulations which could influence the headroom for CIL. Although the market is generally on an upswing, local and sector based changes could cause viability to be destabilised on certain types of sites and uses.

Government guidance makes it clear that CIL rates should not be set right at the margins of viability. At Paragraph 019 Reference ID: 25-019-20140612), the guidance specifies that “there is room for some pragmatism. It would be appropriate to ensure that a ‘buffer’ or margin is included, so that the levy rate is able to support development when economic circumstances adjust”.

Evidence from recent CIL examinations indicates that a minimum discount of 25-30% from the maximum CIL viability is considered reasonable to demonstrate that the ‘balance’ has been struck. There is also evidence of CIL rates being benchmarked in terms of a percentage of development costs as a means of sense checking viability. We consider that a cautious approach would be to ensure that CIL rates are within range of the following indicators as a **further** test for safeguarding viability:

- 5% of total development costs
- 5% of Gross Development Value
- 10-20% of residual land value

5% of total development costs is within the parameters of a developer's typical contingency (where applied) and therefore not considered likely to undermine delivery in the majority of cases. At less than 5% of Gross Development Value, it represents a very small portion of the total revenue of a development project and therefore a similar view could be taken that is unlikely to impinge on delivery. Similarly if CIL represents less than 10-20% of residual site value it could be viewed as unlikely to prevent land from being brought forward.

Therefore, through first assessing the viability of CIL against the site value benchmarks to determine a reasonable ‘headroom’ and then providing a secondary check through the above additional performance indicators we consider that CIL can be robustly viability proofed.

Table 8.3 below provides preliminary recommendations on the CIL rates that could be applied assuming 20% affordable housing requirement as a flat rate across the District. We would emphasise that there is

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some flexibility in the precise levels based on the headroom figures but that the recommended rates seek to create the right balance in the light of the various performance indicators referred to above.

On the basis of these recommendations the Council would differentiate by size of residential scheme and by geographical zone. For sites over 10 units there would be a range of £0 to £80 per sq m and for small sites a range of £0 to £100 per sq m.

Alongside these rates there is a case for considering site specific rates for the various strategic sites being promoted through the Local Plan. Large scale sites can have much higher infrastructure and site specific S106 costs than smaller sites and therefore a special case might be appropriate to ensure that any area wide CIL tariff does not place delivery at risk. This matter is considered further in the proceeding chapter.

For retail development we would recommend limiting the CIL charge to retail warehousing as the only retail sub category that consistently demonstrates capacity to bear CIL. A rate of £100 per sq m on a District wide basis would provide adequate insulation against changes to key variables.

**Table 7.2 Viability proofing**

			Discount from		CIL as a		CIL as a	Residual	CIL as a
Maximum CIL Headroom	Proposed CIL rate	Maximum CIL Headroom	Total Development Cost	Development Costs	percentage of GDV	percentage of GDV	Land Value	percentage of Residual Land Value	
Residential	£ per sq m	£ per sq m							
Sites of 10 units plus									
Value Area 1	£163	80	50.90%	£28,307,640	3.98%	£34,967,230	3.22%	£8,397,558	13.41%
Value Area 2	£101	60	40.32%	£26,150,004	3.23%	£32,259,829	2.62%	£6,697,859	12.61%
Value Area 3	£38	20	46.72%	£23,985,844	1.17%	£29,555,153	0.95%	£4,990,504	5.64%
Value Area 4	£0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Value Area 5	£0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Sites of less than 10 units									
Value Area 1	£360	100	72.20%	£1,364,483	5.40%	£1,705,603	4.32%	£530,164	13.90%
Value Area 2	£274	80	70.80%	£1,250,907	4.71%	£1,563,635	3.77%	£430,809	13.69%
Value Area 3	£188	60	68.12%	£1,246,090	3.55%	£1,421,666	3.11%	£430,949	10.26%
Value Area 4	£102	40	60.95%	£1,023,757	2.88%	£1,279,697	2.30%	£331,592	8.89%
Value Area 5	£0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

## 8. Testing of strategic site allocations

### 8.1 Context

National Planning Practice Guidance recommends that viability evidence prepared in support of the Community Infrastructure Levy should involve sampling of sites from its area:

“A charging authority should directly sample an appropriate range of types of sites across its area, in order to supplement existing data. This will require support from local developers. The exercise should focus on strategic sites on which the relevant Plan (the Local Plan in England, Local Development Plan in Wales, and the London Plan in London) relies, and those sites where the impact of the levy on economic viability is likely to be most significant (such as brownfield sites).” Paragraph: 019 Reference ID: 25-019-20140612

Whilst the area wide viability model presented earlier in this report is based on hypothetical schemes those schemes are nonetheless based on typologies of sites and schemes either already underway or anticipated to come forward through the Local Plan within Kirklees. Moreover the appraisal assumptions selected have been devised with in-built contingency to cater for a range of circumstances. They therefore provide a robust basis from which to draw conclusions on viability.

However, there is merit in assessing viability on an individual site basis to test and reinforce the evidence, particularly in relation to the various large scale site allocations proposed as part of the Draft Local Plan.

Large scale sites can experience a higher level of cost due to site opening requirements, on site planning obligations and longer lead-in and delivery times and as a result the economics of development can vary when compared with smaller sites. Analysis of the Council’s preferred option sites as set out in Appendix 1 indicates that only 9% of the Local Plan’s preferred sites are on sites larger than 10 ha, but that 50% of the total land area is on sites of more than 10 ha. Therefore consideration of large scale sites is necessary in the Kirklees Local Plan context.

### 8.2 Site Selection

A sample of sites has been chosen based on those major allocations which form a key part of the Local Plan’s housing delivery. Housing sites have been prioritised over commercial since it is housing development which will bear the majority of ‘planning gain’ requirements in terms of affordable housing and CIL. Five proposed allocations have been examined which are summarised below in respect of the site area, the value area they fall into and the development proposed:



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**Table 8.1: Strategic site allocations**

Site name and address	Site area	Value area(s)	Development proposed
Land south of Ravensthorpe Road, Thornhill Lees, Dewsbury	185 ha	3,4,5	4000 dwellings, 2,500 of which within the Local Plan period, plus local centre and community infrastructure
Chidswell, Dewsbury	117 ha	3	Mixed use development comprising 1500 dwellings and employment land development.
Land north of Bradley Road, Bradley, Huddersfield	65 ha	4, 2	Residential development of assumed capacity of 2275 dwellings (at 35 dwellings per ha)
Land north of Blackmoorfoot Road, Crosland Moor, Huddersfield	29 ha	3, 4	Proposed mixed use development comprising 438 dwellings, employment and small scale retail development
Storthes Hall Hospital, Storthes Hall Lane, Kirkburton, Huddersfield (Residential)	28.82 ha	1, 3	Residential development with capacity for 864 dwellings

## 8.3 Approach to appraisal of strategic allocations

Development proposals are at a very early stage for all of the sites selected and as a result there is limited scheme information to enable a detailed development appraisal to be undertaken. As a result, a number of assumptions have had to be made regarding development quantum, mix, timing and anticipated costs/revenues. Although such factors can be predicted with a degree of confidence this is not the case for site development costs and abnormals which can vary substantially from site to site and can only realistically be determined through detailed technical work which has not yet been carried out for the above sites. In the absence of such cost information therefore it has been necessary to exclude site development costs from the analysis and as a result it is not possible to draw definitive conclusions about viability.

Rather than to model each of the sites in their entirety which we consider would have limited validity given the lack of scheme information at this stage, a single phase of each site has been assessed. In practice it is likely that any sites larger than 10ha, arguably even less, would be delivered as phased development in any case with payments for land, planning obligations and infrastructure being apportioned into the individual phase. As such, the testing of a single phase of strategic site is considered to offer a valid basis for testing viability on large scale sites and several phase sizes have been modelled across the schemes.

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The sites have been tested in Cushman & Wakefield’s area wide model. CIL payments have been modelled as a cost input to the appraisal at the prevailing level of the Preliminary Draft Charging Schedule (as opposed to being a derivative of the ‘headroom’ calculation in the area wide model) – the CIL payment is assumed in a single instalment at the outset of the development programme. Affordable housing has been modelled at 20% of units in accordance with the draft Local Plan policies. Residual site specific S106 costs have been increased from the £1,000 per dwelling figure in the area wide model to £5,000 per dwelling, reflecting the likelihood of a higher quantity of on-site planning obligations. S106 costs are also assumed to be incurred in total at the outset of the development programme. The likelihood of flexibility in payment instalments for both CIL and S106 would mean in practice significant improvements in the viability level of the schemes demonstrated below.

The residual land value outputs have then been compared against the benchmark land values to indicate viability. Two land value benchmarks have been applied:

- The figures used in the area wide model outputs which are based on a serviced site free from abnormal development costs; and
- A minimum net land price allowing for the ‘tolerance’ for site abnormal costs explained in Section 5 of this report, as illustrated below:

**Table 8.2: Site value benchmarks**

	Site value benchmark based on fully serviced site free from all abnormal site development costs		Tolerance / allowance for abnormal site development costs		Minimum net land value benchmark for sites with £370,000 per ha abnormal costs	
	£ per net ha	£ per net acre	£ per net ha	£ per net acre	£ per net ha	£ per net acre
	Value Area 1	£1,359,050	£550,000	£370,650	£150,000	£988,400
Value Area 2	£1,173,725	£475,000	£370,650	£150,000	£803,075	£325,000
Value Area 3	£988,400	£400,000	£370,650	£150,000	£617,750	£250,000
Value Area 4	£803,075	£325,000	£370,650	£150,000	£432,425	£175,000
Value Area 5	£617,750	£250,000	£370,650	£150,000	£247,100	£100,000

A summary of the assessment of each scheme is provided below supported by full site proforma at Appendix 3.

## 8.4 Land South of Ravensthorpe Road

The Ravensthorpe site allocation offers the capacity for a new settlement with 4,000 new homes, 2,500 of which within the Local Plan period. It is a long term scheme that is expected to take between 20 and 30 years to build out and a targeted start date of early 2017.

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The allocation crosses through two of the charging zones of the Preliminary Draft Charging Schedule (£20 psm and £5 psm) reflecting the likelihood of differential market values being achieved across the site.

Masterplanning is at an early stage and there is limited information available regarding the distribution of development on site or phasing of the scheme. There is no information available regarding site development costs at this stage and whilst the Arup Infrastructure Delivery Plan has indicated there are no major strategic off site infrastructure constraints, we consider it is inevitable there will be substantial site development costs as a result of local infrastructure upgrades, highways, utilities, social and green infrastructure necessary.

An indicative first phase of development has been devised based on a 15 ha developable area with a capacity for 525 dwellings at 35 dwellings per ha. A mix of 2, 3, 4 and 5 bed units has been assumed based on the area wide model assumptions. Three revenue scenarios have been modelled at £2153 psm (£200 psf), £1938 psm (£180 psf) and £1614 psm (£150 psf), reflecting the diversity of market conditions across the site.

In respect of planning gain, a site specific S106 cost of £5,000 per unit has been assumed, £4,000 per unit higher than the general assumption used in the area wide model. This reflects the likelihood of a higher level of on-site planning obligations including education, amongst other requirements. Affordable housing has been modelled at 20% in accordance with the SHMA tenure mix used in the area wide model. CIL payments have been modelled based on the two charging zone scenarios of £20 psm (for the higher revenue scenario) and £5 psm for the mid and lower revenue scenarios. All other appraisal assumptions are set out at Appendix 3.

The results below indicate that the higher value revenue scenario (£2153 psm) generates a residual land value of £12.25million equating to £816,485 per ha. This compares with a gross land value benchmark (i.e. excluding site abnormal development costs) of £988,400 per ha, within 17.39% of the gross benchmark. Against the minimum net land value benchmark of £494,200 per ha this leaves a sum of £198,735 per ha for site abnormal development costs. Therefore, viability will depend on the level of site abnormal development costs required.

**Table 8.3: Land south of Ravensthorpe Road appraisal results**

Strategic site viability assessments - Ravensthorpe								
Scheme	Site Size (hectares)	Number of units	Residual land value	Residual land value per ha	Gross land value benchmark per ha (inclusive of allowance for abnormals)	% variation	Minimum land value benchmark per ha (after abnormals)	Allowance for abnormals (£ per ha)
Ravensthorpe £2153 psm (£20psm CIL)	15	525	£12,247,268	£816,485	£988,400	-17.39%	£617,750	£198,735
Ravensthorpe £1938 psm (£5psm CIL)	15	525	£7,710,831	£514,055	£803,075	-35.99%	£432,425	£81,630
Ravensthorpe £1614 psm (£5 psm CIL)	15	525	£-180,118	£-12,008	£617,750	-101.94%	£247,115	£-259,123

The mid value scenario of £1938 psm (£180 psf) generates a lower land value of £7.71 million (£514,055 per ha), which is 35% below the benchmark of £803,075 per ha. The low value scenario generates a negative residual land value.

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Whilst it is difficult to draw definitive conclusions given the lack of site development cost information, this indicates a greater level of tolerance for CIL and affordable housing on the higher value scenario than the mid and lower value scenarios.

## 8.5 Chidswell

The mixed use strategic allocation to the north of the settlement of Chidswell offers the capacity for 1500 dwellings and 122,500sq m of commercial floor space. Preliminary masterplanning work suggests a phased approach to the site development with the commercial and residential elements capable of being brought forward independently of each other.

The allocation is located within Charge Zone 3 of the Preliminary Draft Charging Schedule in which a CIL tariff of £20psm would apply.

As with the Ravensthorpe site, masterplanning is at an early stage and there is limited information available regarding site development costs. Whilst the Arup Infrastructure Delivery Plan has indicated there are no major strategic off site infrastructure constraints, we consider it is inevitable there will be substantial site development costs as a result of local infrastructure upgrades, highways, utilities, social and green infrastructure.

An indicative first phase of development has been devised based on a 15 ha developable area with a capacity for 525 dwellings at 35 dwellings per ha. A mix of 2, 3, 4 and 5 bed units has been assumed based on the area wide model assumptions. A single revenue scenario has been modelled at £2153 psm (£200 psf) based on the mid value revenues applied in the area wide analysis to Value Area 3.

In respect of planning gain, a site specific S106 cost of £5,000 per unit has been assumed, £4,000 per unit higher than the general assumption used in the area wide model. This reflects the likelihood of a higher level of on-site planning obligations including education, amongst other requirements. Affordable housing has been modelled at 20% in accordance with the SHMA tenure mix used in the area wide model. CIL payments have been modelled based on the two charging zone scenarios of £20 psm (for the higher revenue scenario) and £5 psm for the mid and lower revenue scenarios. All other appraisal assumptions are set out at Appendix 3.

The results below indicate that the mid value revenue scenario (£2153 psm) generates a residual land value of £12.25million equating to £816,485 per ha. This compares with a gross land value benchmark (i.e. excluding site abnormal development costs) of £988,400 per ha, within 17% of the benchmark. Against the minimum net land value benchmark of £617,750 per ha this leaves a sum of £323,303 per ha for site abnormal development costs.

**Table 8.4 Chidswell appraisal results**

Strategic site viability assessments - Chidswell								
Site	Site Size (hectares)	Number of units	Residual land value	Residual land value per ha	Gross land value benchmark per ha (serviced site free from any abnormal development costs)	% variation	Minimum land value benchmark per ha (after abnormals)	Residual allowance for abnormals (£ per ha)
Chidswell £2153 psm (£20 psm CIL)	15	525	£12,247,268	£816,485	£988,400	-17.39%	£617,750.000	£198,735

## 8.6 Land north of Bradley Road

Land north of Bradley Road is a 65 ha golf course in Council ownership proposed for residential development. There is no masterplan or site information currently available.

A scheme has been devised based on a 10 ha first phase comprising 350 dwellings based on a mix of 2, 3, 4 and 5 bedroom properties in accordance with area wide assumptions. Two revenue scenarios have been modelled reflecting value bands 2 and 4 that cross the site. These revenues are £2368 psm (£220 psf) and £1938 psm (£180 psf) however we anticipate the higher of the two to be more representative of the potential of the site given its setting and scale which offers the ability to generate a distinct market.

In respect of planning gain, a site specific S106 cost of £5,000 per unit has been assumed, £4,000 per unit higher than the general assumption used in the area wide model. This reflects the likelihood of a higher level of on-site planning obligations including education, amongst other requirements. Affordable housing has been modelled at 20% in accordance with the SHMA tenure mix used in the area wide model. CIL payments have been modelled based on the two charging zone scenarios of £60 psm (for the higher revenue scenario) and £5 psm for the lower revenue scenarios. All other appraisal assumptions are set out at Appendix 3.

The results below indicate that the higher value revenue scenario (£2153 psm) generates a residual land value of £11 million equating to £1.1million per ha. This compares with a gross land value benchmark (i.e. excluding site abnormal development costs) of £1.17million per ha, within just over 5% of the benchmark. Against the minimum net land value benchmark of £803,000 per ha this leaves a sum of circa £300,000 per ha for site abnormal development costs. The low value scenario of £1938 psm (£180 psf) generates a lower land value of £5.4million (£538,000 per ha), which is 33% below the benchmark of £803,075 per ha. As with Ravensthorpe and Chidswell this indicates a greater capacity to accommodate the proposed policy standards at the higher value scenario.

**Table 8.5 Land north of Bradley Road appraisal results**

Strategic site viability assessments - land north of Bradley Road								
Site	Site Size (hectares)	Number of units	Residual land value	Residual land value per ha	Gross land value benchmark per ha (serviced site free from any abnormal development costs)	% variation	Minimum land value benchmark per ha (after abnormals)	Residual allowance for abnormals (£ per ha)
Land north of Bradley Road £2368 psm (£60 psm CIL)	10	350	£11,016,641	£1,101,664	£1,173,725	-6.14%	£803,075	£298,589
Land north of Bradley Road £1938 psm (£5 psm CIL)	10	350	£5,376,159	£537,616	£803,075	-33.06%	£432,425	£105,191

## 8.7 Land north of Blackmoorfoot Road

The allocation is currently brownfield in nature having been used for fireworks and munitions manufacture since the early 20<sup>th</sup> century. It extends to 29 ha and is proposed for a mix of uses including residential and commercial, each of which can be brought forward independently.

Masterplanning and technical work is ongoing to establish the extent and mitigation of any site constraints. Its previous use is expected to necessitate some site remediation works. Proposals are at an early stage and as yet there is little by way of accommodation schedule provided. A first phase of 10 ha is assumed with a total of 350 dwellings split across 2, 3, 4 and 5 bed units in accordance with the area wide model.

The site is split between charge zones 3 (£20 per sq m) and 4 (£5 per sq m) and as such two scenarios have been modelled on each CIL charge and with a different revenue rate - £2153 and £1938 per sq m respectively. These scenarios have been tested alongside the proposed affordable housing level of 20%.

The on-site planning obligations are not yet known however consistent with the approach across the other strategic allocations a sum of £5,000 per residential unit has been allowed.

The results indicate a residual site value of £10.8million, equating to £864,000 per ha which is within 12.55% the benchmark of £988,400 per ha, leaving a full sum of £247,000 per ha as an allowance for abnormals. For the lower charge band and revenue rate a residual land value of £6.8million is produced leaving £112,000 per ha as an allowance for abnormal costs.

**Table 8.6: Land north of Blackmoorfoot Road appraisal results**

Strategic site viability assessments - land north of Blackmoorfoot Road								
Site	Site Size (hectares)	Number of units	Residual land value	Residual land value per ha	Gross land value benchmark per ha (serviced site free from any abnormal development costs)	% variation	Minimum land value benchmark per ha (after abnormals)	Residual allowance for abnormals (£ per ha)
Land north of Blackmoorfoot Road £2153 psm (£20 psm CIL)	12.5	438	£10,804,164	£864,333	£988,400	-12.55%	£617,750	£246,583
Land north of Blackmoorfoot Road £1938 psm (£5 psm CIL)	12.5	438	£6,810,858	£544,869	£803,075	-32.15%	£432,425	£112,444

## 8.8 Storthes Hall Hospital

The Storthes Hall Hospital site allocation extends to 28 ha and is proposed for 864 dwellings. As with the other sites development proposals are at an early stage and there is a lack of site development cost information. A smaller phase has been tested on this site comprising 5 ha of 175 units. The site is split between the high and mid value bands with the large majority of the site being within charge zone 1 (£80 per sq m ).

The on-site planning obligations are not yet known however consistent with the approach across the other strategic allocations a sum of £5,000 per residential unit has been allowed.

The results indicate a residual site value of £7.17million, equating to £1.4m per ha which is just over 5% above the benchmark of £1.359million per ha, leaving a full sum of £445,000 per ha as an allowance for abnormals. At the mid value scenario, the site indicates a residual value of £4.3million, within 12% of the benchmark leaving a sum for abnormals of £250,000 per ha.

**Table 8.7: Storthes Hall Hospital Site**

Strategic site viability assessments - former Storthes Hall Hospital site								
Site	Site Size (hectares)	Number of units	Residual land value	Residual land value per ha	Gross land value benchmark per ha (serviced site free from any abnormal development costs)	% variation	Minimum land value benchmark per ha (after abnormals)	Residual allowance for abnormals (£ per ha)
Former Storthes Hall Hospital site £2583 psm (£80 psm CIL)	5	175	£7,166,864	£1,433,373	£1,359,050	5.47%	£988,400	£444,973
Former Storthes Hall Hospital site £2153 psm (£20 psm CIL)	5	175	£4,340,531	£868,106	£988,400	-12.17%	£617,750	£250,356

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## 8.9 Conclusions

The early stage in the planning process for the selected strategic allocations has meant there is a lack of information in respect of the type of development proposed, site development costs and likely site specific planning obligations. As a consequence, assumptions have had to be made which has resulted in the appraisals being hypothetical, and definitive conclusions cannot be drawn about viability at the site specific level.

Notwithstanding this, the analysis has demonstrated the effects on viability of the longer lead-in and delivery times and higher site specific planning obligations associated with large scale sites; all of which have shown the potential to pull residual site values below the gross benchmarks applied in the area wide model. Although such impacts could be cushioned or offset by lower land prices for large scale sites (i.e. on a per ha basis) and/or the allowances made for abnormal site costs, the actual level of site abnormal development costs remains something of an unknown and for some of these sites could be considerable. Therefore consideration is required as to how the effects of such factors can be mitigated to 'viability proof' the Council's proposed CIL and other policy standards.

It is assumed that Local Plan policies and standards will be implemented in a flexible way to enable the impact on viability of such variables to be taken into consideration. Specifically for the large scale sites we consider there to be merit in exploring mechanisms that would assist in this regard such as allowing a portion of affordable housing to be commuted off site.

In relation to the Community Infrastructure Levy, whilst the regulations restrict the level of flexibility in implementation, there are a number of ways in which the Council could seek to mitigate the impact of variations in viability on large scale sites:

- Ensure a favourable payment instalments policy (for CIL and S106 obligations)
- Move items from site specific S106 onto regulation 123 list, such as education requirements, effectively reducing the on-site S106 burden
- Actively promote the flexible use of 'payments in kind' to enable site specific matters which can be categorised as community infrastructure to be offset from the CIL liability
- Consider setting site specific CIL tariffs that enable the individual characteristics of large scale site allocations to be reflected in the charging rate proposed
- Deploy exceptional circumstances relief if necessary and justified
- Promote alternative and supplementary infrastructure funding models to help fund site opening costs on large scale schemes.

It should also be borne in mind that the timeframes for delivery of these sites is such that there will be significant fluctuation in market conditions affecting viability and that start dates may be delayed to such an extent that they may not come forward until the Council is ready to review/update its first Charging Schedule.



## 9. Conclusions and Recommendations

The viability analysis displays the significant variation in the development markets across the District and in respect of individual sectors. Market conditions have undoubtedly improved over the last 24 months in the residential sector with a number of new build schemes achieving sales values well in excess of £2,152 per sq m (£200 per sq ft) which is driving improvements in viability. However, this is not mirrored in all sectors and caution is required due to factors such as cost inflation, the possibility of more stringent construction standards, and the significance of site development costs which affect many sites across the District.

The viability analysis indicates that the draft Local Plan policies are broadly compliant with the viability requirements of the NPPF. That said, a 20% affordable housing requirement is not viable in all value areas and therefore we believe there is a case for variation with a lower rate in Value Areas 4 and 5, which could also help to incentivise development. However this clearly needs balancing against the affordable housing needs and the very real prospect of market improvements through the Local Plan period which could extend viability more generally across the District. In the very least though it is considered that this policy and indeed all other policies are worded flexibly with – where appropriate – explicit reference to their implementation being ‘subject to viability’.

It is also recommended that supplementary measures are developed to support and assist delivery particularly in the Dewsbury and Huddersfield areas where the Local Plan is seeking through Policy DP3 to channel much of the District’s development. Proposals to assist growth in these locations will help in this regard and it will be important that planning policies and processes are devised to support this concept such as ‘simplified planning’ and ensuring a flexible approach to planning standards, facilitating commuted sums for affordable housing in lieu of on-site delivery, etc.

With regard to CIL, the headroom varies significantly depending on the level of affordable housing and other standards required. At 20% affordable housing, there is scope for CIL in three out of five zones for sites of over 10 units and four out of five zones for sites under 10 units. Development markets within most commercial sectors are not considered generally able to withstand CIL although retail warehousing is one consistent exception which displays the capacity to support at least £100 per sq m District wide. Recommendations have been made on prospective CIL rates ranging from £0 to £100 per sq m across these variables.

In respect of strategic site allocations, there is inadequate site information available at the time of the preparation of this report to enable definitive conclusions to be drawn about each site’s ability to withstand the emerging policy standards. However, the Council should be mindful of the different cost characteristics that such large scale sites can exhibit and consider the options for mitigating any adverse impacts on viability that could arise.

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## Appendix 1: Preferred sites analysis

### Analysis by land classification

Settlement	Total quantity (ha)	Quantity of greenfield (ha)	Quantity of brownfield (ha)	Quantity predominantly greenfield (ha)	Quantity predominantly brownfield (ha)	Unclassified (ha)
Almondbury	21.31	17.98	0.00	3.33	0.00	0.00
Armitage Bridge	2.43	0.00	2.43	0.00	0.00	0.00
Batley Carr	4.83	4.83	0.00	0.00	0.00	0.00
Batley Town Centre	0.55	0.00	0.55	0.00	0.00	0.00
Battysford	1.70	1.70	0.00	0.00	0.00	0.00
Berry Brow	9.94	9.94	0.00	0.00	0.00	0.00
Birchcliffe	128.19	111.02	0.00	17.17	0.00	0.00
Birkby	4.30	4.30	0.00	0.00	0.00	0.00
Birkenshaw	25.19	15.66	0.00	0.00	1.58	7.95
Birstall	31.80	11.12	0.50	0.00	0.00	20.18
Boothroyd	8.26	8.26	0.00	0.00	0.00	0.00
Brakenhall	28.71	12.14	0.00	0.00	0.00	16.57
Bradley & Colne Bridge	95.14	94.19	0.00	0.95	0.00	0.00
Bradley Mills	9.28	0.00	0.00	0.00	0.00	9.28
Briestfield & Whitley Lower	3.73	3.73	0.00	0.00	0.00	0.00
Brockholes	47.30	46.70	0.00	0.00	0.00	0.60
Burnlee	4.50	2.07	2.43	0.00	0.00	0.00
Carlinghow and White Lee	42.23	26.10	3.25	2.24	0.00	10.64
Castle Hill	10.84	10.84	0.00	0.00	0.00	0.00
Chickenley	7.32	6.18	0.00	1.14	0.00	0.00
Chidswell	184.73	0.00	0.00	0.00	0.00	184.73
Clayton West	80.66	64.44	3.92	1.00	0.00	11.29

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Cleckheaton	107.93	53.78	7.59	9.20	0.00	37.36
Clerk Green	2.53	0.77	1.76	0.00	0.00	0.00
Cowcliffe	29.47	29.47	0.00	0.00	0.00	0.00
Cowlersley	16.42	15.78	0.64	0.00	0.00	0.00
Crosland Hill	103.99	16.34	6.46	5.82	16.89	58.48
Crosland Moor	73.82	2.06	0.00	17.65	45.14	8.97
Dalton	1.45	1.45	0.00	0.00	0.00	0.00
Deighton	10.28	3.70	0.00	6.58	0.00	0.00
Denby Dale	27.45	18.80	0.00	7.23	0.86	0.56
Dewsbury Moor	6.89	4.05	0.00	0.00	0.00	2.84
Earlsheaton	35.20	6.81	2.14	0.00	0.00	26.25
East Bierley	3.23	3.23	0.00	0.00	0.00	0.00
Eastborough	3.60	1.46	1.36	0.00	0.00	0.78
Emley	3.60	1.82	0.00	0.00	0.00	1.78
Farnley Tyas	6.06	4.89	0.00	1.17	0.00	0.00
Fartown	2.52	2.52	0.00	0.00	0.00	0.00
Fenay Bridge	11.73	6.11	2.09	3.53	0.00	0.00
Fixby	9.32	9.32	0.00	0.00	0.00	0.00
Flockton	16.29	10.11	0.00	2.13	0.00	4.05
Golcar	28.72	25.60	0.00	0.00	0.00	3.12
Gomersal	8.39	5.82	0.00	0.00	0.00	2.57
Grange Moor	18.16	6.25	0.00	11.91	0.00	0.00
Hade Edge	5.79	5.79	0.00	0.00	0.00	0.00
Hartshead	85.60	0.44	0.00	0.41	0.00	0.00
Hartshead Moorside	4.18	1.08	3.10	0.00	0.00	0.00
Heckmondwike	15.08	2.08	0.00	0.00	0.00	13.00
Hepworth	6.53	1.33	0.00	0.00	5.20	0.00
Highburton	9.34	9.34	0.00	0.00	0.00	0.00
Hightown	27.56	8.82	6.35	0.00	0.00	12.39

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Hillhouse	1.29	0.00	1.29	0.00	0.00	0.00
Holmbridge	3.69	3.69	0.00	0.00	0.00	0.00
Holmfirth	2.22	0.00	2.22	0.00	0.00	0.00
Honley	7.63	7.21	0.42	0.00	0.00	0.00
Howden Clough	3.51	0.00	0.00	0.00	0.00	3.51
Huddersfield	7.76	0.00	2.43	0.00	0.00	5.32
Hunsworth	1.45	1.45	0.00	0.00	0.00	0.00
Kirkburton	19.35	19.35	0.00	0.00	0.00	0.00
Kirkheaton	21.66	19.99	1.67	0.00	0.00	0.00
Lascelles Hall	7.49	7.49	0.00	0.00	0.00	0.00
Lepton	28.38	14.15	0.00	0.00	0.00	14.23
Lindley	2.23	0.66	0.77	0.80	0.00	0.00
Linthwaite	30.04	20.75	0.00	0.00	6.17	3.12
Liversedge	15.15	12.91	0.58	0.00	0.00	1.66
Lockwood	0.69	0.00	0.00	0.69	0.00	0.00
Longwood	38.66	21.08	0.00	0.00	0.00	17.58
Lowerhouses & Ashenhurst	18.88	18.88	0.00	0.00	0.00	0.00
Marsden	21.90	0.86	6.33	1.94	12.77	0.00
Marsh	2.48	2.48	0.00	0.00	0.00	0.00
Meltham	61.76	46.20	2.50	5.45	7.62	0.00
Mill Bridge	0.52	0.00	0.52	0.00	0.00	0.00
Milnsbridge	15.22	9.06	2.47	3.69	0.00	0.00
Mirfield	86.38	47.38	0.00	0.00	0.00	39.00
Mount	0.58	0.58	0.00	0.00	0.00	0.00
Netherthong	20.36	19.12	0.00	0.00	0.00	1.24
Netherton	7.41	7.41	0.00	0.00	0.00	0.00
New Mill	8.09	6.93	0.00	0.00	0.00	1.16
Newsome	26.57	23.53	0.00	2.38	0.66	0.00
Norristhorpe	8.59	6.64	0.00	0.00	0.00	1.95

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Northorpe	3.73	3.73	0.00	0.00	0.00	0.00
Oakenshaw	69.17	18.44	0.00	0.00	46.11	4.62
Oakes	0.88	0.88	0.00	0.00	0.00	0.00
Outlane	2.18	2.18	0.00	0.00	0.00	0.00
Primrose Hill	1.00	1.00	0.00	0.00	0.00	0.00
Quarmby	1.93	1.93	0.00	0.00	0.00	0.00
Ravensthorpe	4.58	3.43	0.45	0.00	0.00	0.70
Rawthorpe	7.36	0.00	0.00	7.36	0.00	0.00
Salendine Nook	11.67	10.36	0.43	0.88	0.00	0.00
Savile Town	7.19	1.27	3.06	0.00	0.00	2.86
Scapegoat Hill & Bolster Moor	0.79	0.79	0.00	0.00	0.00	0.00
Scholes	21.44	21.44	0.00	0.00	0.00	0.00
Scissett	20.27	2.41	0.00	3.72	0.00	14.14
Scout Hill	2.75	0.00	0.00	0.00	0.00	2.75
Shaw Cross	12.07	12.07	0.00	0.00	0.00	0.00
Sheepridge	3.13	3.13	0.00	0.00	0.00	0.00
Shelley	27.97	25.70	0.00	2.27	0.00	0.00
Shepley	15.00	9.63	0.00	4.67	0.00	0.70
Skelmanthorpe	29.86	24.81	0.00	5.05	0.00	0.00
Slaithwaite	16.02	11.13	2.30	0.00	0.00	2.59
Soothill	84.04	26.31	0.00	0.00	0.00	57.73
Staincliffe	2.70	1.15	1.55	0.00	0.00	0.00
Stocksmoor	1.35	1.35	0.00	0.00	0.00	0.00
Thongsbridge	8.69	7.61	1.08	0.00	0.00	0.00
Thornhill	161.61	160.89	0.00	0.72	0.00	0.00
Thornhill Lees	15.51	9.34	3.38	0.63	0.00	2.16
Thurstonland	2.22	2.22	0.00	0.00	0.00	0.00
Underbank, Gulley, Cinderhills	3.02	3.02	0.00	0.00	0.00	0.00
Upper Batley & Lamplands	6.01	4.65	1.36	0.00	0.00	0.00

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Upper Cumberworth	1.12	1.12	0.00	0.00	0.00	0.00
Upper Hopton	2.00	2.00	0.00	0.00	0.00	0.00
Upperthong	2.85	1.03	0.00	0.00	0.00	1.82
West Town	0.72	0.72	0.00	0.00	0.00	0.00
Wooldale	16.24	16.24	0	0	0	0

## Analysis by land classification

	Green Belt	Non Green Belt	Brownfield Land	Greenfield Land	Part Greenfield	Part Brownfield	Unclassified
<b>Quantity (ha)</b>	867	1604	79	701	81	47	696

## Analysis by size band

Size Band (ha)	Less than or equal to 1	>1 and less than or equal to 2.5	>2.5 and less than or equal to 5	>5 and less than or equal to 10	>10
<b>Quantity (ha)</b>	130	292	343	392	1315
<b>No. of sites</b>	196	185	95	58	53

## Appendix 2: Market evidence

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## 2.1: Site specific viability cases (evidence provided by Kirklees Council)

Scheme	Date of viability assessment	Proposed CIL Zone	Site area (net developable sq metres)	Net area acres	Affordable Housing Rate	Land value/cost (total)	Land value per acre	Target Land Value
A	2014	1	25,945	6.41	30.0%	£679,350.00	£105,966.15	£100,000.00
B1	2014	2	20,807.00	5.14	15.0%	£398,859.00	£77,577.75	£150,000.00
B2	2014	2	20,807.00	5.14	7.5%	£628,802.00	£122,301.48	£150,000.00
C1	2014	3	7,038.00	1.74	30.0%	-£102,910.00	-£59,174.63	£150,000.00
C2	2014	3	7,038.00	1.74	20.0%	£91,924.00	£52,857.54	£150,000.00
C3	2014	3	7,038.00	1.74	10.0%	£244,622.00	£140,660.94	£150,000.00
C4	2014	3	7,038.00	1.74	0.0%	£425,555.00	£244,699.84	£150,000.00
D1	2014	4	91,259	22.55	15.0%	£416,476.00	£18,468.92	Appraisal is seeking to establish an acceptable value
D2	2014	4	91,259	22.55	7.5%	£1,588,250.00	£70,432.06	
D3	2014	4	91,259	22.55	0.0%	£1,951,239.00	£86,529.07	
E	2014	4	91259	22.55	n/a	£2,780,929.00	£123,322.25	n/a



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## 2.2 Residential – New build developments in Kirklees: Source Cushman & Wakefield, June 2015

Developer	House Type	Transaction Date	Sales Price Achieved (£)	Area (sqft)	£/sqft	
Miller Homes	<b>Lindley Park, Weatherhill Road, Lindley, HD3 3LD</b>					
		over last 2 years				
	2 bed apartment		£122,000	668	£182.63	
	3 bed semi-detached		£165,000	771	£214.01	
	3 bed detached		£225,000	960	£234.38	
	4 bed semi-detached		£225,000	1154	£194.97	
	4 bed detached		£285,000	1125	£253.33	
				<b>Average</b>	<b>£215.86</b>	
Harron Homes	<b>Saffron Park, Halifax Road, WF15 8HS Liversedge,</b>					
	Pembroke 4 bed detached		£275,000	1386	£198.41	
	Tiverton 4 bed detached		£255,000	1215	£209.88	
	4 bed 3 story		£200,000	1200	£166.67	
				<b>Average</b>	<b>£191.65</b>	
	<b>Amberwood Chase, Owl Lane, Dewsbury, WF12</b>					

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	4 bed semi-detached	jan15-present	£199,995	1248	£160.25	
	Birkwith 4 bed detached	jan15-present	£245,995	1217	£202.13	
	The Windsor 4 bed detached	jan15-present	£247,995	1217	£203.78	
	Embsay 4 bed detached	jan15-present	£219,995	1044	£210.72	
	Newark 4 bed detached	jan15-present	£269,995	1386	£194.80	
	Seattle 4 bed detached	jan15-present	£244,995	1202	£203.82	
	3 bed detached	jan15-present	£209,995	866	£242.49	
		jan15-present	£239,995	1136	£211.26	
		jan15-present	£259,995	1336	£194.61	
				<b>Average</b>	<b>£202.65</b>	
<b>Taylor Wimpey</b>	<b>Stirling Wood, Lindley Moor Road, Ainley Top, Huddersfield, HD3</b>					
	4 bed detached		£299,995	1369	£219.13	
	4 bed detached		£247,995	1244	£199.35	
	4 bed detached		£264,995	1153	£229.83	
	3 bed semi-detached		£199,995	1089	£183.65	
				<b>Average</b>	<b>£207.99</b>	

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<b>Jones Homes</b>	<b>Southfield Grange, Holmfirth Road, New Mill, Holmfirth, HD9</b>					
	Banbury 4 bed		£335,995	1323	£253.96	
	Banbury 4 bed		£325,995	1323	£246.41	
	Davenham 4 bed		£309,995	1219	£254.30	
	Holcombe 4 bed		£309,995	1264	£245.25	
	Northwood 4 bed		£340,995	1370	£248.90	
	Northwood 4 bed		£345,995	1370	£252.55	
	Styal 4 bed		£387,995	1504	£257.98	
	Styal 4 bed		£384,995	1504	£255.98	
				<b>Average</b>	<b>£251.92</b>	
<b>Ben Bailey</b>	<b>Moor croft, Kitson Hill Road, Mirfield, WF14 9DU</b>					
	Allerton 3 bed semi	May-15	£180,000.00	834	£215.83	
	Lauriston 3 bed town	2015	£185,000.00	978	£189.16	
	Sutton 3 bed	2015	£224,950.00	1201	£187.30	
	Sutton 3 bed	2015	£233,950.00	1201	£194.80	
	Hanbury 4 bed	2015	£305,000.00	1212	£251.65	
	Hanbury 4 bed	2015	£310,000.00	1212	£255.78	
	Pendlebury 4 bed	2015	£335,000	1406	£238.26	
	Pendlebury 4 bed	2015	£342,950	1406	£243.92	
	Rosebury 4 bed	2015	£335,000	1430	£234.27	

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				<b>Average</b>	<b>£223.44</b>	
<b>Redrow Homes</b>	<b>Radley Fold, Strike Lane, Skelmanthorpe, Huddersfield HD8</b>					
		March 15 - present				
	Evesham 2 bed town house		£159,950	699	£228.83	
	Broadway 3 bed townhouse		£189,950	839	£226.40	
	Warick 3 bed detach		£247,950	1059	£234.14	
	shrewsbury 4 bed detach		£259,950	1134	£229.23	
	Cambridge 4 bed detach		£323,950	1382	£234.41	
	Canterbury 4 bed detach		£344,950	1408	£244.99	
				<b>Average</b>	<b>£233</b>	
<b>Bovis Homes</b>	<b>Marmaville Manor, Church Lane, Mirfield, WF14</b>					
	2 bed apartment		£142,995	535	£267.28	
	3 bed apartment		£243,000	750	£324.00	
				<b>Average</b>	<b>£295.64</b>	
<b>Eastwood Homes</b>	<b>The Bridges, Holmfirth, - 01484 689509</b>					
	2 bed	2015	£150,000	1369	£109.57	
	3 bed	2015	£220,500	995	£221.61	
	4 bed	2015	£325,000	1476	£220.19	

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				<b>Average</b>	<b>£183.79</b>	
<b>Rouse Homes</b>	<b>White Horse Gardens, Leeds Road, Howden Clough, Birstall WF17 0HW</b>					
	3 bed Kilburn		£186,995	936	£199.78	
	3 bed kilburn		£184,995	936	£197.64	
	3 bed kilburn		£182,995	936	£195.51	
	3 bed Cherhill			1088		
	3 bed Cleadon			1019		
	4 bed woolbury		£239,995	1382	£173.66	
	4 bed westbury		£218,995	1182	£185.27	
	4 bed westbury		£209,995	1182	£177.66	
				<b>Average</b>	<b>£188.25</b>	

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## 2.3: Site specific S106 evidence

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Application No	WARD	Proposal	Location	Number of Units	Floorspace	Date Decided	Amount Agreed	Amount per unit (residual site specific s106 excluding pooled contributions that would be paid through CL in the future)	Amount Received (note monies will only be received if development commenced or trigger point met)	Date Received	Department
2011/92253	Kirkburton Ward	Outline application for redevelopment of Beech Farm for residential use including demolition of existing farm structure. Proposed location for biomass boiler (within a Conservation Area)	Beech Farm, Field Lane, Farnley Tyas, Huddersfield	Unknown	n/a	11/02/2013	£330,000.00	unknown given outline approval	£0.00		Housing
2012/93966	Heckmondwike Ward	Outline application for the creation of a means access and the erection of 14 dwellings and demolition of existing building	105, White Lee Road, Batley, WF17 8AG	14	n/a	07/03/2013	£15,000.00	£1,071.43	£0.00		Highways
2009/93669	Newsome Ward	Erection of 20 dwellings and change of use and alterations to convert existing mill buildings to form 1 dwelling, 40 apartments, 8 duplex apartments and ancillary works (Listed Building)	Newsome Mills, Ruth Street, Newsome, Huddersfield, HD4 6JF	69	n/a	15/04/2013	£26,374.48	£382.24	£0.00		Highways
2012/92614	Birstall and Birkenshaw Ward	Outline application for the erection of residential development for up to 21 dwellings	Batley Mortar Site, land situated between Smithies Moor Lane, Bridge Street, & Mill Street, Birstall, Batley, WF17 9AU	21	n/a	01/05/2013	£10,000.00	£476.19	£0.00		Highways
2012/92948	Denby Dale Ward	Erection of 26 dwellings	land at Strike Lane, Skelmanthorpe, Huddersfield, HD8 9AY	26	n/a	14/05/2013	£63,804.00	n/a	£0.00		Education
2012/92948	Denby Dale Ward	Erection of 26 dwellings	land at Strike Lane, Skelmanthorpe, Huddersfield, HD8 9AY	26	n/a	14/05/2013	£69,000.00	n/a	£0.00		Landscape
2012/93062	Cleckheaton Ward	Outline application for residential development (53 dwellings)	land at Ashbourne Drive, Cleckheaton, BD19 5HZ	53	n/a	21/05/2013	£130,966.00	n/a	£0.00		Education
2013/90670	Lindley Ward	Erection of single and two storey classrooms	Huddersfield Grammar School, Luck Lane, Marsh, Huddersfield, HD1 4QX		D1: 558	31/05/2013	£5,000.00	n/a	£0.00		Highways
2010/92938	Heckmondwike Ward	Outline application for erection of 42 dwellings (illustrative layout)	Land Off, White Lee Road, Batley	42	n/a	01/07/2013	£18,000.00	£428.57	£0.00		Highways
2010/92991	Cleckheaton Ward	Erection of 34 houses and associated parking and infrastructure	59, Dewsbury Road, Cleckheaton, BD19 5BT	34	na	23/07/2013	£60,000.00	£1,764.71	£30,000.00	2013/2014	MiscObligations
2013/90497	Dewsbury East Ward	Erection of new industrial units	Little Royd Mills, Low Road, Earlsheaton, Dewsbury, WF12 8BU	n/a	B2: 6694	08/10/2013	£15,000.00	n/a	£0.00		Highways
2013/90692	Newsome Ward	Change of use from offices (B1) to student accommodation (C2), installation of new fenestration, external lift shaft and bin/cycle store	Oldgate House, 2, Oldgate, Huddersfield, West Yorkshire, HD1 6QF		Student accommodation 192 bedrooms	09/10/2013	£5,000.00	n/a	£0.00		Highways
2012/90818	Birstall and Birkenshaw Ward	Erection of single detached dwelling	Land Adjacent To, 20, Bank View, Birkenshaw, BD11 2AG	1	n/a	17/10/2013	£22,508.00	n/a related to the development of a wider site approved in 2003	£22,508.00	2013	Landscape
2011/91152	Dalton Ward	Erection of 131 Dwellings, dwellings, formation of new accesses, laying out of internal access roads, and creation of play areas.	Land off, Crossley Lane, Cold Royd Lane & Albany Road, Dalton, Huddersfield, HD5 9JA	131	n/a	18/11/2013	£50,000.00	£381.68	£0.00		Housing
2011/91152	Dalton Ward	Erection of 131 Dwellings, dwellings, formation of new accesses, laying out of internal access roads, and creation of play areas.	Land off, Crossley Lane, Cold Royd Lane & Albany Road, Dalton, Huddersfield, HD5 9JA	131	n/a	18/11/2013	£49,950.60	n/a	£0.00		Landscape

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2012/93687	Dewsbury South Ward	Variation required of condition 1 on previous permission 2010/90608 for use of site for fuel recovery, sand and gravel extraction and disposal of waste	Thornhill Quarry, Calder Road, Ravensthorpe, Dewsbury, WF12 9EA	n/a	n/a	09/12/2013	£8,000.00	n/a	£8,000.00	2013/2014	Highways
2013/92583	Lindley Ward	Erection of 31 dwellings and associated works (access and landscaping)	Land at, Lindley Moor Road, Lindley, Huddersfield, HD3 3RN	31	n/a	16/12/2013	£76,603.00	n/a	£0.00		Education
2013/92583	Lindley Ward	Erection of 31 dwellings and associated works (access and landscaping)	Land at, Lindley Moor Road, Lindley, Huddersfield, HD3 3RN	31	n/a	16/12/2013	£82,800.00	n/a	£0.00		Landscape
2013/92583	Lindley Ward	Erection of 31 dwellings and associated works (access and landscaping)	Land at, Lindley Moor Road, Lindley, Huddersfield, HD3 3RN	31	n/a	16/12/2013	£5,000.00	£161.29	£0.00		Highways
2012/90738	Holme Valley South Ward	Demolition of redundant former industrial buildings and bridge, erection of 46 age restricted apartments, 2 guest rooms, external residents lounge, managers office, residents and visitor car parking, new bridge access, related engineering and landscape works with retention of former mill dam and formation of riverside walk (within a Conservation Area)	Prickleden Mills, Woodhead Road, Holmfirth, HD9 2JU	46	n/a	19/12/2013	£28,300.00	n/a	£27,300.00	2014/2015	Highways
2009/92304	Cleckheaton Ward	Erection of 17 three bedroom dwellings with garages and change of use, alterations to convert existing mill to 42 two bedroom apartments with associated parking	Prospect Mills, Prospect Street, Cleckheaton, BD19 3BW	59	n/a	20/12/2013	£13,000.00	n/a	£13,000.00	2013/2014	Landscape
2010/93442	Dewsbury East Ward	Demolition of existing buildings and erection of 21 dwellings with associated parking and garages	Pepperroyd Mills, Pepper Royd Street, Dewsbury, WF13 1PA	21	n/a	23/12/2013	£27,600.00	n/a	£0.00		Landscape
2010/93442	Dewsbury East Ward	Demolition of existing buildings and erection of 21 dwellings with associated parking and garages	Pepperroyd Mills, Pepper Royd Street, Dewsbury, WF13 1PA	21	n/a	23/12/2013	£8,751.60	£416.74	£0.00		Highways
2012/93933	Liversedge and Gomersal Ward	Erection of 52 dwellings	Former Victoria Dyeworks, Halifax Road, Hightown, Liversedge, WF15 8HS	52	n/a	02/01/2014	£81,428.00	n/a	£0.00		Education
2012/93933	Liversedge and Gomersal Ward	Erection of 52 dwellings	Former Victoria Dyeworks, Halifax Road, Hightown, Liversedge, WF15 8HS	52	n/a	02/01/2014	£13,000.00	£250.00	£0.00		Highways
2012/93933	Liversedge and Gomersal Ward	Erection of 52 dwellings	Former Victoria Dyeworks, Halifax Road, Hightown, Liversedge, WF15 8HS	50	n/a	02/01/2014	£6,468.00	£124.38	£0.00		Highways
2012/91697	Batley West Ward	Change of use from C2 (residential institution) to D1 (non-residential institution) (within a Conservation Area)	Nightingale Nursing Home, Transvaal Terrace, Batley, WF17 0AA	n/a	D1: 3915	06/01/2014	£5,000.00	n/a	£0.00		Highways
2013/90287	Batley West Ward	Alterations to former mill to form 181 residential apartments with internal car parking and alterations to former go karting building, and erection of retail foodstore and petrol station and formation of car park (within a Conservation Area)	Binks Vertical Limited, Blakeridge Mill, Mayman Lane, Batley, WF17 7TB	181	n/a	10/01/2014	£15,000.00	£82.87	£0.00		Highways
2013/90287	Batley West Ward	Alterations to former mill to form 181 residential apartments with internal car parking and alterations to former go karting building, and erection of retail foodstore and petrol station and formation of car park (within a Conservation Area)	Binks Vertical Limited, Blakeridge Mill, Mayman Lane, Batley, WF17 7TB	181	n/a	10/01/2014	£200,187.00	n/a	£0.00		Education
2013/90287	Batley West Ward	Alterations to former mill to form 181 residential apartments with internal car parking and alterations to former go karting building, and erection of retail foodstore and petrol station and formation of car park (within a Conservation Area)	Binks Vertical Limited, Blakeridge Mill, Mayman Lane, Batley, WF17 7TB	181	n/a	10/01/2014	£60,000.00	n/a	£0.00		Housing



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2013/91452	Colne Valley Ward	Demolition of outbuildings and refurbishment/redevelopment of Globe Mills to - Globe 1- doctors surgery; retail unit; Artisan hall; cafe; offices and innovation office space - Globe 2- D1/D2 use; nursery; offices; gallery space, erection of new parking deck, formation of external parking area; pedestrian footbridge linking Globe 1 and Globe 2 and new pedestrian footbridge over the Huddersfield Canal	Globe Mills 1 and 2, Bridge Street, Slaithwaite, Huddersfield, HD7 5JN	n/a	A1: 1858.2 / A3: 244.5 / B1(a): 7110.8 / D1: 3266.3	17/02/2014	£15,000.00	n/a	£0.00		Highways
2013/90853	Colne Valley Ward	Outline planning application for erection of 236 dwellings and associated works with appropriate vehicular and pedestrian access and associated car parking spaces	Black Rock Mills, Waingate, Linthwaite, Huddersfield, HD7 5NS	236	n/a	19/03/2014	£476,917.00	n/a	£0.00		Education
2013/90853	Colne Valley Ward	Outline planning application for erection of 236 dwellings and associated works with appropriate vehicular and pedestrian access and associated car parking spaces	Black Rock Mills, Waingate, Linthwaite, Huddersfield, HD7 5NS	236	n/a	19/03/2014	£15,000.00	£63.56	£0.00		Highways
2013/90853	Colne Valley Ward	Outline planning application for erection of 236 dwellings and associated works with appropriate vehicular and pedestrian access and associated car parking spaces	Black Rock Mills, Waingate, Linthwaite, Huddersfield, HD7 5NS	236	n/a	19/03/2014	£99,120.00	£420.00	£0.00		Highways
2013/90853	Colne Valley Ward	Outline planning application for erection of 236 dwellings and associated works with appropriate vehicular and pedestrian access and associated car parking spaces	Black Rock Mills, Waingate, Linthwaite, Huddersfield, HD7 5NS	236	n/a	19/03/2014	£1,000.00	n/a	£0.00		Landscape
2007/94439	Dalton Ward	Outline application for erection of replacement non-food retail unit (Use Class A1) including full cover mezzanine floor with associated access, car parking, servicing, landscaping and pedestrian link over canal	Site Of Existing Fabric Warehouse, Leeds Road, Huddersfield	n/a	n/a	03/04/2014	£55,132.00	n/a			MiscObligations
2012/92070	Lindley Ward	Erection of 21 dwellings	rear of 152, Laund Road, Salendine Nook, Huddersfield, HD3 3TY	21	n/a	11/04/2014	£111,488.00	n/a	£0.00		Housing
2012/92070	Lindley Ward	Erection of 21 dwellings	rear of 152, Laund Road, Salendine Nook, Huddersfield, HD3 3TY	21	n/a	11/04/2014	£4,600.00	n/a	£0.00		Landscape
2012/92070	Lindley Ward	Erection of 21 dwellings	rear of 152, Laund Road, Salendine Nook, Huddersfield, HD3 3TY	21	n/a	11/04/2014	£1,000.00	n/a	£0.00		Landscape
2012/92979	Dewsbury South Ward	Extraction of sand, gravel and ash, formation of vehicular access and restoration of the land to a landform suitable for angling and nature conservation using imported construction, demolition and excavation waste	Forge Lane, Thornhill, Dewsbury, WF12 9BU	n/a	n/a	25/04/2014	£25,000.00	n/a	£0.00		Highways
2007/94438	Dalton Ward	Outline application for erection of mixed use development comprising retail (Use Class A1) and/or leisure (Use Class D2) (alternative proposals), offices (Use Class B1) and residential (Use Class C3) with associated access, landscaping, servicing, car parking, pedestrian link over canal and relocation of telecommunication towers	Former Gasworks Site, Gas Works Street / Leeds Road, Huddersfield	15	A1: 4644 / B1: 1524	17/06/2014	£157,520.00	n/a	£0.00		MiscObligations
2014/90265	Holme Valley North	Erection of 27 dwellings	The Pink Link Ltd, Crosland Road Industrial Estate, Meltham, Huddersfield, HD4 7DQ	27	n/a	24/07/2014	£436,792.00	n/a	£0.00		Housing
2014/90265	Holme Valley North	Erection of 27 dwellings	The Pink Link Ltd, Crosland Road Industrial Estate, Meltham, Huddersfield, HD4 7DQ	27	n/a	24/07/2014	£92,000.00	n/a	£0.00		Landscape
2014/90411		Erection of 2 blocks of students accommodation	land adjacent, Manchester Road, Huddersfield	student accommodation 504 bedrooms	n/a	19/08/2014	£466,666.67	n/a	£0.00		Landscape

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2014/90411		Erection of 2 blocks of students accommodation	land adjacent, Manchester Road, Huddersfield	student accommodation 504 bedrooms	n/a	19/08/2014	£10,000.00	n/a	£0.00		Highways
2013/93195	Holme Valley South Ward	Erection of 29 dwellings	land to rear of Woodfield and Southfield, Holmfirth Road, New Mill, Holmfirth, HD9 7LX	29	n/a	28/08/2014	£48,127.00	n/a	£0.00		Education
2013/93195	Holme Valley South Ward	Erection of 29 dwellings	land to rear of Woodfield and Southfield, Holmfirth Road, New Mill, Holmfirth, HD9 7LX	29	n/a	28/08/2014	£15,750.00	£543.10	£0.00		Highways
2013/93195	Holme Valley South Ward	Erection of 29 dwellings	land to rear of Woodfield and Southfield, Holmfirth Road, New Mill, Holmfirth, HD9 7LX	29	n/a	28/08/2014	£7,588.20	£261.66	£0.00		Highways
2013/93879	Holme Valley South Ward	Erection of 27 dwellings	adj Bird Riding, 125, Upperthong Lane, Upperthong, Holmfirth, HD9 3UZ	27	n/a	26/09/2014	£72,450.00	n/a	£0.00		Landscape
2013/93879	Holme Valley South Ward	Erection of 27 dwellings	adj Bird Riding, 125, Upperthong Lane, Upperthong, Holmfirth, HD9 3UZ	27	n/a	26/09/2014	£54,952.00	n/a	£0.00		Education
2013/93879	Holme Valley South Ward	Erection of 27 dwellings	adj Bird Riding, 125, Upperthong Lane, Upperthong, Holmfirth, HD9 3UZ	27	n/a	26/09/2014	£12,102.45	£488.24	£0.00		Highways
2014/90780	Dewsbury East Ward	Erection of 206 dwellings, formation of community and sports facilities comprising floodlit practice rugby pitch, 2 floodlit multi use games areas, public open space, footways/cycleways, car parking and associated landscaping (Relocation of MUGA's)	Land Adj to Dewsbury Rams RLFC, Owl Lane, Dewsbury, WF12 7RH	206	n/a	27/11/2014	£736,531.00	n/a	£0.00		Housing
2014/90780	Dewsbury East Ward	Erection of 206 dwellings, formation of community and sports facilities comprising floodlit practice rugby pitch, 2 floodlit multi use games areas, public open space, footways/cycleways, car parking and associated landscaping (Relocation of MUGA's)	Land Adj to Dewsbury Rams RLFC, Owl Lane, Dewsbury, WF12 7RH	206	n/a	27/11/2014	£1,000.00	£4.85	£0.00		Landscape
2014/90780	Dewsbury East Ward	Erection of 206 dwellings, formation of community and sports facilities comprising floodlit practice rugby pitch, 2 floodlit multi use games areas, public open space, footways/cycleways, car parking and associated landscaping (Relocation of MUGA's)	Land Adj to Dewsbury Rams RLFC, Owl Lane, Dewsbury, WF12 7RH	206	n/a	27/11/2014	£348,656.00	n/a	£0.00		Education
2014/90780	Dewsbury East Ward	Erection of 206 dwellings, formation of community and sports facilities comprising floodlit practice rugby pitch, 2 floodlit multi use games areas, public open space, footways/cycleways, car parking and associated landscaping (Relocation of MUGA's)	Land Adj to Dewsbury Rams RLFC, Owl Lane, Dewsbury, WF12 7RH	206	n/a	27/11/2014	£10,000.00	£48.54	£0.00		Highways
2014/90780	Dewsbury East Ward	Erection of 206 dwellings, formation of community and sports facilities comprising floodlit practice rugby pitch, 2 floodlit multi use games areas, public open space, footways/cycleways, car parking and associated landscaping (Relocation of MUGA's)	Land Adj to Dewsbury Rams RLFC, Owl Lane, Dewsbury, WF12 7RH	206	n/a	27/11/2014	£25,000.00	£121.36	£0.00		Highways
2014/91970	Batley East Ward	Erection of 8 dwellings and formation of private road, adoptable turning head and footpath to Willow Road (within a Conservation Area)	adj 36 Oaks Road, Soothill, Batley, WF17 6LT	8	n/a	27/11/2014	£19,000.00	£2,375.00	£0.00		MiscObligations
2014/91970	Batley East Ward	Erection of 8 dwellings and formation of private road, adoptable turning head and footpath to Willow Road (within a Conservation Area)	adj 36 Oaks Road, Soothill, Batley, WF17 6LT	8	n/a	27/11/2014	£5,000.00	£625.00	£0.00		MiscObligations
2013/92620	Dewsbury South Ward	Erection of two storey mosque	Rear Of 105-119, Parker Road, Thornhill Lees, Dewsbury, WF12 0AP	n/a	n/a	13/02/2015	£5,000.00	n/a	£1,000.00	2014/2015	Highways
2014/90460	Kirkburton Ward	Outline application for erection of dwellings	Cross Lane, Stockmoor, Huddersfield, HD4 6XH	16 (indicative)	n/a	23/01/2015	£12,482.25	£780.14 based on indicative info	£0.00		Highways

# Kirklees Council

2014/92214	Lindley Ward	Erection of 30 dwellings, and associated works including highways and landscaping	Land off Crosland Road, Lindley, Huddersfield	30	n/a	30/01/2015	£74,132.00	n/a	£0.00		Education
2014/92214	Lindley Ward	Erection of 30 dwellings, and associated works including highways and landscaping	Land off Crosland Road, Lindley, Huddersfield	30	n/a	30/01/2015	£93,000.00	n/a	£0.00		Landscape
2014/92214	Lindley Ward	Erection of 30 dwellings, and associated works including highways and landscaping	Land off Crosland Road, Lindley, Huddersfield	30	n/a	30/01/2015	£111,720.00	£3,724.00	£0.00		Highways
2014/92214	Lindley Ward	Erection of 30 dwellings, and associated works including highways and landscaping	Land off Crosland Road, Lindley, Huddersfield	30	n/a	30/01/2015	£49,910.00	£1,663.67	£0.00		Highways
2014/92214	Lindley Ward	Erection of 30 dwellings, and associated works including highways and landscaping	Land off Crosland Road, Lindley, Huddersfield	30	n/a	30/01/2015	£14,272.50	£475.75	£0.00		Highways
2014/92214	Lindley Ward	Erection of 30 dwellings, and associated works including highways and landscaping	Land off Crosland Road, Lindley, Huddersfield	30	n/a	30/01/2015	£6,500.00	£216.67	£0.00		Highways
2013/90506	Kirkburton Ward	Demolition of existing bungalow and erection of 5 dwellings	11, Pond Lane, Lepton, Huddersfield, HD8 0LW	5	n/a	07/06/2013	£10,000.00	n/a	£10,000.00	2014/2015	Housing
2013/90249	Dewsbury South Ward	Outline application for erection of 104 dwellings, demolition of existing buildings and removal of disused railway embankment	Lock Street, Thornhill, Dewsbury, WF12 9BZ	104	n/a	17/04/2015	£190,000.00	£1826.92, why is this included given the schemes included in s106	£0.00		Education, Highways, Landscape

## 2.4 Retail Market Evidence

### Retail transactions: Source Estates Gazette, June 2015

Transaction Type	Address	date	Use type	Size	Size(sq ft)	Price	per annum	per sq m	per sq ft
Lease	Unit 6a & 6b, Ravensthorpe Shopping Park, Huddersfield Road, Dewsbury, West Yorkshire, WF13 3JR	28/05/2015	Retail	186	2,000	Not quoted	£25,000	£134.55	£12.50

# Kirklees Council

Lease	Spring House, 769 Manchester Road, Linthwaite, Huddersfield, HD7 5NF	01/05/2015	Retail	189	2,030	Not quoted	£20,000	£106.05	£9.85
Lease	Unit D, York House, 80 Leeds Road, Huddersfield, HD1 6DD	01/05/2015	Retail			Not quoted	Not quoted	£53.82	£5.00
Lease	Unit 29, Packhorse Shopping Centre, Kirkgate, King Street, Huddersfield, West Yorkshire, HD1 2RT	01/03/2015	Retail	454	4,889	Not quoted	£90,000	£198.15	£18.41
Lease	Unit 5, Central Arcade, Central Arcade, Cleckheaton, West Yorkshire, BD19 5DN	01/03/2015	Retail	52	565	Not quoted	£11,000	£209.56	£19.47
Lease	Unit 10, Central Arcade, Central Arcade, Cleckheaton, West Yorkshire, BD19 5DN	10/02/2015	Retail	48	518	Not quoted	£9,000	£187.02	£17.37
Lease	11 Viaduct Street, Railway Arches, Huddersfield, HD1 5DL	01/12/2014	Retail	125	1,350	Not quoted	£13,500	£107.64	£10.00
Lease	Ground & 1st Floors, 15 Market Avenue, Huddersfield, HD1 2BB	01/12/2014	Retail	46	492	Not quoted	£9,500	£207.84	£19.31
Lease	Showroom 1 and Showroom 2, Mearhouse Garage, Sheffield Road, New Mill	01/12/2014	Retail	173	1,863	Not quoted	Not quoted	£63.51	£5.90

# Kirklees Council

	Road, Brockholes, Holmfirth, HD9 7AL								
Lease	69 New Street, Huddersfield, HD1 2BQ	01/11/2014	Retail	575	6,184	Not quoted	£65,000	£113.14	£10.51
Lease	Unit 80, Batley Shopping Centre, Commercial Street, Batley, West Yorkshire, WF17 5TJ	01/11/2014	Retail	200	2,157	Not quoted	£20,000	£99.81	£9.27
Lease	Ground, 8 Copthorne Square, Huddersfield, HD2 1SZ	13/10/2014	Retail	34	370	Not quoted	£3,000	£87.27	£8.11
Lease	Ground and First, 22-24 Victoria Lane, Huddersfield, West Yorkshire, HD1 2QF	01/10/2014	Retail	230	2,475	Not quoted	£55,000	£239.20	£22.22
Lease	Retail Unit, 10a Commercial Street, Batley, West Yorkshire, WF17 5HH	01/09/2014	Retail	18	192	Not quoted	£3,500	£196.22	£18.23
Lease	Unit 1C, Denby Dale Industrial Park, Wakefield Road, Denby Dale, Huddersfield, HD8 8QH	01/09/2014		91	980	Not quoted	£7,000	£76.89	£7.14
Lease	Entire Building, 7 Byram Street, Huddersfield, HD1 1BX	28/08/2014	Retail	114	1,229	Not quoted	£16,500	£144.51	£13.43
Lease	Unit 62 Commercial Street, Batley Shopping Centre,	01/07/2014	Retail	413	4,446	Not quoted	£19,800	£47.94	£4.45

# Kirklees Council

	Commercial Street, Batley, West Yorkshire, WF17 5TJ								
Lease	Unit 68, Batley Shopping Centre, Commercial Street, Batley, West Yorkshire, WF17 5TJ	01/07/2014	Retail	129	1,385	Not quoted	£20,000	£155.44	£14.44
Lease	Entire Building, 30 Bridge Street, Slaithwaite, Huddersfield, West Yorkshire, HD7 5JN	20/06/2014	Retail	112	1,203	Not quoted	£12,000	£107.37	£9.98
Lease	Unit 2, Retail Warehouse, Railway Street, Dewsbury, West Yorkshire, WF12 8EB	01/06/2014	Retail	999	10,753	Not quoted	£91,400	£91.49	£8.50
Lease	Unit 36, Piazza Shopping Centre, Princess Alexandra Walk, Huddersfield, West Yorkshire, HD1 2RS	07/04/2014	Retail	186	2,000	Not quoted	£60,000	£322.92	£30.00
Lease	Unit 19, York House, 80 Leeds Road, Huddersfield, HD1 6DD	01/04/2014	Retail	345	3,711	Not quoted	£9,000	£37.67	£3.50
Lease	Ground, 3 Viaduct Street, Railway Arches, Huddersfield, HD1 5DL	01/04/2014	Retail	101	1,090	Not quoted	£16,400	£161.95	£15.05
Lease	Unit 20, Packhorse Shopping Centre, Kirkgate, King Street, Huddersfield, West Yorkshire, HD1 2RT	01/03/2014	Retail	55	590	Not quoted	£20,000	£364.88	£33.90

# Kirklees Council

Lease	Unit 19, York House, 80 Leeds Road, Huddersfield, HD1 6DD	01/01/2014	Retail	345	3,711	Not quoted	Not quoted	£37.67	£3.50
Lease	Cafe 3B, Unit 3b, New Mill Road, Honley Business Centre, Honley, Holmfirth, HD9 6QB	16/12/2013	Retail	111	1,200	Not quoted	£3,600	£32.29	£3.00
Lease	Unit B, Castlegate Retail Park, St. Johns Road, Huddersfield, HD1 5AN	01/12/2013	Retail	434	4,673	Not quoted	£38,000	£87.53	£8.13
Lease	Arch 21, Viaduct Street, Huddersfield, West Yorkshire, HD1 6AJ	01/12/2013	Retail	240	2,583	Not quoted	£14,850	£61.88	£5.75
Lease	Unit 9, Packhorse Shopping Centre, Kirkgate, King Street, Huddersfield, West Yorkshire, HD1 2RT	01/11/2013	Retail	39	415	Not quoted	£17,500	£453.90	£42.17
Lease	Unit 10, Packhorse Shopping Centre, Kirkgate, King Street, Huddersfield, West Yorkshire, HD1 2RT	01/11/2013	Retail	57	614	Not quoted	£25,000	£438.28	£40.72
Lease	Unit 60-62, Batley Shopping Centre, Commercial Street, Batley, West Yorkshire, WF17 5TJ	01/11/2013	Retail	325	3,500	Not quoted	£20,000	£61.51	£5.71
Lease	Unit 78, Batley Shopping Centre, Commercial Street,	01/11/2013	Retail	144	1,552	Not quoted	£22,000	£152.58	£14.18

# Kirklees Council

	Batley, West Yorkshire, WF17 5TJ								
Lease	Ground, 1st and 2nd, 17 Corporation Street, Dewsbury, West Yorkshire, WF13 1QN	01/11/2013	Retail	55	591	Not quoted	£10,000	£182.13	£16.92
Lease	Retail Unit, Purlwell Lane, Batley, West Yorkshire, WF17 7NQ	01/11/2013	Retail	65	700	Not quoted	£21,000	£322.92	£30.00
Lease	Ground, 43 Market Street, Huddersfield, HD1 2HL	01/10/2013	Retail	107	1,155	Not quoted	£15,000	£139.79	£12.99
Lease	33-37 King Street, Lindley, Huddersfield, West Yorkshire, HD3 3EZ	01/10/2013	Retail	614	6,605	Not quoted	£88,000	£143.41	£13.32
Lease	40 New Street, Huddersfield, HD1 2BT	26/08/2013	Retail	227	2,439	Not quoted	£40,000	£176.53	£16.40
Lease	104 Upper Commercial Street, Batley, West Yorkshire, WF17 5DH	01/08/2013	Retail	130	1,400	Not quoted	£6,000	£46.13	£4.29
Lease	Unit 32, Packhorse Shopping Centre, Kirkgate, King Street, Huddersfield, West Yorkshire, HD1 2RT	15/07/2013	Retail	27	295	Not quoted	£15,000	£547.32	£50.85
Lease	Ground, 1 Lord Street, Huddersfield, HD1 1QA	12/06/2013	Retail	198	2,126	Not quoted	£25,000	£126.58	£11.76



# Kirklees Council

Lease	Ground, 59 Huddersfield Road, Meltham, Holmfirth, HD9 4AF	01/06/2013	Retail	108	1,162	Not quoted	£13,000	£120.42	£11.19
Lease	Ground Floor, 47 Commercial Street, Batley, West Yorkshire, WF17 5EP	01/05/2013	Retail	200	2,148	Not quoted	£19,500	£97.72	£9.08
Lease	Entire Building, 6 Cross Church Street, Huddersfield, HD1 2PT	01/05/2013	Retail	99	1,066	Not quoted	£12,000	£121.17	£11.26
Lease	Retail Unit & Offices, Unit 24, Viaduct Street, Huddersfield, HD1 6AJ	01/05/2013	Retail	249	2,680	Not quoted	£18,600	£74.71	£6.94
Lease	Unit 20, York House, 80 Leeds Road, Huddersfield, HD1 6DD	01/04/2013	Retail	142	1,528	Not quoted	Not quoted	£53.82	£5.00
Lease	Unit 18, York House, 80 Leeds Road, Huddersfield, HD1 6DD	01/04/2013	Retail	91	983	Not quoted	Not quoted	£53.82	£5.00
Lease	Unit 17, York House, 80 Leeds Road, Huddersfield, HD1 6DD	01/04/2013	Retail	136	1,463	Not quoted	Not quoted	£53.82	£5.00
Lease	10a Commercial Street, Batley, West Yorkshire, WF17 5HH	01/04/2013	Retail	18	192	Not quoted	£3,500	£196.22	£18.23
Lease	Unit 01, Packhorse Shopping Centre, Kirkgate, King	29/03/2013	Retail	51	545	Not quoted	£25,000	£493.76	£45.87

# Kirklees Council

	Street, Huddersfield, West Yorkshire, HD1 2RT								
Lease	9 Market Place, Dewsbury, West Yorkshire, WF13 1AE	21/03/2013	Retail	163	1,750	Not quoted	£27,000	£166.09	£15.43
Lease	Retail Units, Longcauseway, Dewsbury, West Yorkshire, WF12 8EN	08/03/2013	Retail	1,400	15,067	Not quoted	£70,000	£50.01	£4.65
Lease	Basement, Ground and 1st, 16 Kirkgate, Huddersfield, HD1 1QH	01/03/2013	Retail	197	2,118	Not quoted	£24,500	£124.51	£11.57
Lease	41 Commercial Street, Batley, West Yorkshire, WF17 5EP	28/02/2013	Retail	59	637	Not quoted	£12,000	£202.70	£18.83
Lease	Basement, 15 New Street, Golcar, Huddersfield, HD7 4DZ	28/02/2013	Retail	119	1,283	Not quoted	£12,500	£104.87	£9.74
Lease	14 Nab Lane, Mirfield, West Yorkshire, WF14 9BN	01/02/2013	Retail	34	361	Not quoted	£4,800	£143.12	£13.30
Lease	Unit B, Brockholes Business Park, Rock Mill Road, Brockholes, Holmfirth, West Yorkshire, HD9 7BN	01/02/2013	Retail	307	3,308	Not quoted	£14,886	£48.44	£4.50
Lease	Unit 64, Batley Shopping Centre, Commercial Street, Batley, West Yorkshire, WF17 5TJ	15/01/2013	Retail	432	4,650	Not quoted	£40,000	£92.59	£8.60

# Kirklees Council

Lease	Unit 16, Packhorse Shopping Centre, Kirkgate, King Street, Huddersfield, West Yorkshire, HD1 2RT	01/01/2013	Retail	65	696	Not quoted	£24,500	£378.91	£35.20
Lease	Entire Building, 39 New Street, Huddersfield, HD1 2BQ	01/01/2013	Retail, General	271	2,917	Not quoted	£25,000	£92.25	£8.57
Lease	Ground - Unit 4, Empire House, Wakefield Road, Dewsbury, West Yorkshire, WF12 8DJ	21/12/2012	Retail	55	587	Not quoted	£5,650	£103.60	£9.63
Lease	Unit 2, Batley Shopping Centre, Alfreds Way, Batley, West Yorkshire, WF17 5DR	04/12/2012	Retail	689	7,414	Not quoted	£40,000	£58.07	£5.40
Lease	Unit 4, Batley Shopping Centre, Alfreds Way, Batley, West Yorkshire, WF17 5DR	04/12/2012	Retail	129	1,385	Not quoted	£20,000	£155.44	£14.44
Lease	Unit 4, Batley Shopping Centre, Commercial Street, Batley, West Yorkshire, WF17 5TJ	01/12/2012	Retail	129	1,385	Not quoted	£20,000	£155.43	£14.44
Lease	18 Commercial Street, Batley, West Yorkshire, WF17 5HH	01/12/2012	Retail	104	1,120	Not quoted	Not quoted	£67.28	£6.25
Lease	Basement & Ground Floors, 47 Market Street,	01/12/2012	Retail	97	1,044	Not quoted	Not quoted	£92.79	£8.62

# Kirklees Council

	Heckmondwike, West Yorkshire, WF16 0EU								
Lease	Unit 2, Batley Shopping Centre, Commercial Street, Batley, West Yorkshire, WF17 5TJ	01/12/2012	Retail	689	7,414	Not quoted	£40,000	£58.07	£5.40
Lease	Retail & leisure Unit, Arch 9, Viaduct Street, Crosland Moor, Huddersfield, HD4 5DL	20/11/2012	Retail	119	1,279	Not quoted	£20,040	£168.66	£15.67
Lease	10 Viaduct Street, Railway Arches, Huddersfield, HD1 5DL	01/11/2012	Retail	122	1,309	Not quoted	£12,900	£106.08	£9.85
Lease	Entire Building, 14 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU	06/10/2012	Retail	169	1,817	Not quoted	£23,621	£139.93	£13.00
Lease	2 Viaduct Street, Railway Arches, Huddersfield, HD1 5DL	01/10/2012	Retail	31	331	Not quoted	£6,840	£222.43	£20.66
Lease	Kingsgate Centre, King Street, Huddersfield, HD1 2QB	01/10/2012	Retail	189	2,033	Not quoted	£90,000	£476.52	£44.27
Lease	Basement, Ground and 1st, 7 New Street, Huddersfield, HD1 2AX	01/10/2012	Retail	231	2,490	Not quoted	£37,500	£162.11	£15.06

# Kirklees Council

Lease	Basement and Ground, 16-18 King Street, Lindley, Huddersfield, West Yorkshire, HD3 3EZ	01/10/2012	Retail	294	3,165	Not quoted	£45,000	£153.04	£14.22
Lease	Unit 20, Imperial Arcade, Imperial Arcade, Huddersfield, HD1 2BR	01/10/2012	Retail	23	252	Not quoted	£7,000	£299.00	£27.78
Lease	Unit 14, Kingsgate Centre, King Street, Huddersfield, HD1 2QB	30/09/2012	Retail	207	2,227	Not quoted	£110,000	£531.67	£49.39
Lease	Kingsgate Centre, King Street, Huddersfield, HD1 2QB	15/09/2012	Retail	214	2,300	Not quoted	£92,500	£432.90	£40.22
Lease	Unit 29, Packhorse Shopping Centre, Kirkgate, King Street, Huddersfield, West Yorkshire, HD1 2RT	01/08/2012	Retail	454	4,889	Not quoted	£100,000	£220.17	£20.45
Lease	60 New Street, Huddersfield, HD1 2BW	01/07/2012	Retail	137	1,478	Not quoted	£30,000	£218.51	£20.30
Lease	Unit 2, 16 Market Street, Huddersfield, HD1 2ET	01/06/2012	Retail	236	2,537	Not quoted	£37,497	£159.09	£14.78
Lease	Unit 29, Princess Of Wales Precinct, Long Causeway, Dewsbury, West Yorkshire, WF13 1NH	01/06/2012	Retail	269	2,896	Not quoted	£62,500	£232.30	£21.58

# Kirklees Council

## Retail Warehouse rental evidence

### Gallagher Retail Park

Location	Scheme	TradingFascia	Area	Trading Name	Planning - Unit	YearLet	sq ft	Term
Huddersfield	Gallagher Retail Park	Aldi	13,500.00	Open Feb 09	Open A1 including Food	2009	£15.00	15
Huddersfield	Gallagher Retail Park	Home Bargains	8,557.00	Open Nov 11	Restricted Use	2011		15
Huddersfield	Gallagher Retail Park	M & S Simply Food	10,000.00	Open Feb 09	Open A1 including Food	2009	£15.00	15
Huddersfield	Gallagher Retail Park	McDonald's Drive Thru	3,500.00	Open Jan 10	Leisure uses	2010		
Huddersfield	Gallagher Retail Park	Pets at Home	5,798.00	Open May 11	Restricted Use	2011		

### Huddersfield Retail Park

Location	Scheme	Trading Fascia	Area	Trading Name	Planning - Unit	YearLet	Passing Rent	sq ft	Start	Term	Review	Expiry
Huddersfield	Huddersfield Retail Park	Aldi	16,527.00		Open A1 including Food		£247,905.00	£15.00	25-Dec-08	20	25-Dec-13	24-Dec-28
Huddersfield	Huddersfield Retail Park	B & M	10,000.00		Open A1 Non Food		£182,476.00	£19.00	01-Jan-09	15	01-Jan-14	31-Dec-24
Huddersfield	Huddersfield Retail Park	Dunelm Mill	27,493.00	Open Sep 08	Open A1 Non Food	2008	£364,281.00	£13.25	25-Jul-07	15	25-Jul-12	24-Jul-22
Huddersfield	Huddersfield Retail Park	Matalan	29,458.00	Open Jul 00	Open A1 Non Food	2000	£325,600.00	£11.05	05-Jul-00	27	06-Aug-17	05-Aug-27
Huddersfield	Huddersfield Retail Park	Poundstretcher	7,500.00	Open Sep 11	Open A1 Non Food	2011	£102,235.50	£13.50	12-Sep-11	10	12-Sep-16	11-Sep-21

# Kirklees Council

Huddersfield	Huddersfield Retail Park	Wynsors World of Shoes	5,928.00	Open Dec 11	Open A1 Non Food	2011	£71,256.00	£12.05	08-Nov-11	10	08-Nov-16	07-Nov-21
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## Leeds Road Retail Park

Location	Scheme	TradingFascia	Area	Trading Name	Planning - Unit	YearLet	Passing Rent	sq ft	Start	Term	Review	Expiry
Huddersfield	Leeds Road Retail Park	Argos Extra	12,319.00	Open Nov 02	Bulky Goods	2002	£250,000.00	£20.29	23-Sep-02	17	23-Sep-12	01-Mar-20
Huddersfield	Leeds Road Retail Park	B & Q Warehouse	97,081.00		Bulky Goods		£1,347,000.00	£13.88	25-Mar-95	25	25-Mar-10	24-Mar-20
Huddersfield	Leeds Road Retail Park	Harveys	12,154.00		Bulky Goods	1997	£228,280.00	£18.78	25-Mar-95	25	25-Mar-10	24-Mar-20
Huddersfield	Leeds Road Retail Park	Maplin Electronics	4,079.00	Open Oct 13	Bulky Goods	2013						
Huddersfield	Leeds Road Retail Park	Oak Furnitureland	7,045.00	Open Oct 13	Bulky Goods	2013		£21.15	29-Sep-13			
Huddersfield	Leeds Road Retail Park	ScS	8,181.00	Open Dec 06	Bulky Goods	2006	£172,200.00	£21.05	06-Nov-06	20	25-Dec-16	05-Nov-26
Huddersfield	Leeds Road Retail Park	Staples	20,126.00		Bulky Goods	1998	£362,268.00	£18.00	25-Mar-95	25	25-Mar-10	24-Mar-20
Huddersfield	Leeds Road Retail Park	Vacant	26,919.00	Was Comet - may split	Bulky Goods		£475,000.00	£17.65		20	29-Sep-11	29-Sep-21

# Kirklees Council

Huddersfield	Leeds Road Retail Park	Vacant unit - To be built	2,500.00	u/o	Leisure uses							
Huddersfield	Leeds Road Retail Park	Wren Living	7,052.00	Open Jul 10	Bulky Goods	2010						

## Castlegate Retail Park

Location	Scheme	TradingFascia	Area	Trading Name	Planning - Unit	YearLet	Passing Rent	sq ft	Start	Term	Review	Expiry
Huddersfield	Castlegate Retail Park	Bathstore.com	3,060.00	Open Sep 05	Open A1 Non Food	2005	£49,000.00	£16.00	08-Aug-05	15	08-Aug-10	07-Aug-20
Huddersfield	Castlegate Retail Park	DIY	2,745.00	Your Nu Bathroom - open Dec 13	Open A1 Non Food	2013						
Huddersfield	Castlegate Retail Park	Domino's Pizza	2,304.00		Open A1 Non Food	2005	£22,000.00		08-Aug-05	20	08-Aug-10	07-Aug-25
Huddersfield	Castlegate Retail Park	Laura Ashley	4,300.00	Open Sep 05	Open A1 Non Food	2005	£68,368.00	£16.00	22-Aug-05	15	22-Aug-10	21-Aug-20
Huddersfield	Castlegate Retail Park	Off licence	3,020.00	Hoults Wine Merchants	Open A1 Non Food	2006	£45,600.00	£15.10	08-Aug-05	15	08-Aug-10	07-Aug-20
Huddersfield	Castlegate Retail Park	Vets	1,980.00	Calder Veterinary Group	Open A1 Non Food	2008	£32,000.00	£16.16	03-Dec-07	15	02-Dec-12	02-Dec-22



# Kirklees Council

## Great Northern Retail Park

Location	Scheme	TradingFascia	Area	Trading Name	Planning - Unit	YearLet	Passing Rent	sq ft	Start	Term	Review	Expiry
Huddersfield	Great Northern Retail Park	Boots	10,595.00	Open Nov 08	Open A1 Non Food	2008	£225,000.00	£22.50	10-Oct-08	10	10-Oct-13	09-Oct-18
Huddersfield	Great Northern Retail Park	Carpetright	12,508.00		Open A1 Non Food	1997	£240,800.00	£19.25	29-Sep-97	25	29-Sep-12	28-Sep-22
Huddersfield	Great Northern Retail Park	Currys / PC World Superstore	20,055.00	Open Jul 11	Open A1 Non Food	2011	£341,000.00	£17.00	29-Sep-97	25	29-Sep-12	28-Sep-22
Huddersfield	Great Northern Retail Park	Mothercare World	11,754.00	Open Apr 10	Open A1 Non Food	2010	£225,000.00	£19.14	01-Feb-10	10	01-Feb-15	31-Jan-20
Huddersfield	Great Northern Retail Park	Next	13,382.00	Open Jan 06	Open A1 Non Food	2006	£287,713.00	£21.50	29-Sep-05	15	29-Sep-10	28-Sep-20
Huddersfield	Great Northern Retail Park	Pets at Home	10,086.00	Open May 00	Open A1 Non Food	2000	£194,000.00	£19.25	25-Mar-00	25	25-Mar-10	24-Mar-25
Huddersfield	Great Northern Retail Park	Sports Direct	13,382.00	Open Jan 06	Open A1 Non Food	2006	£287,713.00	£21.50	29-Sep-05	15	29-Sep-10	28-Sep-20
Huddersfield	Great Northern Retail Park	The Range	35,532.00	Open Apr 15	Open A1 Non Food	2015						
Huddersfield	Great Northern Retail Park	Thomson Holiday Superstore	10,054.00		Open A1 Non Food	2000	£196,000.00	£19.50	24-Jun-00	25	24-Jun-10	23-Jun-25
Huddersfield	Great Northern Retail Park	Vacant	10,194.00	Was JJB Sports	Open A1 Non Food		£196,000.00	£19.25	25-Mar-00	25	25-Mar-10	24-Mar-25

# Kirklees Council

## Spindlegate

Location	Scheme	TradingFascia	Area	Trading Name	Planning - Unit	YearLet
Huddersfield	Spindlegate	Costa Coffee Drive Thru	1,860.00	Open Nov 11	Leisure uses	2011
Huddersfield	Spindlegate	Marston's PH	6,000.00	Yorkshire Rose	Leisure uses	2010
Huddersfield	Spindlegate	Travelodge	6,000.00	62 bed - open Nov 11	Leisure uses	2011
Huddersfield	Spindlegate	Vacant		May split	Leisure uses	
Huddersfield	Spindlegate	Vacant	2,000.00	A3	Leisure uses	
Huddersfield	Spindlegate	Vacant unit - To be built	4,750.00	A3 - may split	Leisure uses	

## Pheonix Retail Park

Location	Scheme	Trading Fascia	Area	Trading Name	Planning - Unit	YearLet	Passing Rent	sq ft	Start	Term	Review	Expiry
Huddersfield	Phoenix Retail Park	dfs	20,000.00	Open Aug 11	Bulky Goods with certain exceptions	2011	£360,000.00	£18.00			29-Sep-14	28-Sep-24
Huddersfield	Phoenix Retail Park	Vacant	10,000.00	Was Dreams - available via CWM	Open A1 Non Food		£180,000.00	£18.00		15		28-Sep-24

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Location	Scheme	TradingFascia	Area	Trading Name	Planning - Unit	YearLet	Passing Rent	sq ft	Start	Term	Review	Expiry
Leeds - Birstall	Birstall Shopping Park	Argos Extra	10,001.00	Open Oct 09	Open A1 Non Food	2009	£325,000.00	£32.50	10-Aug-09	15	10-Aug-14	09-Aug-24
Leeds - Birstall	Junction 27 Retail Park	Barker & Stonehouse	22,483.00	2 units - extended Sep 05	Open A1 Non Food with certain exceptions	2002	£730,698.00	£32.50	01-Apr-05	20	01-Apr-10	31-Mar-25
Leeds - Birstall	Bella Italia / KFC units	Bella Italia	2,970.00		Leisure uses		£78,000.00	£27.86	25-Mar-99	25	25-Mar-14	24-Mar-24
Leeds - Birstall	Junction 27 Retail Park	Betta Living	5,010.00	Open May 14	Bulky Goods with certain exceptions	2014						
Leeds - Birstall	Birstall Shopping Park	Boots	13,842.00	Open Nov 01	Open A1 Non Food	2001	£721,584.00	£52.13	10-Sep-01	15		09-Sep-16
Leeds - Birstall	Birstall Shopping Park	Burton / Dorothy Perkins / Evans /Wallis	8,820.00	Open Apr 05		2005	£460,000.00		31-Mar-05	10		30-Mar-15
Leeds - Birstall	Chiquito / Frankie & Benny's units	Chiquito	3,940.00		Leisure uses	1996	£102,260.00	£24.76	18-Nov-96	25	18-Nov-11	17-Nov-24
Leeds - Birstall	Junction 27 Retail Park	Currys / PC World Megastore	40,322.00	Open Oct 09	Bulky Goods with certain exceptions	2009	£947,500.00	£23.52	29-Sep-99	25	29-Sep-09	28-Sep-24
Leeds - Birstall	Birstall Shopping Park	dfs	19,997.00	Open Dec 02		2002	£700,000.00	£35.35	29-Sep-02	25	29-Sep-12	28-Sep-27
Leeds - Birstall	Birstall Shopping Park	Dreams	13,842.00	Open Feb 10	Open A1 Non Food	2010	£345,000.00	£25.00	04-Dec-09	10	04-Dec-14	03-Dec-19
Leeds - Birstall	DW Sports unit	DW Sports Fitness	27,000.00		Leisure uses							
Leeds - Birstall	Chiquito / Frankie & Benny's units	Frankie & Benny's	6,204.00		Leisure uses	1996	£141,218.00	£22.76	18-Nov-96	25	18-Nov-11	17-Nov-24
Leeds - Birstall	Junction 27 Retail Park	Furniture Village	14,181.00		Bulky Goods with certain exceptions	1999	£415,500.00	£29.30	24-Jun-99	25	24-Jun-09	23-Jun-24
Leeds - Birstall	Birstall Shopping Park	Gap / Baby Gap / Gap Kids	10,974.00		Open A1 Non Food	2001	£590,700.00	£53.70	16-Jul-01	15		15-Jul-16
Leeds - Birstall	Junction 27 Retail Park	Harveys / Bensons	8,031.00	Open Sep 02	Open A1 Non Food with certain exceptions	2002	£236,914.50	£29.50	23-Sep-02	20	23-Sep-07	22-Sep-22
Leeds - Birstall	Spring Ram Retail Park	Homesense	11,472.00	Open Jul 10	Open A1 Non Food	2010	£368,000.00	£32.50	04-May-10	15	04-May-15	03-May-25
Leeds - Birstall	IKEA unit	IKEA	179,500.00		Open A1 Non Food							
Leeds - Birstall	Bella Italia / KFC units	KFC Drive Thru	2,800.00		Leisure uses	1999	£83,500.00	£27.28	24-Mar-99	25	25-Mar-14	24-Mar-24

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Leeds - Birstall	Krispy Kreme / Starbucks units	Krispy Kreme Drive Thru	3,000.00	Open Jul 11	Leisure uses	2011						
Leeds - Birstall	Birstall Shopping Park	M & S Simply Food	15,082.00	Open Jul 09	Open A1 Non Food	2009	£828,000.00		07-Apr-09	25	07-Apr-19	06-Apr-34
Leeds - Birstall	Birstall Shopping Park	Mamas & Papas	8,660.00			2001	£355,410.00		02-Nov-01	20	02-Nov-16	01-Nov-21
Leeds - Birstall	McDonald's unit	McDonald's Drive Thru	2,700.00	Open Dec 92	Leisure uses	1992						
Leeds - Birstall	Junction 27 Retail Park	Multiyork	5,010.00	Open May 14	Bulky Goods with certain exceptions	2014						
Leeds - Birstall	Nando's / Showcase units	Nando's	3,557.00	Open Feb 09	Leisure uses	2009						
Leeds - Birstall	Birstall Shopping Park	Next	24,285.00	2 units - extended Apr 12		2003	£1,334,465.00		24-Jun-03	23	24-Jun-13	20-Sep-26
Leeds - Birstall	Spring Ram Retail Park	Pets at Home	10,715.00	Open Dec 11	Bulky Goods	2011						
Leeds - Birstall	Junction 27 Retail Park	Pizza Express	4,200.00	Open Jan 13	Leisure uses	2013	£168,000.00	£40.00		20		
Leeds - Birstall	Pizza Hut unit	Pizza Hut	3,077.00		Leisure uses			£30.00				
Leeds - Birstall	Birstall Shopping Park	River Island	4,940.00	Open Aug 08	Open A1 Non Food	2008	£321,100.00		29-Sep-08	10		28-Sep-18
Leeds - Birstall	Junction 27 Retail Park	ScS	10,031.00	Relocated here Mar 05	Open A1 Non Food with certain exceptions	2005	£320,992.00	£32.10	14-Feb-05	20	14-Feb-10	13-Feb-25
Leeds - Birstall	Nando's / Showcase units	Showcase	70,950.00	16 screen	Leisure uses	1989						
Leeds - Birstall	Junction 27 Retail Park	Sofaworks	12,500.00	Open Aug 07	Bulky Goods with certain exceptions	2007	£431,250.00	£34.35	11-Jul-07	15	11-Jul-17	10-Jul-22
Leeds - Birstall	Birstall Shopping Park	Sports Direct	13,342.00	Open Dec 01	Open A1 Non Food	2001	£692,500.00	£53.15	24-Jun-01	15		23-Jun-16
Leeds - Birstall	Krispy Kreme / Starbucks units	Starbucks	1,706.00	Open Jul 11	Leisure uses	2011						
Leeds - Birstall	Junction 27 Retail Park	TGI Friday's	4,706.00		Leisure uses	1999	£116,250.00	£24.70	24-Jun-99	25	24-Jun-09	23-Jun-24
Leeds - Birstall	Birstall Shopping Park	The Carphone Warehouse / Costa Coffee	4,875.00	Open Dec 07		2007	£230,755.00	£47.50	23-Oct-07	10	23-Oct-12	22-Oct-17
Leeds - Birstall	Birstall Shopping Park	Thomson Holiday Superstore	5,994.00	Open Feb 10	Open A1 Non Food	2010	£225,000.00	£37.50	08-Feb-10	10	08-Feb-15	07-Feb-20
Leeds - Birstall	Birstall Shopping Park	Toys "R" Us	43,200.00			2001						

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Leeds - Birstall	Birstall Shopping Park	Vacant	5,038.00	Was Clinton Cards								
Leeds - Birstall	Centre 27 development	Vacant unit - To be built	7,500.00		Leisure uses							
Leeds - Birstall	Centre 27 development	Vacant unit - To be built	5,000.00		Leisure uses							
Leeds - Birstall	Birstall Shopping Park	WH Smith	4,978.00	Downsized 07			£296,400.00	£59.54	29-Sep-08	15	29-Sep-13	28-Sep-18
Leeds - Birstall	Junction 27 Retail Park	Zizzi	3,500.00	Open Winter 15		2015						

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## Retail investment transactions

Scheme	Location	Price	Net Initial Yield	Comments
B&Q & Dreams, Dewsbury	Dewsbury	£5,215,000	7.00%	Sold at asking price (£5.215M / 7.00%) - CIRCA July 2010
Long Causeway, Dewsbury (APPNA continental cash & carry)	Dewsbury	£1,400,000	8.44%	Sold for £1.18m / 10% yield, May 2011
Magnet, Lockwood Road, Huddersfield	Huddersfield	£520,000	10.00%	Quoting yield
Asda, Mirfield	Mirfield		4.75%	Quoting yield
Wickes, Manchester Road, Huddersfield	Huddersfield	£3,800,000	7.42%	Quoting yield
Castlegate Retail Park	Huddersfield	£3,250,000	7.25%	Quoting
Tesco Express	Mirfield	£765,000	6%	Sold, Quarter 1, 2012

# Kirklees Council

## Industrial transactions: Source Estates Gazette, June 2015

Transaction type	Address	Deal Date	Sub use type	Total space		Rental income		
				Size (sqm)	Size (sq ft)	per annum	per sq m	per sq ft
Lease	Unit 2 and Unit 3, Pennine Court, Standback Way, Skelmanthorpe, Huddersfield, HD8 9GA	01/04/2015	Mixed Industrial - B1, B2, B8	147	1,587	£10,000	£67.83	£6.30
Lease	Unit 7, Ashley Industrial Estate, Leeds Road, Huddersfield, HD2 1UR	01/04/2015	Mixed Industrial - B1, B2, B8	119	1,283	£7,540	£63.26	£5.88
Lease	Unit 57w, Holme Bank Business Park, Station Road, Mirfield, West Yorkshire, WF14 8NA	01/04/2015	Mixed Industrial - B1, B2, B8	52	561	£1,683	£32.29	£3.00
Lease	Unit 27, Holme Bank Business Park, Station Road, Mirfield, West Yorkshire, WF14 8NA	01/04/2015	Mixed Industrial - B1, B2, B8	173	1,864	£5,592	£32.29	£3.00
Lease	Unit 18a, Holme Bank Business Park, Station Road, Mirfield, West Yorkshire, WF14 8NA	01/04/2015	Mixed Industrial - B1, B2, B8	72	779	£2,726	£37.67	£3.50
Lease	Unit 19, The Ringway Industrial Park, Beck Road, Huddersfield, HD1 5DG	01/04/2015	Mixed Industrial - B1, B2, B8	193	2,073	£12,438	£64.58	£6.00
Lease	Unit 17, Unit 32, Beck Road, The Ringway Centre, Huddersfield, HD1 5DG	20/03/2015	Mixed Industrial - B1, B2, B8	482	5,189	£11,688	£51.13	£4.75

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Lease	Unit K1, Meltham Mills Industrial Estate, Meltham Mills Road, Meltham, Holmfirth, HD9 4NY	01/03/2015	Mixed Industrial - B1, B2, B8	527	5,670	£20,000	£37.97	£3.53
Lease	Unit 4, Sands Industrial Estate, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DQ	01/03/2015	Mixed Industrial - B1, B2, B8	311	3,344	£14,500	£46.67	£4.34
Lease	Industrial Units, Warehouse Units, Leeds Road, Deighton, Huddersfield, West Yorkshire, HD2 1UB	01/03/2015	Mixed Industrial - B1, B2, B8	2,542	27,357	£218,856	£86.11	£8.00
Lease	Ground, Mezzanine and 1st, Bank Mill, 414 Leymoor Road, Golcar, Huddersfield, HD7 4QF	01/02/2015	Mixed Industrial - B1, B2, B8	542	5,836	£12,000	£22.13	£2.06
Lease	Containers, Crosland Road Industrial Estate, Crosland Factory Lane, Netherton, Huddersfield, West Yorkshire, HD4 7DQ	01/01/2015	Mixed Industrial - B1, B2, B8	30	320	£1,040	£34.98	£3.25
Lease	Unit A11, Crosland Road Industrial Estate, Crosland Factory Lane, Netherton, Huddersfield, West Yorkshire, HD4 7DQ	01/01/2015	Mixed Industrial - B1, B2, B8	54	577	£2,500	£46.64	£4.33
Lease	Unit 2, Bretfield Court, Bretton Street, Dewsbury, West Yorkshire, WF12 9BJ	01/01/2015	Mixed Industrial - B1, B2, B8	297	3,200	£12,000	£40.37	£3.75
Lease	Industrial Unit, Warehouse, Red Doles Lane, Huddersfield, West Yorkshire, HD2 1YF	01/12/2014	Mixed Industrial - B1, B2, B8	534	5,752	£279,834	£48.65	£4.52
Lease	Unit 3, Bradley Junction Industrial Estate, Leeds Road, Huddersfield, HD2 1UR	21/11/2014	Mixed Industrial - B1, B2, B8	347	3,733	£16,000	£46.14	£4.29



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Lease	Meltham Mills Industrial Estate, Meltham Mills Road, Meltham, Holmfirth, HD9 4NY	01/11/2014	Mixed Industrial - B1, B2, B8	929	10,000	£35,000	£37.67	£3.50
Lease	Unit 3, Triangle Business Park, Oakwell Way, Birstall, Batley, West Yorkshire, WF17 9LU	01/11/2014	Mixed Industrial - B1, B2, B8	570	6,137	£23,000	£40.34	£3.75
Lease	Unit 17, New ING Mills, Field Lane, Batley, West Yorkshire, WF17 5AE	15/09/2014	Storage and Distribution (B8)	28	300	£847	£30.39	£2.82
Lease	Unit 5, Denby Dale Industrial Park, Wakefield Road, Denby Dale, Huddersfield, HD8 8QH	01/09/2014	Mixed Industrial - B1, B2, B8	76	822	£6,500	£85.14	£7.91
Lease	Unit 19a, Denby Dale Industrial Park, Wakefield Road, Denby Dale, Huddersfield, HD8 8QH	01/09/2014	Mixed Industrial - B1, B2, B8	43	465	£3,500	£81.02	£7.53
Lease	Unit B, Access 26 Business Park, Centurion Way, Cleckheaton, West Yorkshire, BD19 3QB	26/08/2014	Mixed Industrial - B1, B2, B8	409	4,400	£27,500	£67.27	£6.25
Lease	Unit 8, Moorlands Business Centre, Balme Road, Cleckheaton, West Yorkshire, BD19 4EZ	18/08/2014	Mixed Industrial - B1, B2, B8	43	466	£2,000	£46.20	£4.29
Lease	Unit 1 and Unit 2, Anchor Business Park, Frost Hill, Wakefield Road, Liversedge, West Yorkshire, WF15 6AU	18/08/2014	Mixed Industrial - B1, B2, B8	242	2,608	£15,491	£63.94	£5.94
Lease	Unit 7, Moorlands Business Centre, Balme Road, Cleckheaton, West Yorkshire, BD19 4EZ	12/08/2014	Mixed Industrial - B1, B2, B8	55	588	£2,350	£43.02	£4.00

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Lease	Unit 12, Unit 3b, New Mill Road, Honley Business Centre, Honley, Holmfirth, HD9 6QB	28/07/2014	Mixed Industrial - B1, B2, B8	279	3,000	£5,500	£19.73	£1.83
Lease	Units 1, 2, 3, 7, 3a, Grange Road Industrial Estate, Grange Road, Soothill, Batley, West Yorkshire, WF17 6LN	25/07/2014	Storage and Distribution (B8)	7,694	82,822	£320,428	£41.64	£3.87
Lease	Unit 1a, New ING Mills, Field Lane, Batley, West Yorkshire, WF17 5AE	01/06/2014	Storage and Distribution (B8)	411	4,420	£4,420	£10.76	£1.00
Lease	Unit 2, New ING Mills, Field Lane, Batley, West Yorkshire, WF17 5AE	01/06/2014	Storage and Distribution (B8)	697	7,500	£7,500	£10.76	£1.00
Lease	Unit 11, Mini Park, Leeds Road, Huddersfield, HD1 6PA	01/06/2014	Mixed Industrial - B1, B2, B8	95	1,020	£10,500	£110.81	£10.29
Lease	Unit 15, Cliffe End Business Park, Dale Street, Longwood, Huddersfield, West Yorkshire, HD3 4TG	01/06/2014	Mixed Industrial - B1, B2, B8	113	1,212	£6,000	£53.29	£4.95
Lease	Unit 3D, Mill Street West Industrial Estate, Anchor Bridge Way, Dewsbury, West Yorkshire, WF12 9QS	01/04/2014	Mixed Industrial - B1, B2, B8	139	1,496	£6,344	£45.65	£4.24
Lease	Unit 2 & 3, Pennine Court, Standback Way, Skelmanthorpe, Huddersfield, HD8 9GA	01/04/2014	Mixed Industrial - B1, B2, B8	147	1,586	£10,000	£67.87	£6.31
Lease	Unit 2, Havelock Street Business Park, Havelock Street, Ravensthorpe, Dewsbury, West Yorkshire, WF13 3LU	01/04/2014	Mixed Industrial - B1, B2, B8	77	830	£4,800	£62.25	£5.78

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Lease	Unit 1, Havelock Street Business Park, Havelock Street, Ravensthorpe, Dewsbury, West Yorkshire, WF13 3LU	01/04/2014	Mixed Industrial - B1, B2, B8	77	830	£4,800	£62.25	£5.78
Lease	Unit 7, Steps Industrial Park, Steps Industrial Park, Magdale, Honley, Holmfirth, West Yorkshire, HD9 6RA	01/04/2014	Mixed Industrial - B1, B2, B8	135	1,458	£7,000	£51.68	£4.80
Lease	Unit 6, Fieldhouse Business Park, Old Fieldhouse Lane, Huddersfield, HD2 1FA	01/03/2014	Mixed Industrial - B1, B2, B8	963	10,362	£46,629	£48.44	£4.50
Lease	Units 1-4, Oakes Business Park, Crosland Road, Oakes, Huddersfield, West Yorkshire, HD3 3PA	01/03/2014	Mixed Industrial - B1, B2, B8	2,685	28,905	£115,620	£43.06	£4.00
Lease	Industrial Premises, Crossley Lane, Kirkheaton, Huddersfield, HD5 0QP	01/03/2014	General Industrial (B2)	3,716	40,000	£80,000	£21.53	£2.00
Lease	Industrial complex, Oakes Business Park, Crosland Road, Oakes, Huddersfield, West Yorkshire, HD3 3PA	01/02/2014	Mixed Industrial - B1, B2, B8	6,518	70,157	£115,620	£17.74	£1.65
Lease	Unit 4, Oakes Business Park, Crosland Road, Oakes, Huddersfield, West Yorkshire, HD3 3PA	01/02/2014	Mixed Industrial - B1, B2, B8	2,685	28,900	£115,620	£48.44	£4.50
Lease	24 Bretton Street, Dewsbury, West Yorkshire, WF12 9BJ	31/01/2014	General Industrial (B2)	4,593	49,434	£150,000	£32.66	£3.03
Lease	Unit 11, Moorlands Business Centre, Balme Road, Cleckheaton, West Yorkshire, BD19 4EZ	28/12/2013	Mixed Industrial - B1, B2, B8	85	915	£1,500	£27.02	£2.51

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Lease	Workshop 1, Moor End Works, Heaton Street, Cleckheaton, West Yorkshire, BD19 3TN	01/12/2013	Mixed Industrial - B1, B2, B8	152	1,637	£7,497	£49.30	£4.58
Lease	Unit D, Wheatley Park, Woodbottom, Mirfield, West Yorkshire, WF14 8HE	01/11/2013	Mixed Industrial - B1, B2, B8	848	9,125	£13,688	£16.15	£1.50
Lease	Unit 26, Albert Works, Albert Street, Huddersfield, HD1 3QG	01/11/2013	Mixed Industrial - B1, B2, B8	535	5,760	£18,029	£33.69	£3.13
Lease	Unit 24, Albert Works, Albert Street, Huddersfield, HD1 3QG	01/11/2013	Mixed Industrial - B1, B2, B8	131	1,414	£7,805	£59.42	£5.52
Lease	Unit 12, Barncliffe Business Park, Near Bank, Shelley, Huddersfield, West Yorkshire, HD8 8LU	01/11/2013	Mixed Industrial - B1, B2, B8	382	4,112	£14,556	£38.10	£3.54
Lease	Unit 1A, Mill Street West Industrial Estate, Anchor Bridge Way, Dewsbury, West Yorkshire, WF12 9QS	01/08/2013	Mixed Industrial - B1, B2, B8	175	1,884	£14,997	£85.68	£7.96
Lease	Industrial Unit, Rogan's Shed, Hopton New Road, Mirfield, West Yorkshire, WF14 8NF	01/08/2013	Mixed Industrial - B1, B2, B8	886	9,542	£28,626	£32.29	£3.00
Lease	P Block, Meltham Mills Industrial Estate, Meltham Mills Road, Meltham, Holmfirth, HD9 4NY	01/07/2013	Mixed Industrial - B1, B2, B8	855	9,200	£27,500	£32.17	£2.99
Lease	Industrial Premises, Meltham Mills Industrial Estate, Meltham Mills Road, Meltham, Holmfirth, HD9 4NY	01/06/2013	Mixed Industrial - B1, B2, B8	929	10,000	£35,000	£37.67	£3.50

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Lease	Unit 12, Bradley Mills, Bradley Mills Road, Huddersfield, HD1 6PQ	01/06/2013	Mixed Industrial - B1, B2, B8	344	3,704	£15,000	£50.81	£4.72
Lease	Unit 3, Triangle Business Park, Oakwell Way, Birstall, Batley, West Yorkshire, WF17 9LU	22/05/2013	Mixed Industrial - B1, B2, B8	570	6,137	£30,000	£52.62	£4.89
Lease	Units 1 & 2, Industrial Units, Taylor Street, Cleckheaton, West Yorkshire, BD19 5DZ	01/05/2013	Mixed Industrial - B1, B2, B8	191	2,053	£9,750	£51.12	£4.75
Lease	Mill Street West Industrial Estate, Anchor Bridge Way, Dewsbury, West Yorkshire, WF12 9QS	01/03/2013	Mixed Industrial - B1,	184	1,980	£9,090	£49.42	£4.59
Lease	Unit 14, Moorlands Business Centre, Balme Road, Cleckheaton, West Yorkshire, BD19 4EZ	01/03/2013	Mixed Industrial - B1, B2, B8	61	660	£4,000	£65.23	£6.06
Lease	Unit 2, Denby Dale Industrial Park, Wakefield Road, Denby Dale, Huddersfield, HD8 8QH	01/03/2013	Mixed Industrial - B1, B2, B8	67	720	£4,997	£74.70	£6.94
Lease	Unit A, Unit 3b, New Mill Road, Honley Business Centre, Honley, Holmfirth, HD9 6QB	18/02/2013	Mixed Industrial - B1, B2, B8	74	800	£3,000	£40.37	£3.75
Lease	Unit 3, Moorlands Business Centre, Balme Road, Cleckheaton, West Yorkshire, BD19 4EZ	15/12/2012	Mixed Industrial - B1, B2, B8	33	352	£2,218	£67.81	£6.30
Lease	Unit 2, Bretton Street Enterprise Centre, Bretton Street, Dewsbury, West Yorkshire, WF12 9DB	01/12/2012	Mixed Industrial - B1, B2, B8	297	3,200	£12,000	£40.37	£3.75

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Lease	27 Railway Street, Dewsbury, West Yorkshire, WF12 8EB	01/12/2012	Mixed Industrial - B1, B2, B8	460	4,948	£44,440	£96.68	£8.98
Lease	Unit 4, Scandinavia Court, Chain Bar Road, Cleckheaton, West Yorkshire, BD19 3QF	01/11/2012	Mixed Industrial - B1, B2, B8	283	3,046	£18,276	£64.58	£6.00
Lease	Unit 151/152, B M K Industrial Estate, Wakefield Road, Liversedge, West Yorkshire, WF15 6BS	01/11/2012	Mixed Industrial - B1, B2, B8	1,103	11,870	£25,046	£22.71	£2.11
Lease	Unit 11, Unit 3b, New Mill Road, Honley Business Centre, Honley, Holmfirth, HD9 6QB	20/07/2012	Mixed Industrial - B1, B2, B8	186	2,000	£7,000	£37.67	£3.50
Lease	Unit 20, Unit 32, Beck Road, The Ringway Centre, Huddersfield, HD1 5DG	01/07/2012	Mixed Industrial - B1, B2, B8	443	4,768	£21,500	£48.55	£4.51
Lease	Unit 3, Hoyers Industrial Estate, 517 Leeds Road, Huddersfield, HD2 1YJ	01/06/2012	Industrial Park (B1/2/8)	569	6,130	£22,988	£40.37	£3.75
Lease	Unit 35, Moorlands Business Centre, Balme Road, Cleckheaton, West Yorkshire, BD19 4EZ	01/06/2012	Mixed Industrial - B1, B2, B8	60	649	£3,394	£56.30	£5.23
Lease	Unit 7, Scandinavia Court, Chain Bar Road, Cleckheaton, West Yorkshire, BD19 3QF	01/06/2012	Mixed Industrial - B1, B2, B8	372	4,004	£24,024	£64.58	£6.00

# Kirklees Council

## Office transactions: Source Estates Gazette, June 2015

Transaction type	Address	Deal Date	Use type	Total space		Price	Rental income		
				Size (sq m)	Size (sq ft)		per annum	per sq m	per sq ft
Sale	17 Wellington Road, Dewsbury, West Yorkshire, WF13 1HQ	01/04/2015	Office	552	5,939	£150,000	Not quoted	n/a	n/a
Lease	Ground, West 26 Business Park - The Dye House, Dyehouse Drive, West 26 Industrial Estate, Cleckheaton, West Yorkshire, BD19 4TY	01/11/2014	Office	126	1,360	Not quoted	£13,530	£107.09	£9.95
Lease	Ground, 47 Huddersfield Road, Mirfield, West Yorkshire, WF14 8AE	12/09/2014	Office	159	1,711	Not quoted	£12,500	£78.64	£7.31
Lease	1st, Salendine Shopping Centre, 144 Moor Hill Road, Huddersfield, HD3 3XA	26/06/2014	Office	56	600	Not quoted	£9,000	£161.46	£15.00
Lease	1st, Salendine Shopping Centre, 144 Moor Hill Road, Huddersfield, HD3 3XA	26/06/2014	Office	37	400	Not quoted	£6,000	£161.46	£15.00
Lease	Unit 6 (Ground Floor), Centre 27 Business Park, Bankwood Way, Birstall, Batley, West Yorkshire, WF17 9TB	15/06/2014	Office	95	1,025	Not quoted	£8,405	£88.26	£8.20
Lease	6th Floor, Crown House, Southgate, Huddersfield, HD1 1DE	11/06/2014	Office	557	6,000	Not quoted	£34,500	£61.89	£5.75

# Kirklees Council

Sale	Central Offices, Central Street, Dewsbury, West Yorkshire, WF13 2LZ	01/06/2014	Office	622	6,692	£295,000	Not quoted	n/a	n/a
Sale	Ground and 1st, Edward Latham House, 1 Oates Street, Dewsbury, West Yorkshire, WF13 1BB	01/06/2014	Office	155	1,666	£137,500	Not quoted	n/a	n/a
Lease	Suite 1, Ellerslie House, Queens Road, Huddersfield, HD2 2AG	01/05/2014	Office	113	1,214	Not quoted	£12,140	£107.64	£10.00
Sale	Ground, Basement and 1st, 57/59/61 Westgate, Cleckheaton, West Yorkshire, BD19 5JZ	01/04/2014	Office	321	3,455	£245,000	Not quoted	n/a	n/a
Sale	Unit 10, Bradley Business Park, Cartwright Court, Bradley, Huddersfield, HD2 1GN	01/03/2014	Office	154	1,660	£190,000	Not quoted	n/a	n/a
Sale	Entire Building, 17-19 Station Road, Mirfield, West Yorkshire, WF14 8LN	01/03/2014	Office	494	5,321	£200,000	Not quoted	n/a	n/a
Lease	Ground, Cellar, 1st and Attic, Old Eightlands Well, Eightlands Road, Dewsbury, West Yorkshire, WF13 2PF	01/02/2014	Office	544	5,855	Not quoted	£25,000	£45.96	£4.27
Lease	Ground, Basement, 1st and Attic, Greenhead Masonic Hall, 26 Greenhead Road, Huddersfield, HD1 4EN	01/01/2014	Office	289	3,116	Not quoted	£17,500	£68.78	£6.39



# Kirklees Council

Lease	Ground, Basement and 1st, 11 Huddersfield Road, Holmfirth, HD9 2JR	01/11/2013	Office	75	812	Not quoted	£5,740	£68.89	£6.40
Lease	Suite 4a-c, 31/33 Branch Road, Batley, West Yorkshire, WF17 5SB	01/11/2013	Office	55	587	Not quoted	£5,982	£109.69	£10.19
Lease	Suite 2a/b, 31/33 Branch Road, Batley, West Yorkshire, WF17 5SB	01/11/2013	Office	55	587	Not quoted	£5,982	£109.69	£10.19
Lease	Office 25, Moorlands Business Centre, Balme Road, Cleckheaton, West Yorkshire, BD19 4EZ	01/06/2013	Office	53	569	Not quoted	£2,845	£53.82	£5.00
Lease	3rd Floor, Norwich Union House, Market Street, Huddersfield, HD1 2LF	01/06/2013	Office	160	1,720	Not quoted	£13,738	£84.50	£7.85
Sale	Entire Building, Old Commerce House, 112 Fitzwilliam Street, Huddersfield, HD1 5PH	01/05/2013	Office	374	4,029	£325,000	Not quoted	n/a	n/a
Sale	Entire Building, Former Police Station, Bridge Lane, Holmfirth, West Yorkshire, HD9 3AR	01/05/2013	Office	199	2,147	£170,000	Not quoted	n/a	n/a
Lease	Suite 8, Westleigh Hall, Wakefield Road, Denby Dale, Huddersfield, HD8 8QJ	01/03/2013	Office	18	189	Not quoted	£3,121	£177.71	£16.51
Sale	Parkside House, Somerset Road, Almondbury, Huddersfield, West Yorkshire, HD5 8HY	01/03/2013	Office	279	3,000	£325,000	Not quoted	n/a	n/a

# Kirklees Council

Sale	Bents House, 21 Belmont Street, Huddersfield, HD1 5BZ	15/01/2013	Office	260	2,797	£215,000	Not quoted	n/a	n/a
Lease	Office 19, Moorlands Business Centre, Balme Road, Cleckheaton, West Yorkshire, BD19 4EZ	01/01/2013	Office	20	215	Not quoted	£1,200	£60.06	£5.58
Lease	Office 23, Moorlands Business Centre, Balme Road, Cleckheaton, West Yorkshire, BD19 4EZ	21/12/2012	Office	30	323	Not quoted	£2,597	£86.54	£8.04
Sale	Pembroke House, Penistone Road, Fenay Bridge, Huddersfield, HD8 0LF	01/12/2012	Office	319	3,435	£500,000	Not quoted	n/a	n/a
Sale	Retail Unit, Northgate, Huddersfield, HD1 6AP	01/12/2012	Office	297	3,198	£250,000	Not quoted	n/a	n/a
Lease	1st, 2nd & 3rd Floors, Pearl House, 10 John William Street, Huddersfield, HD1 1BA	12/11/2012	Office	567	6,099	Not quoted	£60,990	£107.64	£10.00
Lease	1st Floor, Cavendish House, Littlewood Court, West 26 Industrial Estate, Cleckheaton, West Yorkshire, BD19 4TE	01/10/2012	Office	217	2,335	Not quoted	£18,563	£85.57	£7.95
Lease	2nd Floor, 8 Market Place, Huddersfield, HD1 2AN	01/07/2012	Office	156	1,677	Not quoted	£11,739	£75.35	£7.00
Lease	2nd & 3rd - Block A, Empire House, Wakefield Road, Dewsbury, West Yorkshire, WF12 8DJ	29/06/2012	Office	3,505	37,728	Not quoted	£60,000	n/a	n/a

# Kirklees Council

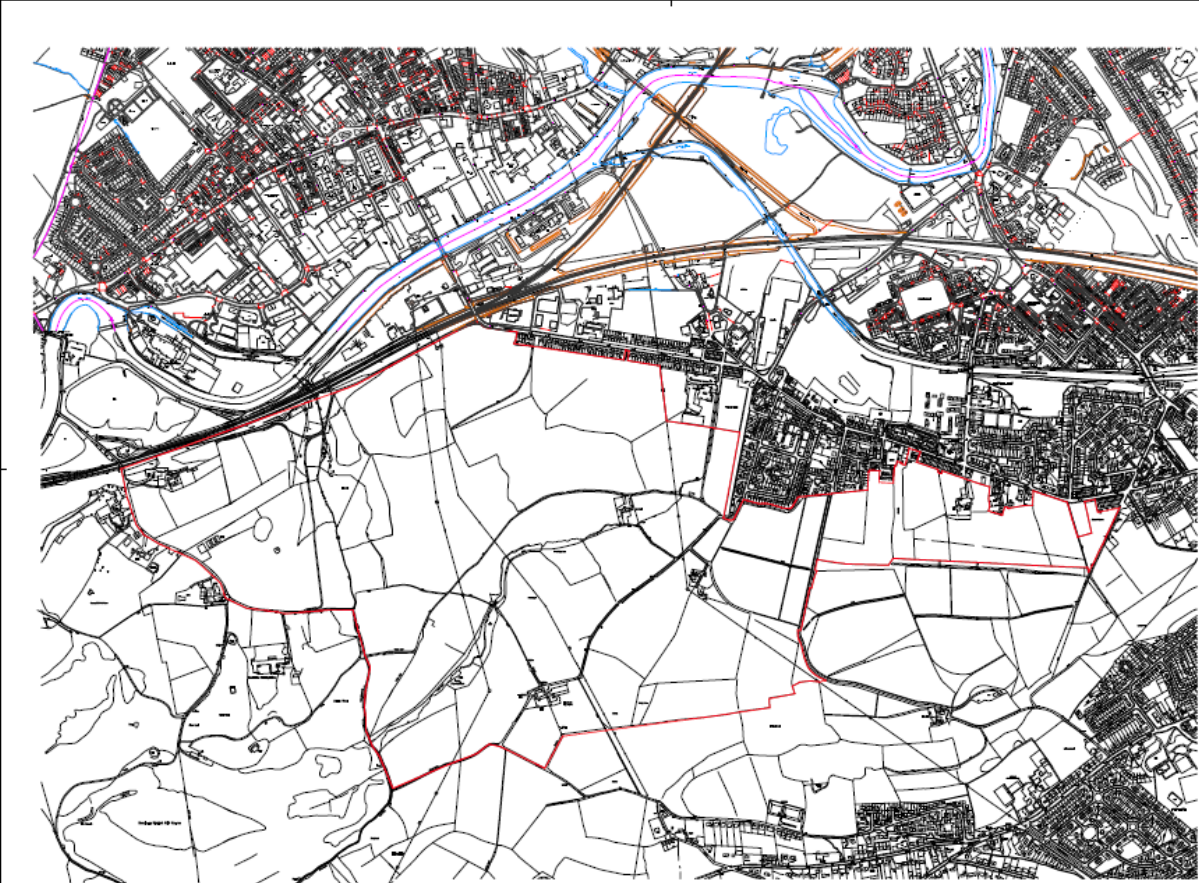
Lease	2nd & 3rd - Block B, Empire House, Wakefield Road, Dewsbury, West Yorkshire, WF12 8DJ	29/06/2012	Office	467	5,024	Not quoted	£35,168	£75.35	£7.00
Lease	1st & 2nd Floors, Yorkshire House, South Street, Dewsbury, West Yorkshire, WF13 1JT	01/06/2012	Office	565	6,086	Not quoted	£28,909	£51.13	£4.75

# Kirklees Council

## Leisure transactions: Source Estates Gazette, June 2015

Transaction type	Address	Deal Date	Use type	Total space		Price
				Size	Size(sq ft)	
Sale	Leisure Investment Opportunity, Tandem Industrial Estate, Wakefield Road, Tandem, Huddersfield, West Yorkshire, HD5 0AL	01/11/2014		26,000	279,862	£4,925,000
Sale	George Hotel, St Georges Square, Huddersfield, West Yorkshire, HD1 1JA	09/05/2013	Hotel	1,500	16,146	£900,000

## Appendix 3: Site specific viability appraisal evidence

<b>Site 1</b>	
<b>Location plan</b> 	
<b>Site address</b>	Land south of Ravensthorpe Road, Thornhill Lees, Dewsbury
<b>Site size</b>	159 ha

# Kirklees Council

<b>Land ownership/tenure</b>	Part private ownership / part council owned.												
<b>Details of proposed development including current planning status</b>	Current Status: Housing Allocation, Safeguarded Land, Green Belt, Future Local Plan Housing Allocation												
<b>Site constraints</b>	No known site information												
<b>Accommodation schedule</b>	<p>First phase of 15 ha, delivering 525 dwellings split as follows:</p> <table border="1"> <thead> <tr> <th>2 Bed House</th> <th>3 Bed House</th> <th>4 Bed House</th> <th>5 Bed House</th> </tr> </thead> <tbody> <tr> <td>131 units</td> <td>210 units</td> <td>131 units</td> <td>53 units</td> </tr> <tr> <td>70 sq m</td> <td>90 sq m</td> <td>117 sq m</td> <td>140 sq m</td> </tr> </tbody> </table>	2 Bed House	3 Bed House	4 Bed House	5 Bed House	131 units	210 units	131 units	53 units	70 sq m	90 sq m	117 sq m	140 sq m
2 Bed House	3 Bed House	4 Bed House	5 Bed House										
131 units	210 units	131 units	53 units										
70 sq m	90 sq m	117 sq m	140 sq m										
<b>Anticipated start date</b>	<ul style="list-style-type: none"> <li>• 2017 with two outlets open</li> <li>• 2019 four outlets open</li> <li>• 2021 six outlets open</li> </ul>												
<b>Build period</b>	<p>2 quarters lead in                  28 uarters build programme (75 per annum)                  Assumes 2-3 delivery outlets</p>												
<b>Phasing</b>	<p>The scheme will be delivered through 6 sales outlets which will address three value bands (higher, middle and lower value markets).</p> <p>The first phase assumes delivery rate of 75 units per annum</p>												
<b>Planning gain (including AH) &amp; timing of payments</b>	<p>Affordable housing 20% with tenure split and transfer values in accordance with area wide assumptions.</p> <p>CIL tariffs based on £20 per sq m (value area 3) and nominal rate of £5 per sq m</p>												

# Kirklees Council

	Site specific planning obligations expected likely to include highways, education including the possibility of a primary school on site. An increased allowance for site specific S106 costs has been included at £5,000 per unit.
<b>Revenue</b>	<p>Three sales revenue scenarios</p> <ul style="list-style-type: none"> <li>• £2153 per sq m (£200 per sq ft)</li> <li>• £1937 per sq m (£180 per sq ft)</li> <li>• £1614 per sq m (£150 per sq ft)</li> </ul>
<b>Affordable housing revenues</b>	<ul style="list-style-type: none"> <li>• Shared ownership £999 per sq m</li> <li>• Intermediate £598 per sq m</li> </ul>
<b>Build costs</b>	<ul style="list-style-type: none"> <li>• £964 per sq m inclusive of external works</li> </ul>
<b>Abnormal costs</b>	<p>No site development cost information. However site costs expected to include</p> <ul style="list-style-type: none"> <li>• Off-site highway junctions</li> <li>• Spine road infrastructure</li> <li>• On site public open space and maintenance</li> </ul>
<b>Profit (AH contractor?)</b>	Profit level set at blended rate to reflect 20% on market units and 6% affordable in accordance with the area wide model.

# Kirklees Council

<b>Ravensthorpe appraisal summary - £2153 psm</b>					
<b>Scheme details</b>					
Value band	3				
Revenue	£2,153				
Site size (ha)	15				
Units	525				
Market units	418				
Affordable	107				
Sq m of market units subject to CIL payment	45131				
<b>Apportionment of units to size bands</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market units	104	168	104	42	<b>418</b>
Shared ownership units	12	19	12	5	<b>48</b>
Social rent	15	23	15	6	<b>59</b>
<b>Sales value per unit</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	
Market	£150,710	£193,770	£251,901	£301,420	
Shared ownership (46.40% of MV)	£69,929	£89,909	£116,882	£139,859	
Social rent (27.31% of MV)	£41,159	£52,919	£68,794	£82,318	
<b>Revenue</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market revenue	£15,711,518	£32,553,360	£26,260,679.25	£12,508,930	<b>£87,034,487</b>
Shared ownership revenue	£839,153	£1,708,276	£1,402,585	£699,294	<b>£4,649,309</b>
Social rent revenue	£617,383.52	£1,217,127.50	£1,031,912	£493,907	<b>£3,360,330</b>
Total GDV	£17,168,054	£35,478,764	£28,695,176	£13,702,131	<b>£95,044,126</b>
<b>Costs</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Build cost					
Per unit (£964psm)	£67,480	£86,760	£112,788	£134,960	
Build cost	£8,856,750	£18,219,600	£14,803,425	£7,085,400	<b>£48,965,175</b>
Professional fees (8% of build cost)					<b>£3,917,214</b>
Contingencies (3% of build cost)					<b>£1,468,955</b>
Sales, marketing and legals (3.5% on market revenue)					<b>£3,046,207</b>
CIL payment (£20 per sq m)					<b>£902,620</b>
Residual S106 (£5,000 per unit)					<b>£2,625,000</b>
Finance (6.75%)*					<b>£3,245,527</b>
Profit (18.85% of GDV)					<b>£17,915,818</b>
Subtotal costs					<b>£82,086,516</b>
<b>Residual land value</b>					
Residual (GDV less costs)					<b>£12,957,610</b>
Less purchaser's costs					<b>£12,247,268</b>
Land value per ha					<b>£816,485</b>
*finance calculations are taken from embedded cashflows in appraisal model					



# Kirklees Council

<b>Ravensthorpe £1938 psm, appraisal summary</b>					
<b><u>Scheme details</u></b>					
Value band	4				
Revenue per sq m	£1,938				
Site size (net developable area ha)	15				
Units	525				
Market units	418				
Affordable	107				
Sq m of market units subject to CIL payment	45131				
<b><u>Apportionment of units to size bands</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market units	104	168	104	42	<b>418</b>
Shared ownership units	12	19	12	5	<b>48</b>
Social rent	15	23	15	6	<b>59</b>
<b><u>Sales value per unit</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	
Market	£135,630	£174,381	£226,695	£271,259	
Shared ownership (51.55% of MV)	£69,917	£89,893	£116,861	£139,834	
Social rent (30.34% of MV)	£41,150	£52,907	£68,779	£82,300	
<b><u>Revenue</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market revenue	£14,139,397	£29,296,017	£23,632,992.47	£11,257,266	<b>£78,325,673</b>
Shared ownership revenue	£839,005	£1,707,975	£1,402,338	£699,171	<b>£4,648,489</b>
Social rent revenue	£617,251	£1,216,866	£1,031,691	£493,801	<b>£3,359,608</b>
Total GDV	£15,595,653	£32,220,858	£26,067,021	£12,450,238	<b>£86,333,770</b>
<b><u>Costs</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Build cost	£67,480	£86,760	£112,788	£134,960	
Per unit (£964psm)					
Build cost	£8,856,750	£18,219,600	£14,803,425	£7,085,400	<b>£48,965,175</b>
Professional fees (8% of build cost)					<b>£3,917,214</b>
Contingencies (3% of build cost)					<b>£1,468,955</b>
Sales, marketing and legals (3.5% on market revenue)					<b>£2,741,399</b>
CIL payment (£5 per sq m)					<b>£225,655</b>
Residual S106 (£5,000 per unit)					<b>£2,625,000</b>
Finance (6.75%)*					<b>£2,061,998</b>
Profit (18.73% of GDV)					<b>£16,170,315</b>
Subtotal costs					<b>£78,175,711</b>
<b><u>Residual land value</u></b>					
Residual (GDV less costs)					<b>£8,158,060</b>
Less purchaser's costs					<b>£7,710,831</b>
Land value per ha					<b>£514,055</b>
*finance calculations are taken from embedded cashflows in appraisal model					

# Kirklees Council

<b>Ravensthorpe £1615 psm, appraisal summary</b>					
<b><u>Scheme details</u></b>					
Value band	5				
Revenue per sq m	£1,615				
Site size (net developable area ha)	15				
Units	525				
Market units	418				
Affordable	107				
Sq m of market units subject to CIL payment	45131				
<b><u>Apportionment of units to size bands</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market units	104	168	104	42	<b>418</b>
Shared ownership units	12	19	12	5	<b>48</b>
Social rent	15	23	15	6	<b>59</b>
<b><u>Sales value per unit</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	
Market	£113,025	£145,318	£188,913	£226,050	
Shared ownership (61.86% of MV)	£69,917	£89,893	£116,861	£139,834	
Social rent (36.41% of MV)	£41,152	£52,910	£68,783	£82,305	
<b><u>Revenue</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market revenue	£11,782,831	£24,413,348	£19,694,160.39	£9,381,055	<b>£65,271,394</b>
Shared ownership revenue	£839,005	£1,707,975	£1,402,338	£699,171	<b>£4,648,489</b>
Social rent revenue	£617,284.71	£1,216,932.72	£1,031,747	£493,828	<b>£3,359,793</b>
Total GDV	£13,239,121	£27,338,256	£22,128,245	£10,574,054	<b>£73,279,676</b>
<b><u>Costs</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Build cost					
Per unit (£964psm)	£67,480	£86,760	£112,788	£134,960	
Build cost	£8,856,750	£18,219,600	£14,803,425	£7,085,400	<b>£48,965,175</b>
Professional fees (8% of build cost)					<b>£3,917,214</b>
Contingencies (3% of build cost)					<b>£1,468,955</b>
Sales, marketing and legals (3.5% on market revenue)					<b>£2,284,499</b>
CIL payment (£5 per sq m)					<b>£225,655</b>
Residual S106 (£5,000 per unit)					<b>£2,625,000</b>
Finance (6.75%)*					<b>£419,675</b>
Profit (18.51% of GDV)					<b>£13,564,068</b>
Subtotal costs					<b>£73,470,241</b>
<b><u>Residual land value</u></b>					
Residual (GDV less costs)					<b>-£190,565</b>
Less purchaser's costs					<b>-£180,118</b>
Land value per ha					<b>-£12,008</b>
*finance calculations are taken from embedded cashflows in appraisal model					

## Site 2

### Location plan



<b>Site address</b>	Chidswell, Land East of Leeds Road, Shaw Cross, Dewsbury
<b>Site size</b>	117ha
<b>Land ownership/tenure</b>	Private Sector Ownership
<b>Details of proposed development including current planning status</b>	Current Status: Green Belt Local Plan Option: Mixed Use Allocation  Mixed Use Proposal of Employment and Housing

# Kirklees Council

	Chidswell – Mixed Use Option												
<b>Site constraints</b>	There are no insurmountable site constraints however there will be significant works involved in respect of infrastructure, site preparation and access.												
<b>Accommodation schedule</b>	<p>Masterplanning work is ongoing based on the delivery of circa 1535 units and 122,500 sq m commercial floor space. The site specific appraisals assume a first phase of 15 ha delivering 525 dwellings with the following mix:</p> <table border="1"> <thead> <tr> <th>2 Bed House</th> <th>3 Bed House</th> <th>4 Bed House</th> <th>5 Bed House</th> </tr> </thead> <tbody> <tr> <td>131 units</td> <td>210 units</td> <td>131 units</td> <td>53 units</td> </tr> <tr> <td>70 sq m</td> <td>90 sq m</td> <td>117 sq m</td> <td>140 sq m</td> </tr> </tbody> </table>	2 Bed House	3 Bed House	4 Bed House	5 Bed House	131 units	210 units	131 units	53 units	70 sq m	90 sq m	117 sq m	140 sq m
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131 units	210 units	131 units	53 units										
70 sq m	90 sq m	117 sq m	140 sq m										
<b>Build period and phasing</b>	<p>29 2 quarters lead in            30 28 quarters build programme (75 per annum)            31 Assumes 2-3 delivery outlets</p>												
<b>Planning gain (including AH) &amp; timing of payments</b>	<p>20% affordable housing with tenure and transfer values consistent with area wide assumptions.</p> <p>CIL tariffs based on £20 per sq m (value area 3)</p> <p>Site specific planning obligations are likely to include highways, education including the possibility of a primary school on site. An increased allowance for site specific S106 costs has been included at £5,000 per unit.</p>												
<b>Revenue</b>	£2153 per sq m (£200 per sq ft)												
<b>Affordable housing revenues</b>	<ul style="list-style-type: none"> <li>• Shared ownership £999 per sq m</li> <li>• Intermediate £598 per sq m</li> </ul>												
<b>Build costs</b>	<ul style="list-style-type: none"> <li>• £964 per sq m inclusive of external works</li> </ul>												

# Kirklees Council

<b>Abnormal costs</b>	<p>Limited site development cost information available at this stage. The Draft Infrastructure Delivery Plan does not identify any major off site infrastructure requirements however significant abnormal site costs are expected comprising:</p> <ul style="list-style-type: none"><li>• Off-site highway junctions</li><li>• Spine road infrastructure</li><li>• On site public open space and maintenance</li></ul>
<b>Profit (AH contractor?)</b>	<p>Profit level set at blended rate to reflect 20% on market units and 6% affordable in accordance with the area wide model.</p>
<b>Land value</b>	<p>Land values residualised and benchmarked against model comparators.</p>

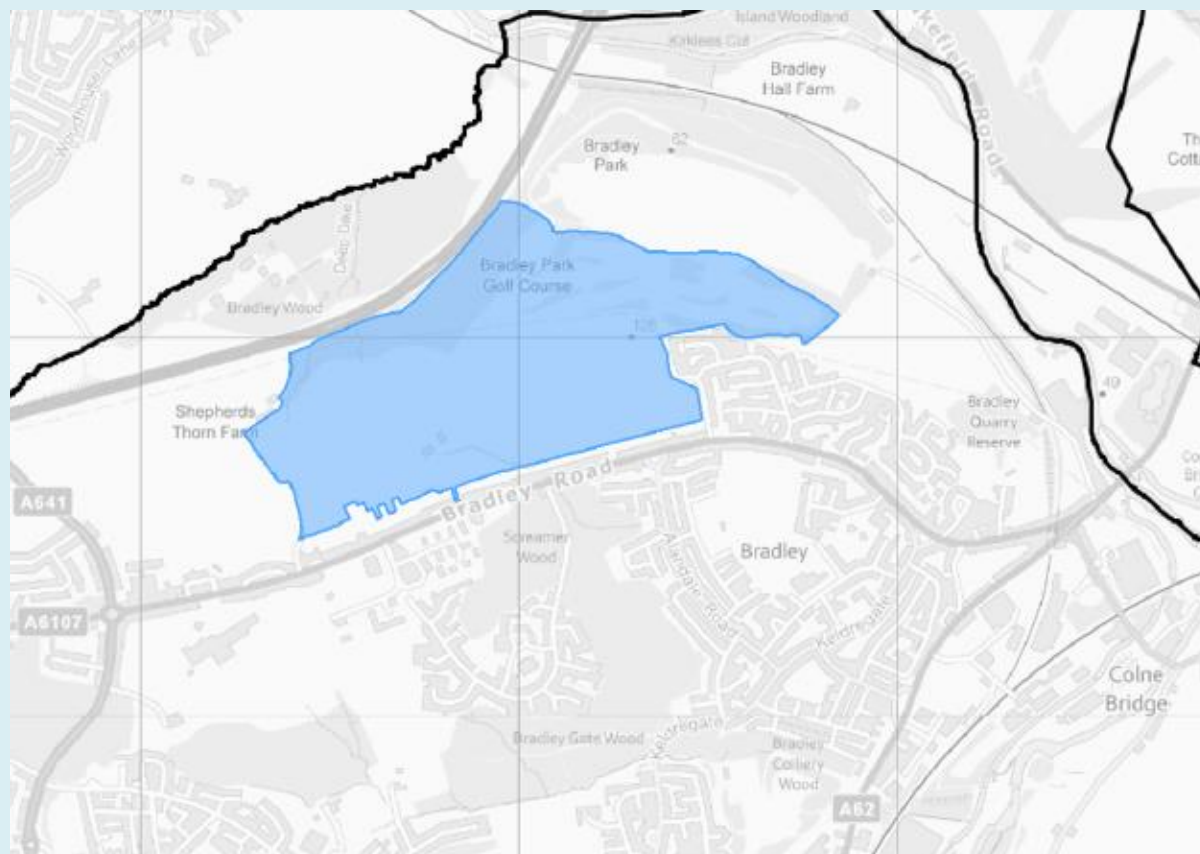
# Kirklees Council

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Social rent	15	23	15	6	<b>59</b>
<b>Sales value per unit</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	
Market	£150,710	£193,770	£251,901	£301,420	
Shared ownership (46.40% of MV)	£69,929	£89,909	£116,882	£139,859	
Social rent (27.31% of MV)	£41,159	£52,919	£68,794	£82,318	
<b>Revenue</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market revenue	£15,711,518	£32,553,360	£26,260,679.25	£12,508,930	<b>£87,034,487</b>
Shared ownership revenue	£839,153	£1,708,276	£1,402,585	£699,294	<b>£4,649,309</b>
Social rent revenue	£617,383.52	£1,217,127.50	£1,031,912	£493,907	<b>£3,360,330</b>
Total GDV	£17,168,054	£35,478,764	£28,695,176	£13,702,131	<b>£95,044,126</b>
<b>Costs</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Build cost					
Per unit (£964psm)	£67,480	£86,760	£112,788	£134,960	
Build cost	£8,856,750	£18,219,600	£14,803,425	£7,085,400	<b>£48,965,175</b>
Professional fees (8% of build cost)					<b>£3,917,214</b>
Contingencies (3% of build cost)					<b>£1,468,955</b>
Sales, marketing and legals (3.5% on market revenue)					<b>£3,046,207</b>
CIL payment (£20 per sq m)					<b>£902,620</b>
Residual S106 (£5,000 per unit)					<b>£2,625,000</b>
Finance (6.75%)*					<b>£3,245,527</b>
Profit (18.85% of GDV)					<b>£17,915,818</b>
Subtotal costs					<b>£82,086,516</b>
<b>Residual land value</b>					
Residual (GDV less costs)					<b>£12,957,610</b>
Less purchaser's costs					<b>£12,247,268</b>
Land value per ha					<b>£816,485</b>
*finance calculations are taken from embedded cashflows in appraisal model					

# Kirklees Council

## Site 3

### Location plan



<b>Site address</b>	Land north of Bradley Road, Bradley, Huddersfield
<b>Site size</b>	65ha
<b>Land ownership/tenure</b>	Public Sector Owned
<b>Details of proposed development including current planning status</b>	Golf Course in the green belt Current UDP Housing Allocation within south east of site boundary.

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	Bradley Golf Course – Housing Option – this is a Council owned site and masterplanning is at an early stage								
<b>Site constraints</b>	Connectivity to the nearby motorway constrained despite close proximity. There are also likely to be upgrades / reinforcement to utility provision and investment in primary and secondary education.								
<b>Accommodation schedule</b>	<p>Proposals are at an early stage and as yet there is little by way of accommodation schedule provided. A first phase of 10 ha is assumed with a total of 350 dwellings split across the following unit types:</p> <table border="1" data-bbox="558 851 1276 1030"> <thead> <tr> <th>2 Bed House</th> <th>3 Bed House</th> <th>4 Bed House</th> <th>5 Bed House</th> </tr> </thead> <tbody> <tr> <td>88</td> <td>140</td> <td>88</td> <td>35</td> </tr> </tbody> </table> <p>Dwelling sizes are consistent with the area wide assumptions.</p>	2 Bed House	3 Bed House	4 Bed House	5 Bed House	88	140	88	35
2 Bed House	3 Bed House	4 Bed House	5 Bed House						
88	140	88	35						
<b>Build period and phasing</b>	<p>32 2 quarters lead in            33 19 quarters build programme (75 per annum)            34 Assumes 2-3 delivery outlets</p>								
<b>Planning gain (including AH) &amp; timing of payments</b>	<p>20% affordable housing with tenure and transfer values consistent with area wide assumptions.</p> <p>CIL tariffs based on £60 per sq m (charge zone 2) and a nominal rate of £5 per sq m have been modelled</p> <p>Site specific planning obligations are likely to include highways, education including the possibility of a primary school on site. An increased allowance for site specific S106 costs has been included at £5,000 per unit.</p>								
<b>Revenue</b>	<p>Two sales revenue scenarios have been modelled reflecting the location in relation to the value areas set out in this report and research of comparable new build schemes</p> <ul style="list-style-type: none"> <li>• £2368 per sq m (£220 per sq ft)</li> <li>• £1938 per sq m (£180 per sq ft)</li> </ul>								



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<b>Affordable housing revenues</b>	<ul style="list-style-type: none"> <li>• Shared ownership £999 per sq m</li> <li>• Intermediate £598 per sq m</li> </ul>
<b>Build costs</b>	<ul style="list-style-type: none"> <li>• £964 per sq m inclusive of external works</li> </ul>
<b>Abnormal costs</b>	<p>Limited site development cost information available at this stage. The Draft Infrastructure Delivery Plan does not identify any major off site infrastructure requirements however significant abnormal site costs are expected comprising:</p> <ul style="list-style-type: none"> <li>• Off-site highway junctions</li> <li>• Spine road infrastructure</li> <li>• On site public open space and maintenance</li> </ul>
<b>Profit (AH contractor?)</b>	<p>Profit level set at blended rate to reflect 20% on market units and 6% affordable in accordance with the area wide model.</p>
<b>Land value</b>	<p>Land values residualised and benchmarked against model comparators.</p>

# Kirklees Council

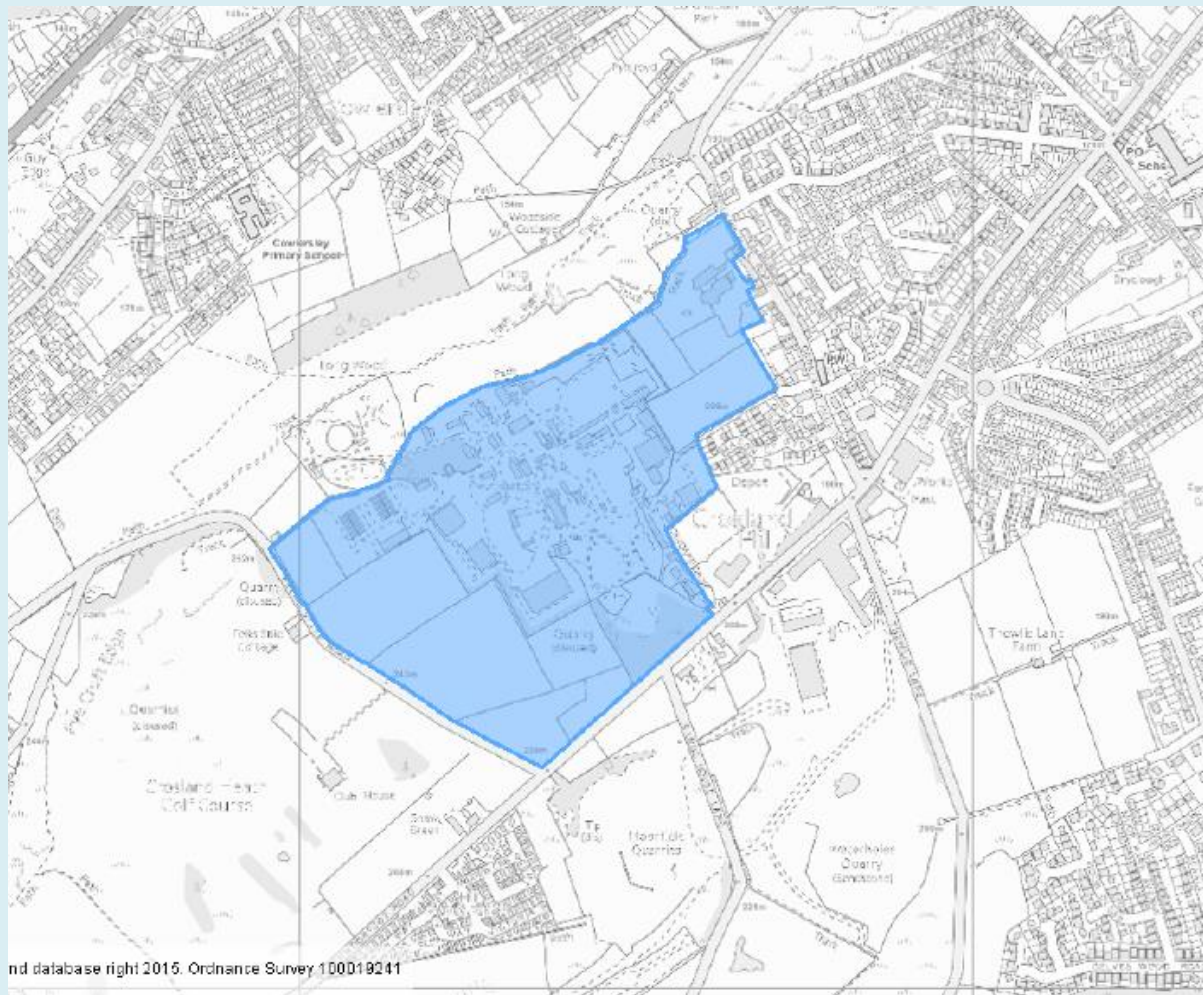
<b>Land north of Bradley Road £2368 psm, appraisal summary</b>					
<b>Scheme details</b>					
Value band	2				
Revenue per sq m	£2,368				
Site size (net developable area ha)	10				
Units	350				
Market units	279				
Affordable	71				
Sq m of market units subject to CIL payment	30139				
<b>Apportionment of units to size bands</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market units	70	112	70	28	<b>279</b>
Shared ownership units	8	12	8	3	<b>31</b>
Social rent	10	16	10	4	<b>40</b>
<b>Sales value per unit</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	
Market	£165,770	£213,132	£277,072	£331,539	
Shared ownership (42.19% of MV)	£69,938	£89,921	£116,897	£139,876	
Social rent (24.83% of MV)	£41,161	£52,921	£68,797	£82,321	
<b>Revenue</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market revenue	£11,520,990	£23,870,829	£19,256,512.38	£9,283,100	<b>£63,931,432</b>
Shared ownership revenue	£559,506	£1,079,047	£935,174	£419,629	<b>£2,993,356</b>
Social rent revenue	£411,606.03	£846,732.40	£687,970	£329,285	<b>£2,275,593</b>
Total GDV	£12,492,102	£25,796,608	£20,879,656	£10,032,014	<b>£69,200,380</b>
<b>Costs</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Build cost	£67,480	£86,760	£112,788	£134,960	
Per unit (£964psm)					
Build cost	£5,904,500	£12,146,400	£9,868,950	£4,723,600	<b>£32,643,450</b>
Professional fees (8% of build cost)					<b>£2,611,476</b>
Contingencies (3% of build cost)					<b>£979,304</b>
Sales, marketing and legals (3.5% on market revenue)					<b>£2,237,600</b>
CIL payment (£60 per sq m)					<b>£1,808,340</b>
Residual S106 (£5,000 per unit)					<b>£1,750,000</b>
Finance (6.75%)*					<b>£2,401,133</b>
Profit (18.95% of GDV)					<b>£13,113,472</b>
Subtotal costs					<b>£57,544,775</b>
<b>Residual land value</b>					
Residual (GDV less costs)					<b>£11,655,606</b>
Less purchaser's costs					<b>£11,016,641</b>
Land value per ha					<b>£1,101,664</b>
*finance calculations are taken from embedded cashflows in appraisal model					

# Kirklees Council

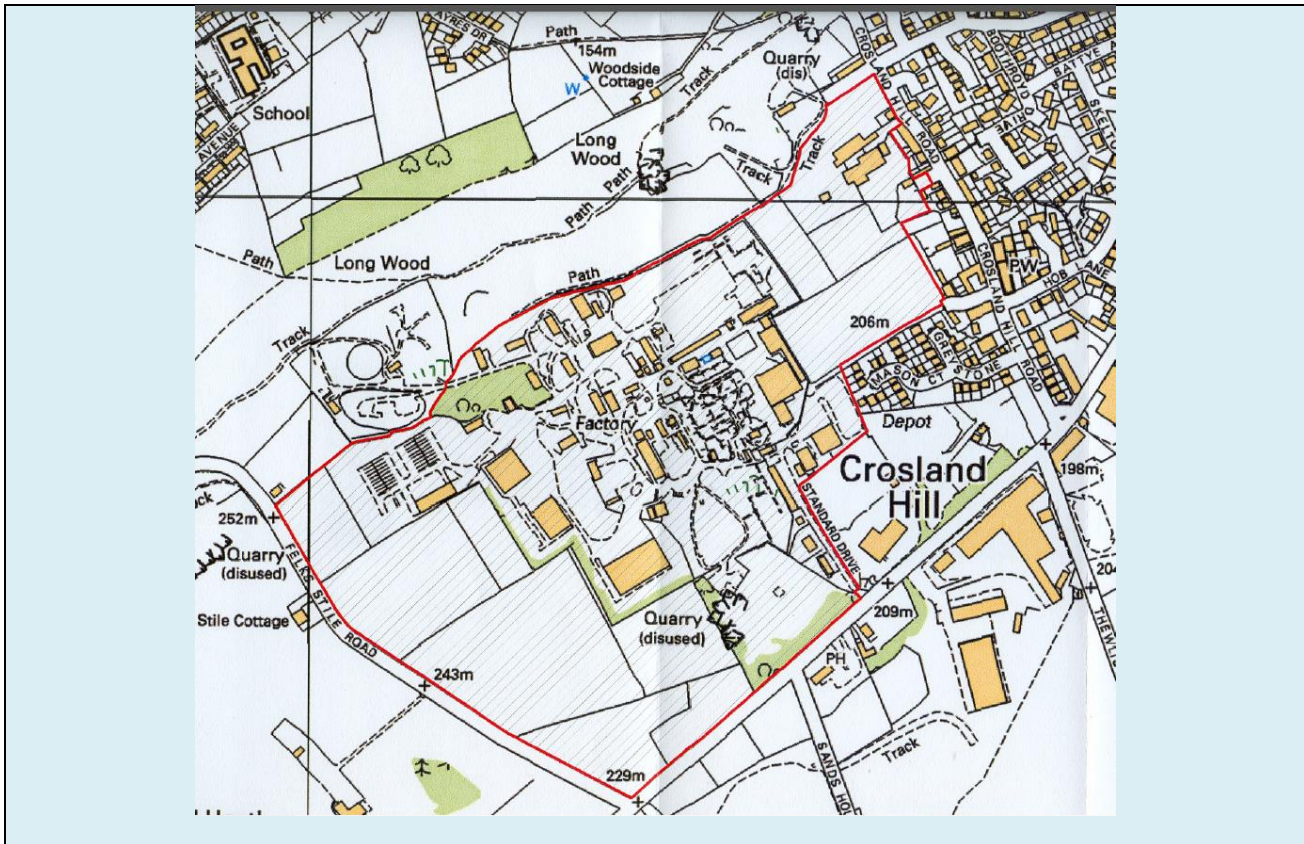
<b>Land north of Bradley Road £1938 psm, appraisal summary</b>					
<b><u>Scheme details</u></b>					
Value band	3				
Revenue per sq m	£1,938				
Site size (net developable area ha)	10				
Units	350				
Market units	279				
Affordable	71				
Sq m of market units subject to CIL payment	30139				
<b><u>Apportionment of units to size bands</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market units	70	112	70	28	<b>279</b>
Shared ownership units	8	12	8	3	<b>31</b>
Social rent	10	16	10	4	<b>40</b>
<b><u>Sales value per unit</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	
Market	£135,630	£174,381	£226,695	£271,259	
Shared ownership (51.55% of MV)	£69,917	£89,893	£116,861	£139,834	
Social rent (30.34% of MV)	£41,150	£52,907	£68,779	£82,300	
<b><u>Revenue</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market revenue	£9,426,265	£19,530,678	£15,755,328.31	£7,595,264	<b>£52,307,535</b>
Shared ownership revenue	£559,337	£1,078,721	£934,892	£419,503	<b>£2,992,453</b>
Social rent revenue	£411,500.54	£846,515.39	£687,794	£329,200	<b>£2,275,010</b>
Total GDV	£10,397,102	£21,455,915	£17,378,014	£8,343,967	<b>£57,574,998</b>
<b><u>Costs</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Build cost	£67,480	£86,760	£112,788	£134,960	
Per unit (£964psm)					
Build cost	£5,904,500	£12,146,400	£9,868,950	£4,723,600	<b>£32,643,450</b>
Professional fees (8% of build cost)					<b>£2,611,476</b>
Contingencies (3% of build cost)					<b>£979,304</b>
Sales, marketing and legals (3.5% on market revenue)					<b>£1,830,764</b>
CIL payment (£5 per sq m)					<b>£150,695</b>
Residual S106 (£5,000 per unit)					<b>£1,750,000</b>
Finance (6.75%)*					<b>£1,137,536</b>
Profit (18.73% of GDV)					<b>£10,783,797</b>
Subtotal costs					<b>£51,887,021</b>
<b><u>Residual land value</u></b>					
Residual (GDV less costs)					<b>£5,687,976</b>
Less purchaser's costs					<b>£5,376,159</b>
Land value per ha					<b>£537,616</b>
*finance calculations are taken from embedded cashflows in appraisal model					

## Site 4

### Location plan



# Kirklees Council



<b>Site address</b>	Land north of Blackmoorfoot Road, Crosland Moor, Huddersfield
<b>Site size</b>	29ha
<b>Land ownership/tenure</b>	Multiple site ownership
<b>Details of proposed development including current planning status</b>	<p>Current UDP Provisional Open Land and unallocated land.</p> <p>The majority of the site is a fireworks storage facility and open land.</p> <p>The site is brownfield in nature having been used for fireworks and munitions manufacture since the c1910.</p> <p>Proposed Mixed Use development in the Local Plan (residential, commercial, small scale retail – all subject to viability testing)</p>
<b>Site constraints</b>	Masterplanning and technical work is ongoing to establish the extent and mitigation of any site constraints. Its previous use is expected to necessitate some site remediation works.

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<b>Accommodation schedule</b>	Proposals are at an early stage and as yet there is little by way of accommodation schedule provided. However a total of 438 dwellings is proposed which has been modelled in accordance with the area wide housing mix scenarios
<b>Build period</b>	<p>35 2 quarters lead in</p> <p>36 21 quarters build programme (75 per annum)</p> <p>37 Assumes 2-3 delivery outlets</p>
<b>Planning gain (including AH) &amp; timing of payments</b>	<p>20% affordable housing with tenure and transfer values consistent with area wide assumptions.</p> <p>CIL tariffs based on £20 per sq m (value area 3) have been modelled.</p> <p>Site specific planning obligations are likely to include highways, education including the possibility of a primary school on site. An increased allowance for site specific S106 costs has been included at £5,000 per unit.</p>
<b>Revenue</b>	The site is split between charging zone 3 and 4 and therefore a scenario has been run based on zone 3 revenue rate of £2153 per sq m (£200 per sq ft). A second scenario has been run based on a lower revenue of £1938 per sq m (£180 per sq ft)
<b>Affordable housing revenues</b>	<ul style="list-style-type: none"> <li>• Shared ownership £999 per sq m</li> <li>• Intermediate £598 per sq m</li> </ul>
<b>Build costs</b>	<ul style="list-style-type: none"> <li>• £964 per sq m inclusive of external works</li> </ul>
<b>Abnormal costs</b>	Limited site development cost information available at this stage. The Draft Infrastructure Delivery Plan does not identify any major off site infrastructure requirements other than education requirements.
<b>Profit (AH contractor?)</b>	Profit level set at blended rate to reflect 20% on market units and 6% affordable in accordance with the area wide model.
<b>Land value</b>	Land values residualised and benchmarked against model comparators.

# Kirklees Council

<b>Any other relevant information</b>	The representation is from 2008 – various site options have been promoted for this site, and there are a number of owners. The attached information may therefore not be up to date. Richard Hollinson would be best placed to provide an update about where we are in engaging with site owners / promoters.
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# Kirklees Council

<b>Land north of Blackmoor Foot Road - appraisal summary</b>						
<b><u>Scheme details</u></b>						
Value band		3				
Revenue		£2,153				
Site size (ha)		12.5				
Units		438				
Market units		350				
Affordable		88				
Sq m of market units subject to CIL payment		37774				
<b><u>Apportionment of units to size bands</u></b>						
		<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market units		87	140	87	35	<b>350</b>
Shared ownership units		10	16	10	4	<b>40</b>
Social rent		12	19	12	5	<b>48</b>
<b><u>Sales value per unit</u></b>						
		<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	
Market		£150,710	£193,770	£251,901	£301,420	
Shared ownership (46.40% of MV)		£69,929	£89,909	£116,882	£139,859	
Social rent (27.31% of MV)		£41,159	£52,919	£68,794	£82,318	
<b><u>Revenue</u></b>						
		<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market revenue		£13,181,473.38	£27,154,928	£22,031,891.21	£10,484,895	<b>£72,853,187</b>
Shared ownership revenue		£699,294	£1,438,548	£1,168,821	£559,436	<b>£3,866,099</b>
Social rent revenue		£493,906.81	£1,005,453.15	£825,530	£411,589	<b>£2,736,479</b>
Total GDV		£14,374,675	£29,598,929	£24,026,242	£11,455,919	<b>£79,455,765</b>
<b><u>Costs</u></b>						
		<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Build cost		£67,480	£86,760	£112,788	£134,960	
Per unit (£964psm)		£67,480	£86,760	£112,788	£134,960	
Build cost		£7,386,530	£15,195,146	£12,346,056	£5,909,224	<b>£40,836,956</b>
Professional fees (8% of build cost)						<b>£3,266,956</b>
Contingencies (3% of build cost)						<b>£1,225,109</b>
Sales, marketing and legals (3.5% on market revenue)						<b>£2,549,862</b>
CIL payment (£20 per sq m)						<b>£755,476</b>
Residual S106 (£5,000 per unit)						<b>£2,190,000</b>
Finance (6.75%)*						<b>£2,223,189</b>
Profit (18.85% of GDV)						<b>£14,977,412</b>
Subtotal costs						<b>£68,024,959</b>
<b><u>Residual land value</u></b>						
Residual (GDV less costs)						<b>£11,430,806</b>
Less purchaser's costs						<b>£10,804,164</b>
Land value per ha						<b>£864,333</b>
*finance calculations are taken from embedded cashflows in appraisal model						

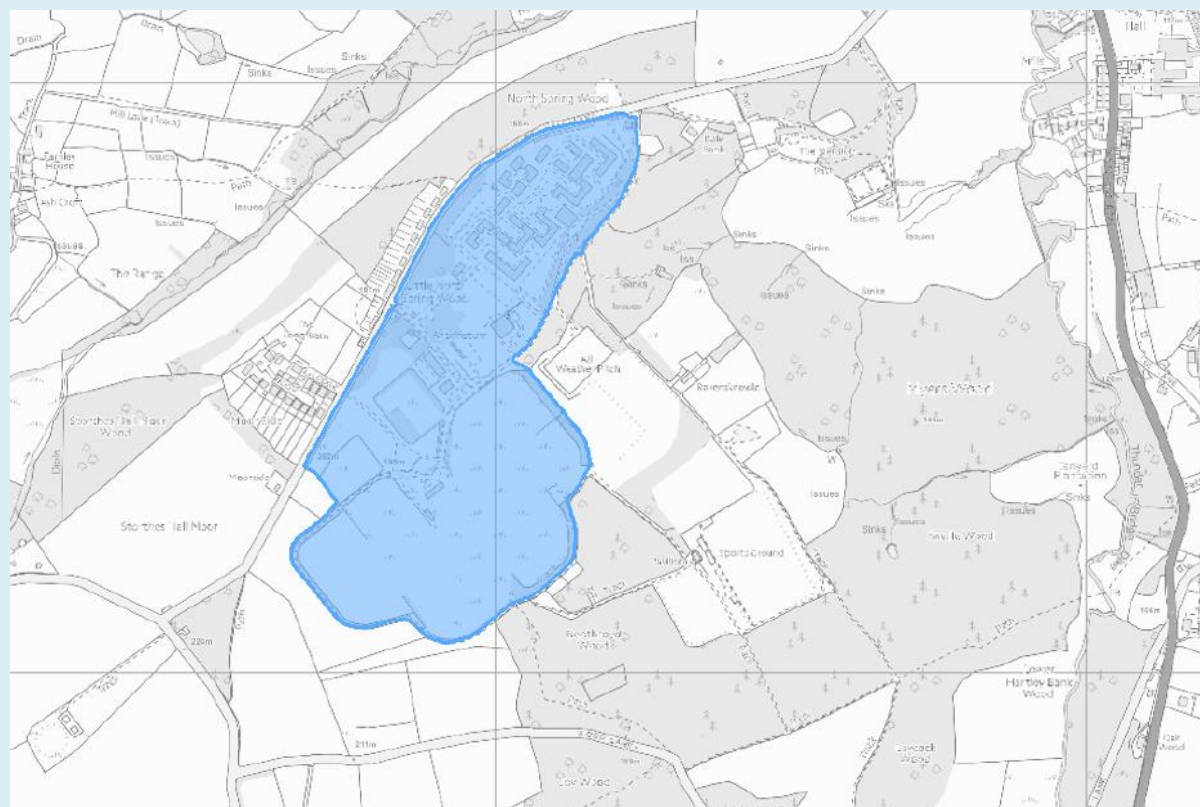


# Kirklees Council

<b>Land north of Blackmoor Foot Road - appraisal summary</b>					
<b><u>Scheme details</u></b>					
Value band	4				
Revenue	£1,938				
Site size (ha)	12.5				
Units	438				
Market units	350				
Affordable	88				
Sq m of market units subject to CIL payment	37774				
<b><u>Apportionment of units to size bands</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market units	87	140	87	35	<b>350</b>
Shared ownership units	10	16	10	4	<b>40</b>
Social rent	12	19	12	5	<b>48</b>
<b><u>Sales value per unit</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	
Market	£135,630	£174,381	£226,695	£271,259	
Shared ownership (51.55% of MV)	£69,917	£89,893	£116,861	£139,834	
Social rent (30.34% of MV)	£41,150	£52,907	£68,779	£82,300	
<b><u>Revenue</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market revenue	£11,862,513	£24,437,761	£19,827,343.92	£9,435,759	<b>£65,563,377</b>
Shared ownership revenue	£699,171	£1,438,295	£1,168,615	£559,337	<b>£3,865,418</b>
Social rent revenue	£493,800.65	£1,005,237.03	£825,353	£411,501	<b>£2,735,891</b>
Total GDV	£13,055,485	£26,881,293	£21,821,311	£10,406,596	<b>£72,164,686</b>
<b><u>Costs</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Build cost	£67,480	£86,760	£112,788	£134,960	
Per unit (£964psm)					
Build cost	£7,386,530	£15,195,146	£12,346,056	£5,909,224	<b>£40,836,956</b>
Professional fees (8% of build cost)					<b>£3,266,956</b>
Contingencies (3% of build cost)					<b>£1,225,109</b>
Sales, marketing and legals (3.5% on market revenue)					<b>£2,294,718</b>
CIL payment (£5 per sq m)					<b>£188,869</b>
Residual S106 (£5,000 per unit)					<b>£2,190,000</b>
Finance (6.75%)*					<b>£1,439,744</b>
Profit (18.73% of GDV)					<b>£13,516,446</b>
Subtotal costs					<b>£64,958,798</b>
<b><u>Residual land value</u></b>					
Residual (GDV less costs)					<b>£7,205,888</b>
Less purchaser's costs					<b>£6,810,858</b>
Land value per ha					<b>£544,869</b>
*finance calculations are taken from embedded cashflows in appraisal model					

## Site 5

### Location plan



<b>Site address</b>	Storthes Hall Student Village and Site of former Storthes Hall Hospital, Storthes Hall Lane, Kirkburton, Huddersfield  X: 417,953 Y: 412,453
<b>Site size</b>	28.82ha
<b>Land ownership/tenure</b>	
<b>Details of proposed development including current planning status</b>	Currently allocated as Major Development Site in the Green Belt in UDP.  Proposed development site in the green belt for housing. Current assumption of 30 dwellings per hectare. (864 dwellings). Brownfield.

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	<p>Storthes Hall – Major Development in the Green Belt Option (Housing) – the concept of this proposal is emerging and contact with site owners being established.</p> <p>Planning application for a continuing care retirement community on part of the site gained permission in 2013.</p>								
<b>Site constraints</b>	No information available								
<b>Accommodation schedule</b>	<p>The first phase of development of 5 ha comprising 175 units</p> <table border="1"> <thead> <tr> <th>2 Bed House</th> <th>3 Bed House</th> <th>4 Bed House</th> <th>5 Bed House</th> </tr> </thead> <tbody> <tr> <td>44</td> <td>70</td> <td>44</td> <td>18</td> </tr> </tbody> </table>	2 Bed House	3 Bed House	4 Bed House	5 Bed House	44	70	44	18
2 Bed House	3 Bed House	4 Bed House	5 Bed House						
44	70	44	18						
<b>Build period</b>	<ul style="list-style-type: none"> <li>• Lead in of 2 quarters</li> <li>• 14 quarters build programme</li> <li>• Sales staggered behind build at rate of 50 units per annum</li> <li>• Two delivery outlets assumed</li> </ul>								
<b>Planning gain (including AH) &amp; timing of payments</b>	Affordable housing and CIL rates at £80 per sq m and £20 per sq m. S106 of £5,000 per unit, all payments for S106 and CIL at the outset of the development programme in a single figure.								
<b>Revenue</b>	<p>Two sales revenue scenarios have been modelled</p> <ul style="list-style-type: none"> <li>• £2583 per sq m (£240 per sq ft)</li> <li>• £2153 per sq m (£200 per sq ft)</li> </ul>								
<b>Affordable housing revenues</b>	<ul style="list-style-type: none"> <li>• Shared ownership £999 per sq m</li> <li>• Intermediate £598 per sq m</li> </ul>								
<b>Build costs</b>	<ul style="list-style-type: none"> <li>• £964 per sq m inclusive of external works</li> </ul>								
<b>Abnormal costs</b>	Limited site development cost information available at this stage. The Draft Infrastructure Delivery Plan does not identify any								

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	major off site infrastructure requirements however significant abnormal site costs are expected comprising: <ul style="list-style-type: none"><li>• Off-site highway junctions</li><li>• Spine road infrastructure</li><li>• On site public open space and maintenance</li></ul>
<b>Extra over costs</b>	Profit level set at blended rate to reflect 20% on market units and 6% affordable in accordance with the area wide model.
<b>Land value</b>	Land values residualised and benchmarked against model comparators.

# Kirklees Council

<b>Stortheshall Lane appraisal summary - £2583 psm</b>					
<b><u>Scheme details</u></b>					
Value band	1				
Revenue	£2,583				
Site size (ha)	5				
Units	175				
Market units	139				
Affordable	36				
Sq m of market units subject to CIL payment	14992				
<b><u>Apportionment of units to size bands</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market units	35	56	35	14	<b>139</b>
Shared ownership units	4	6	4	2	<b>16</b>
Social rent	5	8	5	2	<b>20</b>
<b><u>Sales value per unit</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	
Market	£180,839	£232,508	£302,260	£361,679	
Shared ownership (38.68% of MV)	£69,948.68	£89,934.02	£116,914.22	£139,897.36	
Social rent (22.76% of MV)	£41,159.05	£52,918.78	£68,794.41	£82,318.09	
<b><u>Revenue</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market revenue	£6,284,169.15	£13,020,437	£10,503,539.87	£4,882,664	<b>£34,690,810</b>
Shared ownership revenue	£279,794.72	£539,604	£467,657	£279,795	<b>£1,566,850</b>
Social rent revenue	£205,795.24	£423,350.20	£343,972	£164,636	<b>£1,137,754</b>
Total GDV	£6,769,759	£13,983,391	£11,315,169	£5,327,095	<b>£37,395,414</b>
<b><u>Costs</u></b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Build cost	£67,480	£86,760	£112,788	£134,960	
Per unit (£964psm)					
Build cost	£2,952,250	£6,073,200	£4,934,475	£2,361,800	<b>£16,321,725</b>
Professional fees (8% of build cost)					<b>£1,305,738</b>
Contingencies (3% of build cost)					<b>£489,652</b>
Sales, marketing and legals (3.5% on market revenue)					<b>£1,214,178</b>
CIL payment (£80 per sq m)					<b>£1,199,360</b>
Residual S106 (£5,000 per unit)					<b>£875,000</b>
Finance (6.75%)*					<b>£1,290,871</b>
Profit (19.03% of GDV)					<b>£7,116,347</b>
Subtotal costs					<b>£29,812,871</b>
<b><u>Residual land value</u></b>					
Residual (GDV less costs)					<b>£7,582,542</b>
Less purchaser's costs					<b>£7,166,864</b>
Land value per ha					<b>£1,433,372.85</b>
*finance calculations are taken from embedded cashflows in appraisal model					

# Kirklees Council

<b>Stortheshall Lane appraisal summary - £2158 psm</b>					
<b>Scheme details</b>					
Value band	3				
Revenue	£2,153				
Site size (ha)	5				
Units	175				
Market units	139				
Affordable	36				
Sq m of market units subject to CIL payment	14992				
<b>Apportionment of units to size bands</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market units	35	56	35	14	<b>139</b>
Shared ownership units	4	6	4	2	<b>16</b>
Social rent	5	8	5	2	<b>20</b>
<b>Sales value per unit</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	
Market	£150,710	£193,770	£251,901	£301,420	
Shared ownership (46.40% of MV)	£69,929	£89,909	£116,882	£139,859	
Social rent (27.31% of MV)	£41,159	£52,919	£68,794	£82,318	
<b>Revenue</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Market revenue	£5,237,172.50	£10,851,120	£8,753,559.75	£4,069,170	<b>£28,911,022</b>
Shared ownership revenue	£279,718	£539,456	£467,528	£279,718	<b>£1,566,419</b>
Social rent revenue	£205,794.51	£423,348.70	£343,971	£164,636	<b>£1,137,750</b>
Total GDV	£5,722,685	£11,813,924	£9,565,059	£4,513,523	<b>£31,615,191</b>
<b>Costs</b>					
	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>	<b>Total</b>
Build cost					
Per unit (£964psm)	£67,480	£86,760	£112,788	£134,960	
Build cost	£2,952,250	£6,073,200	£4,934,475	£2,361,800	<b>£16,321,725</b>
Professional fees (8% of build cost)					<b>£1,305,738</b>
Contingencies (3% of build cost)					<b>£489,652</b>
Sales, marketing and legals (3.5% on market revenue)					<b>£1,011,886</b>
CIL payment (£20 per sq m)					<b>£299,840</b>
Residual S106 (£5,000 per unit)					<b>£875,000</b>
Finance (6.75%)*					<b>£759,605</b>
Profit (18.85% of GDV)					<b>£5,959,464</b>
Subtotal costs					<b>£27,022,909</b>
<b>Residual land value</b>					
Residual (GDV less costs)					<b>£4,592,282</b>
Less purchaser's costs					<b>£4,340,531</b>
Land value per ha					<b>£868,106.28</b>
*finance calculations are taken from embedded cashflows in appraisal model					

## Appendix 4: Summary of stakeholder responses to questionnaire survey

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
2.1	Do you agree with the viability testing methodology described above?	X			
				No response	
			X	Without insight as to what the predetermined Benchmark Site Value is, a landowner cannot agree to this methodology. The BSV must be linked to sales values, not an arbitrary figure related to the existing use value of land.	The BSV is not linked to existing use value but based on a range of market values with different BSVs applied in different value areas.
				See Question 10 for comments/feedback - letter that Spawforths have been instructed to by their client Miller Homes to respond	
		X		The methodology is consistent with the RICS and Local Housing Delivery Group Guidance.  In determining the hypothetical examples it is important that these are truly representative of the full range of site sizes and characteristics likely to be experienced within Kirklees. This is particularly important due to the diverse nature of Kirklees both in terms of its socio-economic profile and topography. The study should also consider the range of sizes which may be brought forward over the plan period, from small village infill sites to inner urban brownfield and greenfield urban extensions.	Accepted, small infill sites added the range of typologies.



# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
			X	<ul style="list-style-type: none"> <li>I am not sure what the following means: “The residual site value is then benchmarked against a site value threshold to determine the ‘headroom’ available for planning requirements and CIL.”</li> <li>The residual site value should really be termed ‘amount available for site value and planning requirements/ CIL. A site value is then deducted which leaves the amount available for planning requirements/CIL. There is no benchmarking as such – as site value is in effect a scheme ‘cost’ in much the same way as any other cost – to the hypothetical developer. An appropriate site value – for the owner- is in effect a scheme cost. Care is needed in the residual approach when computing site value as a main element of the residual.</li> <li>Perhaps some changes in terminology would be helpful.</li> </ul>	Noted (no need to make any changes other than enhance explanation in report)
		X		<p><b>Written On behalf of their client Barratt Homes and David Wilson Homes (BDW)</b> Our client wishes to raise no further comments here</p>	

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
3.1	Do you agree with the geographical definition of the value areas illustrated above?	X			
		X			
			X	The HBF has not undertaken any detailed analysis of the geographical definitions, and as such we do not provide specific comments. The report should, however, provide detailed information upon how the bands were derived including access to the raw data. In terms of the price bands the upper band is considered quite large, compared to the others (£60k compared to 25k) and would benefit from further sub-division. The size of the price band may artificially skew the data.	Noted - average house price data to be included as an appendix to the report
			X	The Farnley Tyas area needs looking at – it is a high value area – should be cherry red.	Noted - although the value areas are determined by postal areas and we consider they should remain on this basis to provide a consistent database.
	X		Our client wishes to raise no further comments here		

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
3.2	Do the selection of site sizes, dwelling mixes and densities reflect an appropriate range for the District?		X	Should sites of fewer than 25 units be considered, perhaps sites that are just below the threshold that triggers the need for affordable housing? It's unlikely that the sites described above will be representative of windfall sites which tend to be smaller than allocated housing sites.	accepted - smaller sites have been added
				No response	
		X		<p>Even at 5%, we are concerned about the market requirement for apartments. At 10%, again we are concerned about the market requirement for 5 bed houses.</p> <p>We consider that a DPH range of 35-40 is more appropriate in this area.</p> <p>It does not follow that 35DPH is the correct density for 2 bed houses and 5 bed houses – the DPH for 5 bed houses will be less than the 2 bed house.</p>	Removal of flats from typologies accepted on the basis of market requirements. 5 bed houses remain. DPH adjusted to 35DPH as overall density across mix of unit sizes.

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
			X	<p>Schemes of 10 units or less should also be considered to ensure that the viability study takes full account of the range of sites likely to be brought forward over the plan period.</p> <p>The development density also appears high for many areas of Kirklees, particularly the more rural parts of the district. Within such areas HBF members are often developing at net densities of less than 30dph, due to the character of the area. The topography of some sites / locations will also have a direct bearing upon achievable densities. Ideally densities should be based upon direct evidence across the different areas of Kirklees. The HBF understands that the SHLAA identifies 30dph density assumptions. The density needs to clarify whether this is a net or gross figure.</p> <p>The housing mix should also take full account of emerging policies and findings from the SHMA.</p>	Two schemes have been added of less than 10 units. Mix of unit sizes and affordable based on SHMA. Average of densities in preferred sites is 35 DPH which supports 35 DPH as overall assumption.
			X	<p>There are many smaller sites in the district– 10 up to 20 houses that ought to be looked at. These smaller schemes affect local builders and smaller local developers.</p>	Accepted - additional smaller sites to be added
				<p>Though our client believes there are geographical differences associated with density, for the purposes of the initial viability assessment they are content for a figure of '35dph net' density to be utilised</p> <p>However, to ensure the assessment can be considered sound and robust our client believes that further evidence should be provided to confirm the density figure identified</p>	Noted and agreed.

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
3.3	Do you agree with our size assumptions in the above table?		X		
				No Response	
		X			
				No Response	
		X			
				Our client believes that the identified size of a two bedroom house exceeds the size of property that they usually deliver within their development schemes. They consider that a more appropriate size would be 670sq.ft. Specific evidence of the size of two bedroom properties are available from a review of the plans associated with the development of our client's four development sites in the District. The size of the two bedroom properties for each of the sites is as follows:- <ul style="list-style-type: none"> <li>- Parkwood Road, Golcar – 682sq.ft</li> <li>- Commercial Road, Skelmanthorpe – 842sq.ft but this was a non-standard affordable product.</li> <li>- Helme Lane, Meltham – 608sq.ft</li> <li>- Pink Link, Meltham – Non Applicable</li> </ul>	Noted - 753 sq ft is within the range of the examples cited and the model caters for market and affordable and given much of the demand for two bed will be affordable the size of the unit should be representative of the mix. Further, as an area wide study the average unit sizes will not conform to all house builders models but the overall density and site cover, which are the key drivers within the model, are in accordance with the vast majority of house builders requirements at 14,000-15,000 sq ft per acre.

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
3.4	Do you agree with the sales value assumptions?			No Response	
				No Response	
		X			
			X		
		X			
					<p>Our client is concerned that some of the identified sales values exceed those which can be realistically achieved in some areas of the District. Of particular concern is the assumed sales value for the Highburton area. Our client believes that the identified values should be reduced on average by 10% to ensure that they more realistically reflect housing market conditions in the District.</p> <p>The following site examples provide specific evidence of average sales values for the District. Each of the four sites have been subject to an independent viability assessment, which has led to our client and the Council agreeing reduced levels of affordable housing provision:-</p> <ul style="list-style-type: none"> <li>- Parkwood Road, Golcar - £191sq.ft – Value Area 3 is £200sq.ft</li> <li>- Commercial Road, Skelmanthorpe – £226.50sq.ft – Value Area 2 is £220sq.ft</li> <li>- Helme Lane, Meltham – £181sq.ft – Value Area 2 is £220sq.ft</li> <li>- Pink Link, Meltham - £190sq.ft - Value Area 2 is £220sq.ft</li> </ul>

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
3.5	Do you agree with our cost assumptions?	X			
				No Response	
			X	BCIS should be rebased for West Yorkshire. Latest BCIS for General Estate Housing shows £918/m2 for houses.	Regional BCIS is considered appropriate to provide the necessary sample from which data is sourced.
			X	<p>Unit sizes - this should be based upon saleable area only. Defining average sizes across Kirklees is difficult due to the variation between developers and sites. The utilisation of data at a regional level may be misleading. The HBF would be keen for the study to provide evidence based upon Kirklees specific examples. It does, however appear that the 3 bed house, in particular, may over-estimate the average sizes across the district. It is understood individual HBF member companies will provide further evidence on this issue.</p> <p>Sales Value – It is unclear whether the sales value assumptions take account of incentives provided by the developer, if not these should be factored in. The sales value assumptions also appear high, particularly within value areas 1 and 2. It is understood that individual member companies will provide greater detail on these issues, however a reduction by at least £20/psf would appear more realistic in these zones. It is also noted that value area 1 is a large area and as such there are significant variations across the area. Further subdivisions may therefore be beneficial.</p> <p>Dwellings which are 3 or more storeys often have lower sales</p>	Unit sizes based on evidence provided in report. Sales values based on evidence collected. No other evidence has been supplied by member organisations. Areas based on average house price boundaries. Build costs based on BCIS rebased at regional level.

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
				<p>values psf than equivalent 2 storey dwellings. Given the topography of Kirklees this is likely to be a significant factor in a number of areas.</p> <p>Build Costs - The HBF has discussed build costs with a number of its members and the figures are considered low. It is understood that individual member companies are intending to make detailed submissions upon this issue.</p>	
		X		Using BCIS build costs is always going to be difficult – but it is accepted that some form of general compromise has to be adopted.	
				<p>Our client is concerned that the assessment will utilise BCIS data rebased for Yorkshire &amp; Humber rather than specifically for the Kirklees area. They request that this element of the assessment is amended prior to any future viability assessment taking place.</p> <p>With regard to the identified Build Costs, our client considers these to be too low. Our client believes that the identified build costs should be increased to £93sq.ft to more realistically reflect current housing market conditions. We are content with the proposed additional 15% uplift in value associated with external works.</p>	<p>Costs based on BCIS rebased for Yorkshire which provides larger sample and therefore more reliability than Kirklees level. Cushman &amp; Wakefield seeing costs well below BCIS from volume house builders.</p>



# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
3.6	Please detail below whether you agree or disagree with the assumptions proposed in terms of other development costs and phasing. Please detail whether any other consideration should be taken.			No Response	
				No Response	
				Professional fees should be 8%-12%.	Increased to 8%
				<p><b>Professional Fees</b> – these appear low, the Local Housing Delivery Group recommended 8-10% for straightforward sites and up to 20% for more complex sites. A figure of 10% is therefore recommended, given the topographical issues within much of Kirklees.</p> <p><b>Sales &amp; marketing</b> – again these appear low, the Local Housing Delivery Group recommended 3-5%. This is dependent upon the strength of the local market, given that Kirklees is not the strongest market area (but also not the weakest) within Yorkshire 4% or higher would appear more appropriate.</p> <p><b>Developers Profit</b> – This section is unclear. The study suggests it is a blended profit but then separates market at 20% GDV and affordable at 6% GDV. Whilst profit is variable between different companies and sites, dependent upon the risks involved, a number of appeal decisions have settled upon a blended profit of 20% GDV across all tenures. The need to factor in a higher profit for affordable housing is particularly relevant at present due to the difficulties in ensuring an RSL is signed up to a scheme. Without an RSL on board this creates far greater risk for the developer.</p> <p><b>Phasing assumptions</b> - It is unclear what the lead-in time is referring to, be this from granting or submitting planning permission (including any section 106) or commencement upon site. In both instances these appear low, particularly for larger sites. The SHLAA assumes 1.5years to gain planning permission and commence on site. Whilst this may be</p>	<p>Fees increased to 8%. Sales and marketing at 3.5% are within the range stated 3-5%. Profit level blended to reflect reduced risk / pre sale on affordable units in accordance with HCA DAT model guidance. Phasing - commencement of build is within 3 months of receipt of reserved matters/payment for land on small sites. Accept increase to 6 months on larger sites.</p>

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
				appropriate for smaller sites, larger developments are likely to take considerably longer.	
				<p><b>Sales rate</b> – Whilst not always exactly the same these are often allied to build rates. Nationally build rates are approximately 0.5 units per outlet per week. There are, however, significant variations locally and as such we usually recommend these are based upon local analysis and discussions with local house builders. It is also worthwhile considering that build rates will also vary across site sizes, with smaller sites tending to have lower build rates than larger sites. Whilst it is reasonable to assume that two developers on a site would increase the build rate this does not necessarily lead to a doubling of the overall rate. This is because demand will limit build rates, a more conservative uplift is therefore recommended. The HBF understand that the Kirklees SHLAA applies assumed build rates of 30dpa (single developer) and 50dpa (two developers).</p>	Adjustment to accord with SHLAA of 30 (single) and 50 (two developers)
				As discussed on Monday topographical issues in the western parts of the district especially may well mean that site costs go beyond a 10% uplift. I'm happy to discuss further	Allowance for abnormal works.

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
3.6	<p><b>Please detail below whether you agree or disagree with the assumptions proposed in terms of other development costs and phasing. Please detail whether any other consideration should be taken.</b></p>			<p><u>Sensitivity for Abnormals</u> Figure agreed. Our client wishes to raise no further comments here.</p> <p><u>Professional Fees</u> Our client considers that these fees should be 10%, which is consistent with the accepted approach in the Council's own evidence base document prepared by GVA entitled 'Financial Viability Assessment'. Furthermore, this figure was also used in the independent viability assessments that were undertaken between the Council and our client in respect of the development schemes identified above. There are also a number of case law examples on this matter, evidence which can be substantiated on request.</p> <p><u>Contingencies</u> Figure agreed. Our client wishes to raise no further comments here.</p> <p><u>Marketing, Sales Agent and Legal Fees</u> Our client considers that these fees should be 4% (based on an evidenced range of 3.75% and 4.25%) which is consistent with the accepted approach in the Council's own evidence base document prepared by GVA entitled 'Financial Viability Assessment' and also that used in the independent viability assessments that were undertaken between the Council and our client in respect of the development schemes identified above. There are also a number of case law examples on this matter, evidence which can be substantiated on request.</p>	<p>Fees - we observe on residential sites typical range of 4-8%. House building schemes have less requirements than commercial and can be confused with 'rule of thumb' approaches for commercial or mixed use schemes which are 8-12%. Marketing and sales not accepted.</p>

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
				<p><u>Purchaser's Costs</u> Figure agreed. Our client wishes to raise no further comments here.</p>	
				<p><u>Finance</u> Our client considers that these fees should be increased to 7%. Again, examples of the Council agreeing to this figure can be taken from the independent viability assessments that were undertaken between the Council and our client in respect of the development schemes identified above. There are also a number of case law examples on this matter, evidence which can be substantiated on request.</p> <p><u>Developer's Profit</u> Our client wishes to object to the identified treatment of Developer's Profit. The viability assessment should be based on 20% of GDV for both market and affordable dwellings. A key reason for this is associated with the fact that Registered Providers are not assigned to any development scheme until after planning permission has been granted. Indeed 20% of GDV is also the minimum on which finance could ordinarily be obtained. Such an approach would result in a high level of risk for a developer associated with securing a Registered Provider, which our client believes does not warrant the use of a separate, significantly reduced, GDV for the affordable dwellings. There are a number of case law examples on this matter, evidence which can be substantiated on request. The figure of 20% of GDV is consistent with the accepted approach in the Council's own evidence base document prepared by GVA entitled 'Financial Viability Assessment' and also that used in the independent viability assessments that were undertaken between the Council and our client in respect of the development schemes identified above.</p>	<p>6.75% considered adequate conservative basis for debt structure of funding. Equity could be less. Profit rate based on experience and advice of HCA DAT model</p>

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
3.6	Please detail below whether you agree or disagree with the assumptions proposed in terms of other development costs and phasing. Please detail whether any other consideration should be taken.			<p><b>Phasing Assumptions</b>  <u>Lead In &amp; Construction/Sales</u>            Our client is content with the identified timescales on the basis that they are considered holistically i.e. there is a lead in time of 9 months between receipt of planning permission and first completion/sale on site. If this is not the case then we request that the identified timescales are amended appropriately.</p> <p><u>Sales Rates</u>            Our client agrees that the anticipated sales rate for each outlet should be 30 dwellings per annum. However, with regard to larger sites where there are multiple selling outlets, our client is of the view that this figure cannot be simply extrapolated. A more realistic figure for developments which contain two selling outlets would be 50 dwellings per annum on the basis that each selling outlet would effectively be in competition with one other. Indeed, this is the approach that BDW use within their cash flow forecasting.</p>	Lead in for small sites 3 months, increased to 6 months on larger sites. Sales staggered behind build programme therefore first sale after 9 months on large sites. Sales rates agreed.

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
3.7	<b>Please detail below where you agree and disagree with the assumptions proposed and whether any other consideration should be taken.</b>			<p>The tenure split of affordable housing should be based on identified need/demand in an area. Ideally, for intermediate tenure it should also be based on whether there are people who have the means and ability to be able to purchase/raise mortgage finance – there’s nothing worse than building shared ownership and finding there’s plenty of interest but no buyers who can get a mortgage.</p> <p>The transfer prices paid for affordable housing should be based on an RPs ability to pay for the units which is in turn based on the rental stream, less any communal maintenance/service charges likely to be payable.</p> <p>Disagree that transfer prices should be set at a % of MV as this is an arbitrary figure.</p>	Agreed - based on SHLAA

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
				<p>I would strongly recommend that active RPs in Kirklees are asked to provide transfer values for certain property types e.g. 2, 3 and 4 bedroom houses, and, 1 and 2 bedroom flats for:</p> <ul style="list-style-type: none"> <li>• Social (Target Rent)</li> <li>• Affordable Rent (80% Market Rent)</li> <li>• Shared Ownership (HCA lease)</li> <li>• Intermediate Rent</li> </ul> <p>To maximise the level of replies I would also state a range of OMVs and OMRs for each type. That way you'll get continuity.</p> <p>A decision will need to be made on whether the policy will specify the type of rent – my understanding is that LAs cannot explicitly require Social Rent but they can ask.</p> <p>This will give you a much more reliable steer on transfer values to RP's.</p>	<p>details have been provided TVs based on SPD</p>
				<p>We do not consider £1000 per unit to be a realistic assumption for s106 contributions, particularly in relation to larger greenfield sites. In other parts of the country where values are broadly similar, we have experience of £5000-£10,000 per unit for s106 contributions.</p>	<p>Need to distinguish between S106 and CIL in referring to experience. Assumptions are based on evidence. No evidence provided by representation. Accepted that larger site specific S106 may apply on large scale sites but allowance for abnormals could absorb such variation.</p>

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
				<p><b>Affordable Housing</b> The data for the % open market value is particularly old and should be updated to reflect current market issues. In addition affordable rent should also be considered.</p> <p>The current Kirklees affordable housing policy works on floorspace. This often complicates the negotiations and in many cases requires higher percentages of affordable housing. In general the industry would prefer such requirements to be based upon % of units. It is, however, imperative that the viability study considers the implications of the relevant policy stance being taken forward.</p> <p><b>Section 106 contributions</b> The £1000 per unit contribution needs to be justified by evidence. The HBF is aware that a number of our members are currently being asked to contribute S106 contributions significantly greater than this amount. It is understood that member companies will be providing further detail with regards to this issue.</p> <p><b>Zero Carbon Homes</b> The most recent cost estimates relating to the additional costs of zero carbon homes are provided by the zero carbon hub. It is, however, important that the study reflects the most recent work in this developing field.</p>	<p>Affordable housing - noted it is out of date. However, there is no alternative basis provided and this still remains in force in recent viability cases. Noted that it represents a conservative position and that TVs should be increased. S106 - Evidence to be provided in report</p>



# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
3.7	Please detail below where you agree and disagree with the assumptions proposed and whether any other consideration should be taken.			<p>Take an example from Kirklees Strategic Planning Committee yesterday 2 July 2015 – Greenfield POL site 3.5Ha , 85 units – Section 106 contributions in excess of £4,000 per dwelling plus affordable!</p> <p>I think that on larger sites you should be looking at £3,000 - £4,000 per unit for Section 106 contributions.</p> <p>Some detailed analysis of published Kirklees Planning committee reports for the last 2 years is needed – the information on 106 contributions is included in the published officer reports and they are in the public domain.</p>	How much of the 4000 per unit would be captured by CIL in future? Need to separate. Evidence provided to support figures.

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
				<p><u>Affordable Housing</u> Our client believes that the figures provided within the questionnaire in relation to affordable housing need further explanation. Particularly the “% of all units” column which doesn’t necessarily correlate to the other elements of the table. Before providing a response to this element of the questionnaire our client would like to receive further clarification of what the table is seeking to identify.</p> <p>This element of the assessment is required to be as transparent as possible given its relationship to the delivery of affordable housing, which will be a key part of the Council’s overall viability assessment work and of course the identification of a suitable CIL rate.</p> <p><u>Section 106 Agreement</u> Our client objects to the identified figure of £1,000 per unit for Section 106 costs. Our client believes that this figure should be increased to £4,000 per unit to ensure that it realistically reflects recent S106 obligations prescribed by the Council in association with their development schemes. The following site examples provide specific evidence of agreed S106 costs.</p> <p>Average value of £3,830 for four sites</p>	Noted. S106 see above.

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
3.8	Please comment on your experience of residential land values across the five geographical areas in Kirklees:			No Response	
				No Response	
				Value Area 3 - Broadly acceptable if per gross acre.	
				No Response	
				I do not do valuations	
					On face value our client wishes to raise no immediate concerns with the land values identified within the questionnaire. However, prior to making any more detailed comments in respect of land values, our client would like to know whether the figures identified relate to either 'gross' or 'net' land values.
4.1	Do the above hypothetical schemes adequately cover the necessary range of retail development likely to come forward in Kirklees? Please detail below.			No Response	
				No Response	
				No Response	
				No Response	
			X	Smaller schemes needed	
4.2	Do you agree with these value assumptions?			No Response	
				No Response	
				No Response	
				No Response	
		X			
				No Response	

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
4.3	If you have answered no to Question 4.3 or have any general comments, please expand below.			No Response	
				No Response	
				No Response	
				No Response	
		X			
4.4	Do you agree with our development cost and phasing assumptions?			No Response	
				No Response	
				No Response	
				No Response	
			X	What about road costs, Section 38 agreements, Section 278 agreements, street lighting costs, advance payment code costs etc.  NHBC warranty cost	allowed for in abnormal allowance
5.1	Do the above hypothetical schemes adequately cover the necessary range of office development likely to come forward in Kirklees? If not, please detail below.			No Response	
				No Response	
				No Response	
				No Response	
			X	Far smaller schemes also needed – not many 32k sq feet office schemes in Kirklees.	
				No Response	

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
5.2	Do you agree with these value assumptions?			No Response	
				No Response	
				No Response	
				No Response	
		X			
				No Response	
5.3	Do you agree with our cost assumptions?			No Response	
				No Response	
				No Response	
				No Response	
		X			
				No Response	
5.4	Do you agree with our development cost and phasing assumptions?			No Response	
				No Response	
				No Response	
				No Response	
				No Response	
				No Response	

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
6.1	Do the above hypothetical schemes adequately cover the necessary range of industrial development likely to come forward in Kirklees? If not, please detail below.			No Response	
				No Response	
				No Response	
				No Response	
		X			
				No Response	
6.2	Do you agree with these value assumptions?			No Response	
				No Response	
				No Response	
				No Response	
		X			
				No Response	
6.3	Do you agree with our cost assumptions?			No Response	
				No Response	
				No Response	
				No Response	
		X			
				No Response	

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
6.4	Do you agree with our development cost and phasing assumptions?			No Response	
				No Response	
				No Response	
				No Response	
				As above – need to ensure all road costs, drainage costs, including SuDS are taken into account.	
				No Response	
7.1	Do the above hypothetical schemes adequately cover the necessary range of development likely to come forward in Kirklees? If not, please detail below.			No Response	
				No Response	
				No Response	
				No Response	
		X			
				No Response	
7.2	Do you agree with these value assumptions?			No Response	
				No Response	
				No Response	
				No Response	
				No Response	
				No Response	

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
7.3	Do you agree with these cost assumptions?			No Response	
				No Response	
				No Response	
				No Response	
				No Response	
7.4	Do you agree with our development cost and phasing assumptions?			No Response	
				No Response	
				No Response	
				No Response	
				No Response	
8.1	Please comment on your experience of commercial land values in Kirklees			No Response	
				No Response	
				No Response	
				No Response	
				No Response	



# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments	
		Yes	NO			
9	Sensitivity analysis for policy and market changes - Please comment as to whether or not you agree with the proposed approach.			No Response		
				No Response		
				No Response		
					No Response	
					Affordable – try 10% instead of 15. Zero carbon building say plus 10%. Sustainable Urban Drainage Systems (SUDS) add 5 % or 10% to build costs. Road costs - potential increases in cost.	
			No Response			

# Kirklees Council

Question number	Question	Quantitative Response		Written responses	Cushman & Wakefield comments
		Yes	NO		
10	May we contact you further			No Response	
		X			
		X		<p>We trust that Cushman &amp; Wakefield and the Council will review and consider the above representations in their ongoing viability evidence base work as part of the Local Plan preparation process.</p> <p>Our client wishes to work with the Council in the future to ensure the delivery of a robust, viable and deliverable Local Plan document. In this regard should you need any further information or wish to discuss anything further, please do not hesitate to contact me.</p> <p>We write on behalf of our client Barratt Homes and David Wilson Homes (BDW) to provide comments in response to the Kirklees Local Plan and Community Infrastructure Levy Evidence Base Questionnaire consultation.</p> <p>As you will be aware our client is one of the UK's leading house builders, who have a number of site interests across Kirklees and are therefore very keen to engage with the Council and assist in the preparation of sound Local Plan and CIL documentation which is positively prepared, justified, effective and consistent.</p> <p>Prior to setting out our comments in response to the relevant sections of the questionnaire, we would firstly like to raise our concern over the length of the consultation period. The questionnaire was distributed on the 29th June 2015 with a deadline of the 4th July 2015, providing only 5 days in which to respond.</p> <p>As this consultation presents a starting point for the creation of the Council's viability evidence base for the Local Plan, which relates to not</p>	

# Kirklees Council

		Quantitative Response		Written responses	Cushman & Wakefield comments
Question number	Question	Yes	NO		
				<p>only CIL but to all other viability matters including the provision of affordable housing, we consider that a more appropriate timescale should have been provided. Whilst this letter seeks to provide a response to the stakeholder questionnaire, our client reserve the right to provide additional comments and evidence to this process in due course.</p> <p>The following written representations set out our client's comments on the Kirklees Local Plan and Community Infrastructure Levy Evidence Base Questionnaire which we trust will assist the Council in preparing a sound and robust evidence base for the forthcoming Kirklees Local Plan.</p> <p>This response contains commercially sensitive information and consequently our client requests that the information contained is treated as private and confidential.</p>	

## Appendix 5: List of stakeholders invited to participate in viability consultation June 2015.

117 Design	Indigo Planning
Acumen	Jephson Housing Associaton Group
Architecture and Design Partnership	John Radcliffe and Sons Ltd
Barnsley Council	Johnni Johnson Housing Trust
Barratt Homes	Johnson Brook
Barton Wilmore	Jones Homes (Northern) Ltd
Ben Bailey Homes	Keepmoat
Bovis Homes Limited	KeyLand Developments Limited
Bradford Council	Leeds City Council
Bramleys	Malcolm Sizer Planning Ltd
Calderdale Metropolitan Borough Council	Martin Walsh Associates
Carter Jonas	Miller Homes
City of York Council	Oldham Council
Conroy Brook	PB Planning Ltd
Craven District Council	Peacock and Smith
Darren Smith Homes	Peak District National Park Authority
David Storrie Associates Ltd	Persimmon Homes
David Wilson Homes Northern Limited	Persimmon Homes West Yorkshire
Eagland Planning Associates	Redrow Homes Yorkshire
Farrar Bamforth Associates Limited	Robert Halstead
Hanson Chartered Surveyors	Savills
Harrogate Borough Council	Selby District Council
Harworth Estates Ltd	Spawforth Associates
High Peak Borough Council	Taylor Wimpey UK Ltd
Highways Agency	Wakefield Council
Home Builders Federation	White Young Green
I.D. Planning	

## Appendix 6: Residential development appraisal results

**Residential Area Wide Viability Analysis 40% Affordable Housing**

Value Area	Scheme	Site Size (hectares)	Market floor coverage (sq m)	Benchmark Land Value per hectare with abnormal allowance (£)	Actual Benchmark Land Value (£) applied to site size	Residual Land Value of scheme (£)	Headroom for CIL (residual Land Value minus actual benchmark Land Value) (£)	Headroom for CIL (£ per sq m)	Average Maximum Available for CIL (£)
1	0	0.14	529	£1,359,050.00	£190,267.00	£406,619.17	£216,352.17	£408.83	
	1	0.25	945	£1,359,050.00	£339,762.50	£726,105.67	£386,343.17	£408.83	
	2	0.70	1,667	£1,359,050.00	£951,335.00	£912,792.05	-£38,542.95	-£23.12	
	3	1.50	3,405	£1,359,050.00	£2,038,575.00	£1,751,711.76	-£286,863.24	-£84.25	
	4	2.50	5,542	£1,359,050.00	£3,397,625.00	£2,720,318.86	-£677,306.14	-£122.21	
	5	3.50	7,931	£1,359,050.00	£4,756,675.00	£3,903,223.74	-£853,451.26	-£107.61	
	6	4.50	10,223	£1,359,050.00	£6,115,725.00	£4,960,028.54	-£1,155,696.46	-£113.05	
	7	6.50	14,749	£1,359,050.00	£8,833,825.00	£7,251,393.45	-£1,582,431.55	-£107.29	
	8	8.00	18,154	£1,359,050.00	£10,872,400.00	£8,826,740.20	-£2,045,659.80	-£112.68	
	9	10.00	22,680	£1,359,050.00	£13,590,500.00	£10,857,514.58	-£2,732,985.42	-£120.50	<b>£2.69</b>
2	0	0.14	529	£1,173,725.00	£164,321.50	£334,973.65	£170,652.15	£322.47	
	1	0.25	945	£1,173,725.00	£293,431.25	£598,167.23	£304,735.98	£322.47	
	2	0.70	1,667	£1,173,725.00	£821,607.50	£692,757.65	-£128,849.85	-£77.29	
	3	1.50	3,405	£1,173,725.00	£1,760,587.50	£1,307,939.42	-£452,648.08	-£132.94	
	4	2.50	5,542	£1,173,725.00	£2,934,312.50	£2,032,419.43	-£901,893.07	-£162.74	
	5	3.50	7,931	£1,173,725.00	£4,108,037.50	£2,923,056.20	-£1,184,981.30	-£149.41	
	6	4.50	10,223	£1,173,725.00	£5,281,762.50	£3,756,552.80	-£1,525,209.70	-£149.19	
	7	6.50	14,749	£1,173,725.00	£7,629,212.50	£5,427,185.23	-£2,202,027.27	-£149.30	
	8	8.00	18,154	£1,173,725.00	£9,389,800.00	£6,622,154.39	-£2,767,645.61	-£152.45	
	9	10.00	22,680	£1,173,725.00	£11,737,250.00	£8,176,656.56	-£3,560,593.44	-£156.99	<b>-£48.54</b>
3	0	0.14	529	£988,400.00	£138,376.00	£263,179.20	£124,803.20	£235.83	
	1	0.25	945	£988,400.00	£247,100.00	£469,962.85	£222,862.85	£235.83	
	2	0.70	1,667	£988,400.00	£691,880.00	£467,435.46	-£224,444.54	-£134.64	
	3	1.50	3,405	£988,400.00	£1,482,600.00	£864,586.60	-£618,013.40	-£181.50	
	4	2.50	5,542	£988,400.00	£2,471,000.00	£1,321,337.47	-£1,149,662.53	-£207.45	
	5	3.50	7,931	£988,400.00	£3,459,400.00	£1,950,230.53	-£1,509,169.47	-£190.29	
	6	4.50	10,223	£988,400.00	£4,447,800.00	£2,504,545.75	-£1,943,254.25	-£190.09	
	7	6.50	14,749	£988,400.00	£6,424,600.00	£3,632,720.35	-£2,791,879.65	-£189.29	
	8	8.00	18,154	£988,400.00	£7,907,200.00	£4,412,642.49	-£3,494,557.51	-£192.50	
	9	10.00	22,680	£988,400.00	£9,884,000.00	£5,470,287.32	-£4,413,712.68	-£194.61	<b>-£100.87</b>
4	0	0.14	529	£803,075.00	£112,430.50	£191,347.97	£78,917.47	£149.13	
	1	0.25	945	£803,075.00	£200,768.75	£341,692.80	£140,924.05	£149.13	
	2	0.70	1,667	£803,075.00	£562,152.50	£244,869.05	-£317,283.45	-£190.33	
	3	1.50	3,405	£803,075.00	£1,204,612.50	£419,431.31	-£785,181.19	<b>-£230.60</b>	
	4	2.50	5,542	£803,075.00	£2,007,687.50	£621,623.22	-£1,386,064.28	<b>-£250.10</b>	
	5	3.50	7,931	£803,075.00	£2,810,762.50	£956,418.46	-£1,854,344.04	<b>-£233.81</b>	
	6	4.50	10,223	£803,075.00	£3,613,837.50	£1,276,061.68	-£2,337,775.82	<b>-£228.68</b>	
	7	6.50	14,749	£803,075.00	£5,219,987.50	£1,807,903.46	-£3,412,084.04	<b>-£231.34</b>	
	8	8.00	18,154	£803,075.00	£6,424,600.00	£2,202,074.37	-£4,222,525.63	<b>-£232.59</b>	
	9	10.00	22,680	£803,075.00	£8,030,750.00	£2,782,575.07	-£5,248,174.93	<b>-£231.40</b>	<b>-£153.06</b>
5	0	0.14	529	£617,750.00	£86,485.00	£83,149.22	-£3,335.78	<b>-£6.30</b>	
	1	0.25	945	£617,750.00	£154,437.50	£148,480.75	-£5,956.75	<b>-£6.30</b>	
	2	0.70	1,667	£617,750.00	£432,425.00	-£91,009.85	-£523,434.85	<b>-£314.00</b>	
	3	1.50	3,405	£617,750.00	£926,625.00	-£250,876.60	-£1,177,501.60	<b>-£345.82</b>	
	4	2.50	5,542	£617,750.00	£1,544,375.00	-£463,680.83	-£2,008,055.83	<b>-£362.33</b>	
	5	3.50	7,931	£617,750.00	£2,162,125.00	-£577,786.20	-£2,739,911.20	<b>-£345.47</b>	
	6	4.50	10,223	£617,750.00	£2,779,875.00	-£687,426.18	-£3,467,301.18	<b>-£339.17</b>	
	7	6.50	14,749	£617,750.00	£4,015,375.00	-£1,032,815.70	-£5,048,190.70	<b>-£342.27</b>	
	8	8.00	18,154	£617,750.00	£4,942,000.00	-£1,270,289.43	-£6,212,289.43	<b>-£342.20</b>	
	9	10.00	22,680	£617,750.00	£6,177,500.00	-£1,533,712.27	-£7,711,212.27	<b>-£340.00</b>	<b>-£274.39</b>

# Kirklees Council

Residential Area Wide Viability Analysis 30% Affordable Housing									
Value Area	Scheme	Site Size (hectares)	Market floor coverage (sq m)	Benchmark Land Value per hectare with abnormal allowance (£)	Actual Benchmark Land Value (£) applied to site size	Residual Land Value of scheme (£)	Headroom for CIL (residual Land Value minus actual benchmark Land Value) (£)	Headroom for CIL (£ per sq m)	Average Maximum Available for CIL (£)
1	0	0.14	529	£1,359,050.00	£190,267.00	£398,441.60	£208,174.60	£393.38	
	1	0.25	945	£1,359,050.00	£339,762.50	£711,502.85	£371,740.35	£393.38	
	2	0.70	1,927	£1,359,050.00	£951,335.00	£1,176,690.81	£225,355.81	£116.95	
	3	1.50	3,922	£1,359,050.00	£2,038,575.00	£2,281,749.84	£243,174.84	£62.00	
	4	2.50	6,571	£1,359,050.00	£3,397,625.00	£3,729,282.37	£331,657.37	£50.47	
	5	3.50	9,217	£1,359,050.00	£4,756,675.00	£5,142,478.27	£385,803.27	£41.86	
	6	4.50	11,921	£1,359,050.00	£6,115,725.00	£6,465,975.41	£350,250.41	£29.38	
	7	6.50	17,216	£1,359,050.00	£8,833,825.00	£9,544,873.72	£711,048.72	£41.30	
	8	8.00	21,033	£1,359,050.00	£10,872,400.00	£11,458,563.73	£586,163.73	£27.87	
	9	10.00	26,231	£1,359,050.00	£13,590,500.00	£14,075,328.35	£484,828.35	£18.48	<b>£117.51</b>
2	0	0.14	529	£1,173,725.00	£164,321.50	£326,860.56	£162,539.06	£307.14	
	1	0.25	945	£1,173,725.00	£293,431.25	£583,679.57	£290,248.32	£307.14	
	2	0.70	1,927	£1,173,725.00	£821,607.50	£916,116.00	£94,508.50	£49.04	
	3	1.50	3,922	£1,173,725.00	£1,760,587.50	£1,772,726.84	£12,139.34	£3.10	
	4	2.50	6,571	£1,173,725.00	£2,934,312.50	£2,886,971.12	£-47,341.38	£-7.20	
	5	3.50	9,217	£1,173,725.00	£4,108,037.50	£4,008,139.58	£-99,897.92	£-10.84	
	6	4.50	11,921	£1,173,725.00	£5,281,762.50	£5,046,668.03	£-235,094.47	£-19.72	
	7	6.50	17,216	£1,173,725.00	£7,629,212.50	£7,451,437.64	£-177,774.86	£-10.33	
	8	8.00	21,033	£1,173,725.00	£9,389,800.00	£8,914,148.04	£-475,651.96	£-22.61	
	9	10.00	26,231	£1,173,725.00	£11,737,250.00	£10,921,810.32	£-815,439.68	£-31.09	<b>£56.46</b>
3	0	0.14	529	£988,400.00	£138,376.00	£255,335.86	£116,959.86	£221.01	
	1	0.25	945	£988,400.00	£247,100.00	£455,956.90	£208,856.90	£221.01	
	2	0.70	1,927	£988,400.00	£691,880.00	£660,442.19	£-31,437.81	£-16.31	
	3	1.50	3,922	£988,400.00	£1,482,600.00	£1,269,641.82	£-212,958.18	£-54.30	
	4	2.50	6,571	£988,400.00	£2,471,000.00	£2,069,316.67	£-401,683.33	£-61.13	
	5	3.50	9,217	£988,400.00	£3,459,400.00	£2,868,666.66	£-590,733.34	£-64.09	
	6	4.50	11,921	£988,400.00	£4,447,800.00	£3,631,802.58	£-815,997.42	£-68.45	
	7	6.50	17,216	£988,400.00	£6,424,600.00	£5,346,595.59	£-1,078,004.41	£-62.62	
	8	8.00	21,033	£988,400.00	£7,907,200.00	£6,356,216.17	£-1,550,983.83	£-73.74	
	9	10.00	26,231	£988,400.00	£9,884,000.00	£7,816,195.75	£-2,067,804.25	£-78.83	<b>£-3.74</b>
4	0	0.14	529	£803,075.00	£112,430.50	£183,783.58	£71,353.08	£134.83	
	1	0.25	945	£803,075.00	£200,768.75	£328,184.97	£127,416.22	£134.83	
	2	0.70	1,927	£803,075.00	£562,152.50	£402,551.90	£-159,600.60	£-82.82	
	3	1.50	3,922	£803,075.00	£1,204,612.50	£757,700.60	£-446,911.90	<b>£-113.95</b>	
	4	2.50	6,571	£803,075.00	£2,007,687.50	£1,237,181.79	£-770,505.71	<b>£-117.26</b>	
	5	3.50	9,217	£803,075.00	£2,810,762.50	£1,729,662.67	£-1,081,099.83	<b>£-117.29</b>	
	6	4.50	11,921	£803,075.00	£3,613,837.50	£2,180,925.41	£-1,432,912.09	<b>£-120.20</b>	
	7	6.50	17,216	£803,075.00	£5,219,987.50	£3,238,108.39	£-1,981,879.11	<b>£-115.12</b>	
	8	8.00	21,033	£803,075.00	£6,424,600.00	£3,808,649.02	£-2,615,950.98	<b>£-124.37</b>	
	9	10.00	26,231	£803,075.00	£8,030,750.00	£4,683,516.21	£-3,347,233.79	<b>£-127.61</b>	<b>£-64.90</b>
5	0	0.14	529	£617,750.00	£86,485.00	£76,145.16	£-10,339.84	<b>£-19.54</b>	
	1	0.25	945	£617,750.00	£154,437.50	£135,973.50	£-18,464.00	<b>£-19.54</b>	
	2	0.70	1,927	£617,750.00	£432,425.00	£16,779.01	£-415,645.99	<b>£-215.70</b>	
	3	1.50	3,922	£617,750.00	£926,625.00	£-13,106.11	£-939,731.11	<b>£-239.61</b>	
	4	2.50	6,571	£617,750.00	£1,544,375.00	£-26,213.31	£-1,570,588.31	<b>£-239.02</b>	
	5	3.50	9,217	£617,750.00	£2,162,125.00	£1.00	£-2,162,124.00	<b>£-234.58</b>	
	6	4.50	11,921	£617,750.00	£2,779,875.00	£-26,213.31	£-2,806,088.31	<b>£-235.39</b>	
	7	6.50	17,216	£617,750.00	£4,015,375.00	£1.00	£-4,015,374.00	<b>£-233.24</b>	
	8	8.00	21,033	£617,750.00	£4,942,000.00	£-104,856.51	£-5,046,856.51	<b>£-239.95</b>	
	9	10.00	26,231	£617,750.00	£6,177,500.00	£-104,856.51	£-6,282,356.51	<b>£-239.50</b>	<b>£-191.61</b>

**Residential Area Wide Viability Analysis 25% Affordable Housing**

Value Area	Scheme	Site Size (hectares)	Market floor coverage (sq m)	Benchmark Land Value per hectare with abnormal allowance (£)	Actual Benchmark Land Value (£) applied to site size	Residual Land Value of scheme (£)	Headroom for CIL (residual Land Value minus actual benchmark Land Value) (£)	Headroom for CIL (£ per sq m)	Average Maximum Available for CIL (£)
1	0	0.14	529	£1,359,050.00	£190,267.00	£394,856.90	£204,589.90	£386.60	
	1	0.25	945	£1,359,050.00	£339,762.50	£705,101.61	£365,339.11	£386.60	
	2	0.70	2,032	£1,359,050.00	£951,335.00	£1,282,601.14	£331,266.14	£163.02	
	3	1.50	4,229	£1,359,050.00	£2,038,575.00	£2,542,430.08	£503,855.08	£119.14	
	4	2.50	7,185	£1,359,050.00	£3,397,625.00	£4,314,663.80	£917,038.80	£127.63	
	5	3.50	10,091	£1,359,050.00	£4,756,675.00	£5,934,201.99	£1,177,526.99	£116.69	
	6	4.50	12,892	£1,359,050.00	£6,115,725.00	£7,416,134.08	£1,300,409.08	£100.87	
	7	6.50	18,397	£1,359,050.00	£8,833,825.00	£10,611,741.81	£1,777,916.81	£96.64	
	8	8.00	22,579	£1,359,050.00	£10,872,400.00	£12,881,516.35	£2,009,116.35	£88.98	
	9	10.00	28,286	£1,359,050.00	£13,590,500.00	£15,921,415.60	£2,330,915.60	£82.41	<b>£166.86</b>
2	0	0.14	529	£1,173,725.00	£164,321.50	£323,368.85	£159,047.35	£300.54	
	1	0.25	945	£1,173,725.00	£293,431.25	£577,444.38	£284,013.13	£300.54	
	2	0.70	2,032	£1,173,725.00	£821,607.50	£1,013,386.27	£191,778.77	£94.38	
	3	1.50	4,229	£1,173,725.00	£1,760,587.50	£1,997,906.04	£237,318.54	£56.12	
	4	2.50	7,185	£1,173,725.00	£2,934,312.50	£3,409,234.09	£474,921.59	£66.10	
	5	3.50	10,091	£1,173,725.00	£4,108,037.50	£4,694,293.57	£586,256.07	£58.10	
	6	4.50	12,892	£1,173,725.00	£5,281,762.50	£5,865,165.51	£583,403.01	£45.25	
	7	6.50	18,397	£1,173,725.00	£7,629,212.50	£8,376,874.13	£747,661.63	£40.64	
	8	8.00	22,579	£1,173,725.00	£9,389,800.00	£10,154,938.15	£765,138.15	£33.89	
	9	10.00	28,286	£1,173,725.00	£11,737,250.00	£12,554,019.59	£816,769.59	£28.88	<b>£102.44</b>
3	0	0.14	529	£988,400.00	£138,376.00	£251,881.06	£113,505.06	£214.48	
	1	0.25	945	£988,400.00	£247,100.00	£449,787.61	£202,687.61	£214.48	
	2	0.70	2,032	£988,400.00	£691,880.00	£745,525.44	£53,645.44	£26.40	
	3	1.50	4,229	£988,400.00	£1,482,600.00	£1,442,688.03	£-39,911.97	£-9.44	
	4	2.50	7,185	£988,400.00	£2,471,000.00	£2,499,386.00	£28,386.00	£3.95	
	5	3.50	10,091	£988,400.00	£3,459,400.00	£3,453,429.64	£-5,970.36	£-0.59	
	6	4.50	12,892	£988,400.00	£4,447,800.00	£4,325,102.96	£-122,697.04	£-9.52	
	7	6.50	18,397	£988,400.00	£6,424,600.00	£6,127,881.34	£-296,718.66	£-16.13	
	8	8.00	22,579	£988,400.00	£7,907,200.00	£7,443,094.05	£-464,105.95	£-20.55	
	9	10.00	28,286	£988,400.00	£9,884,000.00	£9,211,832.23	£-672,167.77	£-23.76	<b>£37.93</b>
4	0	0.14	529	£803,075.00	£112,430.50	£180,421.63	£67,991.13	£128.48	
	1	0.25	945	£803,075.00	£200,768.75	£322,181.49	£121,412.74	£128.48	
	2	0.70	2,032	£803,075.00	£562,152.50	£472,287.43	£-89,865.07	£-44.22	
	3	1.50	4,229	£803,075.00	£1,204,612.50	£893,571.01	£-311,041.49	<b>£-73.55</b>	
	4	2.50	7,185	£803,075.00	£2,007,687.50	£1,591,412.35	£-416,275.15	<b>£-57.94</b>	
	5	3.50	10,091	£803,075.00	£2,810,762.50	£2,201,628.40	£-609,134.10	<b>£-60.36</b>	
	6	4.50	12,892	£803,075.00	£3,613,837.50	£2,771,851.15	£-841,986.35	<b>£-65.31</b>	
	7	6.50	18,397	£803,075.00	£5,219,987.50	£3,899,909.13	£-1,320,078.37	<b>£-71.76</b>	
	8	8.00	22,579	£803,075.00	£6,424,600.00	£4,669,558.55	£-1,755,041.45	<b>£-77.73</b>	
	9	10.00	28,286	£803,075.00	£8,030,750.00	£5,842,295.98	£-2,188,454.02	<b>£-77.37</b>	<b>£-27.13</b>
5	0	0.14	529	£617,750.00	£86,485.00	£72,923.29	£-13,561.71	<b>£-25.63</b>	
	1	0.25	945	£617,750.00	£154,437.50	£130,220.16	£-24,217.34	<b>£-25.63</b>	
	2	0.70	2,032	£617,750.00	£432,425.00	£66,449.90	£-365,975.10	<b>£-180.11</b>	
	3	1.50	4,229	£617,750.00	£926,625.00	£66,044.47	£-860,580.53	<b>£-203.50</b>	
	4	2.50	7,185	£617,750.00	£1,544,375.00	£209,716.11	£-1,334,658.89	<b>£-185.76</b>	
	5	3.50	10,091	£617,750.00	£2,162,125.00	£306,000.26	£-1,856,124.74	<b>£-183.94</b>	
	6	4.50	12,892	£617,750.00	£2,779,875.00	£402,242.87	£-2,377,632.13	<b>£-184.43</b>	
	7	6.50	18,397	£617,750.00	£4,015,375.00	£448,888.43	£-3,566,486.57	<b>£-193.86</b>	
	8	8.00	22,579	£617,750.00	£4,942,000.00	£492,115.84	£-4,449,884.16	<b>£-197.08</b>	
	9	10.00	28,286	£617,750.00	£6,177,500.00	£699,542.15	£-5,477,957.85	<b>£-193.66</b>	<b>£-157.36</b>



# Kirklees Council

Residential Area Wide Viability Analysis 20% Affordable Housing									
Value Area	Scheme	Site Size (hectares)	Market floor coverage (sq m)	Benchmark Land Value per hectare with abnormal allowance (£)	Actual Benchmark Land Value (£) applied to site size	Residual Land Value of scheme (£)	Headroom for CIL (residual Land Value minus actual benchmark Land Value) (£)	Headroom for CIL (£ per sq m)	Average Maximum Available for CIL (£)
1	0	0.14	529	£1,359,050	£190,267	£391,496	£201,229	£380	
	1	0.25	945	£1,359,050	£339,763	£699,100	£359,338	£380	
	2	0.70	2,164	£1,359,050	£951,335	£1,429,185	£477,850	£221	
	3	1.50	4,516	£1,359,050	£2,038,575	£2,843,557	£804,982	£178	
	4	2.50	7,597	£1,359,050	£3,397,625	£4,720,190	£1,322,565	£174	
	5	3.50	10,588	£1,359,050	£4,756,675	£6,426,921	£1,670,246	£158	
	6	4.50	13,564	£1,359,050	£6,115,725	£8,014,391	£1,898,666	£140	
	7	6.50	19,683	£1,359,050	£8,833,825	£11,799,436	£2,965,611	£151	
	8	8.00	24,257	£1,359,050	£10,872,400	£14,458,192	£3,585,792	£148	
	9	10.00	30,244	£1,359,050	£13,590,500	£17,648,810	£4,058,310	£134	<b>£206.41</b>
2	0	0.14	529	£1,173,725	£164,322	£320,083	£155,761	£294	
	1	0.25	945	£1,173,725	£293,431	£571,576	£278,145	£294	
	2	0.70	2,164	£1,173,725	£821,608	£1,144,641	£323,034	£149	
	3	1.50	4,516	£1,173,725	£1,760,588	£2,257,352	£496,764	£110	
	4	2.50	7,597	£1,173,725	£2,934,313	£3,776,209	£841,897	£111	
	5	3.50	10,588	£1,173,725	£4,108,038	£5,128,305	£1,020,267	£96	
	6	4.50	13,564	£1,173,725	£5,281,763	£6,382,350	£1,100,587	£81	
	7	6.50	19,683	£1,173,725	£7,629,213	£9,413,064	£1,783,852	£91	
	8	8.00	24,257	£1,173,725	£9,389,800	£11,512,541	£2,122,741	£88	
	9	10.00	30,244	£1,173,725	£11,737,250	£14,113,174	£2,375,924	£79	<b>£139.30</b>
3	0	0.14	529	£988,400	£138,376	£248,706	£110,330	£208	
	1	0.25	945	£988,400	£247,100	£444,119	£197,019	£208	
	2	0.70	2,164	£988,400	£691,880	£854,411	£162,531	£75	
	3	1.50	4,516	£988,400	£1,482,600	£1,677,723	£195,123	£43	
	4	2.50	7,597	£988,400	£2,471,000	£2,803,676	£332,676	£44	
	5	3.50	10,588	£988,400	£3,459,400	£3,841,028	£381,628	£36	
	6	4.50	13,564	£988,400	£4,447,800	£4,766,828	£319,028	£24	
	7	6.50	19,683	£988,400	£6,424,600	£7,032,301	£607,701	£31	
	8	8.00	24,257	£988,400	£7,907,200	£8,580,838	£673,638	£28	
	9	10.00	30,244	£988,400	£9,884,000	£10,489,346	£605,346	£20	<b>£71.73</b>
4	0	0.14	529	£803,075	£112,431	£177,312	£64,881	£123	
	1	0.25	945	£803,075	£200,769	£316,628	£115,860	£123	
	2	0.70	2,164	£803,075	£562,153	£567,126	£4,973	£2	
	3	1.50	4,516	£803,075	£1,204,613	£1,087,906	-£116,707	<b>-£26</b>	
	4	2.50	7,597	£803,075	£2,007,688	£1,848,771	-£158,917	<b>-£21</b>	
	5	3.50	10,588	£803,075	£2,810,763	£2,519,373	-£291,389	<b>-£28</b>	
	6	4.50	13,564	£803,075	£3,613,838	£3,135,304	-£478,533	<b>-£35</b>	
	7	6.50	19,683	£803,075	£5,219,988	£4,613,159	-£606,829	<b>-£31</b>	
	8	8.00	24,257	£803,075	£6,424,600	£5,633,527	-£791,073	<b>-£33</b>	
	9	10.00	30,244	£803,075	£8,030,750	£6,906,287	-£1,124,463	<b>-£37</b>	<b>£3.73</b>
5	0	0.14	529	£617,750	£86,485	£69,912	-£16,573	<b>-£31</b>	
	1	0.25	945	£617,750	£154,438	£124,842	-£29,595	<b>-£31</b>	
	2	0.70	2,164	£617,750	£432,425	£135,093	-£297,332	<b>-£137</b>	
	3	1.50	4,516	£617,750	£926,625	£201,014	-£725,611	<b>-£161</b>	
	4	2.50	7,597	£617,750	£1,544,375	£396,902	-£1,147,473	<b>-£151</b>	
	5	3.50	10,588	£617,750	£2,162,125	£537,483	-£1,624,642	<b>-£153</b>	
	6	4.50	13,564	£617,750	£2,779,875	£653,709	-£2,126,166	<b>-£157</b>	
	7	6.50	19,683	£617,750	£4,015,375	£957,726	-£3,057,649	<b>-£155</b>	
	8	8.00	24,257	£617,750	£4,942,000	£1,167,212	-£3,774,788	<b>-£156</b>	
	9	10.00	30,244	£617,750	£6,177,500	£1,428,997	-£4,748,503	<b>-£157</b>	<b>-£128.99</b>

**Residential Area Wide Viability Analysis 15% Affordable Housing**

Value Area	Scheme	Site Size (hectares)	Market floor coverage (sq m)	Benchmark Land Value per hectare with abnormal allowance (£)	Actual Benchmark Land Value (£) applied to site size	Residual Land Value of scheme (£)	Headroom for CIL (residual Land Value minus actual benchmark Land Value) (£)	Headroom for CIL (£ per sq m)	Average Maximum Available for CIL (£)
1	0	0.14	529	£1,359,050.00	£190,267.00	£388,471.67	£198,204.67	£374.54	
	1	0.25	945	£1,359,050.00	£339,762.50	£693,699.41	£353,936.91	£374.54	
	2	0.70	2,234	£1,359,050.00	£951,335.00	£1,454,679.66	£503,344.66	£225.31	
	3	1.50	4,951	£1,359,050.00	£2,038,575.00	£3,283,443.57	£1,244,868.57	£251.44	
	4	2.50	8,009	£1,359,050.00	£3,397,625.00	£5,073,274.01	£1,675,649.01	£209.22	
	5	3.50	11,175	£1,359,050.00	£4,756,675.00	£6,951,105.25	£2,194,430.25	£196.37	
	6	4.50	14,543	£1,359,050.00	£6,115,725.00	£8,916,239.73	£2,800,514.73	£192.57	
	7	6.50	20,662	£1,359,050.00	£8,833,825.00	£12,682,423.98	£3,848,598.98	£186.26	
	8	8.00	25,718	£1,359,050.00	£10,872,400.00	£15,816,585.88	£4,944,185.88	£192.25	
	9	10.00	32,194	£1,359,050.00	£13,590,500.00	£19,409,813.62	£5,819,313.62	£180.76	<b>£238.32</b>
2	0	0.14	529	£1,173,725.00	£164,321.50	£317,104.32	£152,782.82	£288.71	
	1	0.25	945	£1,173,725.00	£293,431.25	£566,257.71	£272,826.46	£288.71	
	2	0.70	2,234	£1,173,725.00	£821,607.50	£1,159,797.88	£338,190.38	£151.38	
	3	1.50	4,951	£1,173,725.00	£1,760,587.50	£2,640,925.43	£880,337.93	£177.81	
	4	2.50	8,009	£1,173,725.00	£2,934,312.50	£4,065,937.14	£1,131,624.64	£141.29	
	5	3.50	11,175	£1,173,725.00	£4,108,037.50	£5,562,319.96	£1,454,282.46	£130.14	
	6	4.50	14,543	£1,173,725.00	£5,281,762.50	£7,182,269.58	£1,900,507.08	£130.68	
	7	6.50	20,662	£1,173,725.00	£7,629,212.50	£10,181,705.81	£2,552,493.31	£123.54	
	8	8.00	25,718	£1,173,725.00	£9,389,800.00	£12,691,296.35	£3,301,496.35	£128.37	
	9	10.00	32,194	£1,173,725.00	£11,737,250.00	£15,615,933.20	£3,878,683.20	£120.48	<b>£168.11</b>
3	0	0.14	529	£988,400.00	£138,376.00	£245,718.44	£107,342.44	£202.84	
	1	0.25	945	£988,400.00	£247,100.00	£438,782.93	£191,682.93	£202.84	
	2	0.70	2,234	£988,400.00	£691,880.00	£858,942.50	£167,062.50	£74.78	
	3	1.50	4,951	£988,400.00	£1,482,600.00	£2,002,773.61	£520,173.61	£105.06	
	4	2.50	8,009	£988,400.00	£2,471,000.00	£3,053,798.73	£582,798.73	£72.77	
	5	3.50	11,175	£988,400.00	£3,459,400.00	£4,189,330.52	£729,930.52	£65.32	
	6	4.50	14,543	£988,400.00	£4,447,800.00	£5,436,775.88	£988,975.88	£68.00	
	7	6.50	20,662	£988,400.00	£6,424,600.00	£7,671,159.71	£1,246,559.71	£60.33	
	8	8.00	25,718	£988,400.00	£7,907,200.00	£9,585,696.23	£1,678,496.23	£65.27	
	9	10.00	32,194	£988,400.00	£9,884,000.00	£11,789,667.57	£1,905,667.57	£59.19	<b>£97.64</b>
4	0	0.14	529	£803,075.00	£112,430.50	£174,370.12	£61,939.62	£117.04	
	1	0.25	945	£803,075.00	£200,768.75	£311,375.22	£110,606.47	£117.04	
	2	0.70	2,234	£803,075.00	£562,152.50	£561,235.79	£-916.71	£-0.41	
	3	1.50	4,951	£803,075.00	£1,204,612.50	£1,354,326.14	£149,713.64	<b>£30.24</b>	
	4	2.50	8,009	£803,075.00	£2,007,687.50	£2,053,973.09	£46,285.59	<b>£5.78</b>	
	5	3.50	11,175	£803,075.00	£2,810,762.50	£2,809,569.30	£-1,193.20	<b>£-0.11</b>	
	6	4.50	14,543	£803,075.00	£3,613,837.50	£3,711,163.32	£97,325.82	<b>£6.69</b>	
	7	6.50	20,662	£803,075.00	£5,219,987.50	£5,147,065.16	£-72,922.34	<b>£-3.53</b>	
	8	8.00	25,718	£803,075.00	£6,424,600.00	£6,461,113.90	£36,513.90	<b>£1.42</b>	
	9	10.00	32,194	£803,075.00	£8,030,750.00	£7,979,402.17	£-51,347.83	<b>£-1.59</b>	<b>£27.26</b>
5	0	0.14	529	£617,750.00	£86,485.00	£67,109.92	£-19,375.08	<b>£-36.61</b>	
	1	0.25	945	£617,750.00	£154,437.50	£119,839.14	£-34,598.36	<b>£-36.61</b>	
	2	0.70	2,234	£617,750.00	£432,425.00	£113,768.03	£-318,656.97	<b>£-142.64</b>	
	3	1.50	4,951	£617,750.00	£926,625.00	£388,162.82	£-538,462.18	<b>£-108.76</b>	
	4	2.50	8,009	£617,750.00	£1,544,375.00	£518,987.92	£-1,025,387.08	<b>£-128.03</b>	
	5	3.50	11,175	£617,750.00	£2,162,125.00	£727,222.58	£-1,434,902.42	<b>£-128.40</b>	
	6	4.50	14,543	£617,750.00	£2,779,875.00	£1,046,251.81	£-1,733,623.19	<b>£-119.21</b>	
	7	6.50	20,662	£617,750.00	£4,015,375.00	£1,328,515.57	£-2,686,859.43	<b>£-130.04</b>	
	8	8.00	25,718	£617,750.00	£4,942,000.00	£1,737,017.41	£-3,204,982.59	<b>£-124.62</b>	
	9	10.00	32,194	£617,750.00	£6,177,500.00	£2,177,170.48	£-4,000,329.52	<b>£-124.26</b>	<b>£-107.92</b>

# Kirklees Council

Residential Area Wide Viability Analysis 0% Affordable Housing									
Value Area	Scheme	Site Size (hectares)	Market floor coverage (sq m)	Benchmark Land Value per hectare with abnormal allowance (£)	Actual Benchmark Land Value (£) applied to site size	Residual Land Value of scheme (£)	Headroom for CIL (residual Land Value minus actual benchmark Land Value) (£)	Headroom for CIL (£ per sq m)	Average Maximum Available for CIL (£)
1	0	0.14	529	£1,359,050.00	£190,267.00	£380,630.16	£190,363.16	£359.72	
	1	0.25	945	£1,359,050.00	£339,762.50	£679,696.71	£339,934.21	£359.72	
	2	0.70	2,646	£1,359,050.00	£951,335.00	£1,891,684.83	£940,349.83	£355.39	
	3	1.50	5,670	£1,359,050.00	£2,038,575.00	£3,982,148.92	£1,943,573.92	£342.78	
	4	2.50	9,450	£1,359,050.00	£3,397,625.00	£6,469,906.11	£3,072,281.11	£325.11	
	5	3.50	13,230	£1,359,050.00	£4,756,675.00	£8,882,186.71	£4,125,511.71	£311.83	
	6	4.50	17,010	£1,359,050.00	£6,115,725.00	£11,120,905.16	£5,005,180.16	£294.25	
	7	6.50	24,570	£1,359,050.00	£8,833,825.00	£16,329,925.25	£7,496,100.25	£305.09	
	8	8.00	30,240	£1,359,050.00	£10,872,400.00	£19,963,234.72	£9,090,834.72	£300.62	
	9	10.00	37,800	£1,359,050.00	£13,590,500.00	£24,426,131.50	£10,835,631.50	£286.66	<b>£324.12</b>
2	0	0.14	529	£1,173,725.00	£164,321.50	£309,299.32	£144,977.82	£273.96	
	1	0.25	945	£1,173,725.00	£293,431.25	£552,320.21	£258,888.96	£273.96	
	2	0.70	2,646	£1,173,725.00	£821,607.50	£1,537,642.85	£716,035.35	£270.61	
	3	1.50	5,670	£1,173,725.00	£1,760,587.50	£3,245,029.05	£1,484,441.55	£261.81	
	4	2.50	9,450	£1,173,725.00	£2,934,312.50	£5,282,263.79	£2,347,951.29	£248.46	
	5	3.50	13,230	£1,173,725.00	£4,108,037.50	£7,256,608.41	£3,148,570.91	£237.99	
	6	4.50	17,010	£1,173,725.00	£5,281,762.50	£9,103,334.85	£3,821,572.35	£224.67	
	7	6.50	24,570	£1,173,725.00	£7,629,212.50	£13,345,182.91	£5,715,970.41	£232.64	
	8	8.00	30,240	£1,173,725.00	£9,389,800.00	£16,312,083.69	£6,922,283.69	£228.91	
	9	10.00	37,800	£1,173,725.00	£11,737,250.00	£19,985,654.13	£8,248,404.13	£218.21	<b>£247.12</b>
3	0	0.14	529	£988,400.00	£138,376.00	£237,968.48	£99,592.48	£188.19	
	1	0.25	945	£988,400.00	£247,100.00	£424,943.71	£177,843.71	£188.19	
	2	0.70	2,646	£988,400.00	£691,880.00	£1,188,176.36	£496,296.36	£187.56	
	3	1.50	5,670	£988,400.00	£1,482,600.00	£2,509,208.58	£1,026,608.58	£181.06	
	4	2.50	9,450	£988,400.00	£2,471,000.00	£4,093,501.02	£1,622,501.02	£171.69	
	5	3.50	13,230	£988,400.00	£3,459,400.00	£5,624,246.85	£2,164,846.85	£163.63	
	6	4.50	17,010	£988,400.00	£4,447,800.00	£7,093,976.27	£2,646,176.27	£155.57	
	7	6.50	24,570	£988,400.00	£6,424,600.00	£10,351,416.13	£3,926,816.13	£159.82	
	8	8.00	30,240	£988,400.00	£7,907,200.00	£12,639,205.52	£4,732,005.52	£156.48	
	9	10.00	37,800	£988,400.00	£9,884,000.00	£15,529,107.53	£5,645,107.53	£149.34	<b>£170.15</b>
4	0	0.14	529	£803,075.00	£112,430.50	£166,637.64	£54,207.14	£102.43	
	1	0.25	945	£803,075.00	£200,768.75	£297,567.21	£96,798.46	£102.43	
	2	0.70	2,646	£803,075.00	£562,152.50	£832,859.22	£270,706.72	£102.31	
	3	1.50	5,670	£803,075.00	£1,204,612.50	£1,773,580.21	£568,967.71	<b>£100.35</b>	
	4	2.50	9,450	£803,075.00	£2,007,687.50	£2,899,621.96	£891,934.46	<b>£94.38</b>	
	5	3.50	13,230	£803,075.00	£2,810,762.50	£3,996,814.85	£1,186,052.35	<b>£89.65</b>	
	6	4.50	17,010	£803,075.00	£3,613,837.50	£5,032,833.73	£1,418,996.23	<b>£83.42</b>	
	7	6.50	24,570	£803,075.00	£5,219,987.50	£7,391,612.01	£2,171,624.51	<b>£88.39</b>	
	8	8.00	30,240	£803,075.00	£6,424,600.00	£8,982,332.51	£2,557,732.51	<b>£84.58</b>	
	9	10.00	37,800	£803,075.00	£8,030,750.00	£11,041,625.58	£3,010,875.58	<b>£79.65</b>	<b>£92.76</b>
5	0	0.14	529	£617,750.00	£86,485.00	£59,475.49	£-27,009.51	<b>-£51.04</b>	
	1	0.25	945	£617,750.00	£154,437.50	£106,206.24	£-48,231.26	<b>-£51.04</b>	
	2	0.70	2,646	£617,750.00	£432,425.00	£303,435.87	£-128,989.13	<b>-£48.75</b>	
	3	1.50	5,670	£617,750.00	£926,625.00	£667,526.23	£-259,098.77	<b>-£45.70</b>	
	4	2.50	9,450	£617,750.00	£1,544,375.00	£1,109,503.66	£-434,871.34	<b>-£46.02</b>	
	5	3.50	13,230	£617,750.00	£2,162,125.00	£1,534,212.73	£-627,912.27	<b>-£47.46</b>	
	6	4.50	17,010	£617,750.00	£2,779,875.00	£1,958,736.48	£-821,138.52	<b>-£48.27</b>	
	7	6.50	24,570	£617,750.00	£4,015,375.00	£2,836,347.24	£-1,179,027.76	<b>-£47.99</b>	
	8	8.00	30,240	£617,750.00	£4,942,000.00	£3,448,292.27	£-1,493,707.73	<b>-£49.40</b>	
	9	10.00	37,800	£617,750.00	£6,177,500.00	£4,297,101.20	£-1,880,398.80	<b>-£49.75</b>	<b>-£48.54</b>