

**MANSFIELD LOCAL PLAN –
WHOLE PLAN VIABILITY APPRAISAL ADDENDUM
POLICY H5 (CUSTOM AND SELF BUILD)**

**PREPARED ON BEHALF OF
MANSFIELD DISTRICT COUNCIL**



FEBRUARY 2019



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1.0 INTRODUCTION

- 1.1 Mansfield District Council ('the Council') is at an advanced stage of preparing a new Local Plan to cover the period 2013 to 2033. Submission of the plan for examination took place on 19 December 2018. In preparing the Local Plan the Council is required to ensure that the plan is deliverable and that the obligations and planning policy burdens do not threaten the viability of the developments identified in the plan.
- 1.2 Keppie Massie prepared a Whole Plan Viability Appraisal Update (December 2018) ("the update report"). This built on the Whole Plan and Community Infrastructure Levy Viability Assessment prepared by National CIL Service in June 2018, and reflected the Publication Draft of the Local Plan dated September 2018. The update report was therefore based on the most up to date versions of the plan policies and proposed allocation sites. It considered the impact of the plan policies on development both cumulatively but also on an individual basis to enable a greater degree of analysis of the impact of individual plan policies on viability.
- 1.3 Policy H5 of the Publication Draft of the Plan relates to Custom Build and Self-Build Homes. It requires that on development proposals of more than 100 homes, at least 5% of the dwelling plots should be provided as reasonably sized plots for self-build or custom build homes. In addition to the work undertaken in the original report we have specifically been asked to consider whether this policy requirement is viable.
- 1.4 This Addendum Report therefore considers the impact on viability of Policy H5 and in particular whether the inclusion of at least 5% of dwelling plots on proposals of more than 100 homes is viable. This Addendum Report should be read in conjunction with the update report and is derived from the same evidence base and assumptions.

2.0 METHODOLOGY

2.1 In preparing the update report a financial appraisal was prepared for each of the proposed allocations save for H1p Hermitage Mill. Table 2.1 contains details of these proposed allocations that are in excess of 100 dwellings and hence will be subject to the requirement for 5% of the plots to be provided as reasonably sized plots for custom and self-build. As well as the address the table contains details of the value zone in which the site is situated, the site type (ie. greenfield or brownfield) and also the capacity.

Ref	Address	Ward	Zone	Site Type	Capacity
H1a	Clipstone Road East	Newlands	1	GF	511
H1b	Land off Skegby Lane	Grange Farm	2	GF	194
H1c	Fields Farm, Abbott Road	Brick Kiln	1	GF	200
H1d	Three Thorn Hollow Farm	Ransoom Wood	1	GF	188
H1e	Land at Redruth Drive	Woodlands	1	GF	178
H1f	Former Rosebrook Primary School	Penniment	1	GF	134
H1g	Abbott Road	Penniment	1	GF	102
H1v	Stonebridge Lane / Sookholme Lane, Market Warsop	Market Warsop	1	GF	400

Table 2.1: Proposed Allocations greater than 100 Dwellings

- 2.2 We have utilised the viability testing that was undertaken for these allocations at table 2.1 and have adjusted the testing to reflect the requirement for 5% of the dwelling plots to be provided as custom or self-build. The policy states that these plots should be reasonably sized and we have therefore substituted 4 bed house types for the required number of self-build plots on each allocation.
- 2.3 A revised construction cost assessment has then been prepared for each of the allocations which is contained at **Appendix 1**. The construction cost assessment allows for an infrastructure cost per dwelling based on the allocation in question and also contains an allowance for grassing the serviced plots.
- 2.4 To inform the likely values of the serviced plots we have considered current asking prices for building plots within a 5 mile radius of Mansfield. Further details are provided at **Appendix 2**. With reference to this information the sites that are highlighted are located within Mansfield District. In relation to these sites we have included details of the respective affordable housing/value zone adopted in the Local Plan/update report.

- 2.5 A number of the sites listed comprise development sites that require preparation and servicing and hence are not really comparable for the purpose of this exercise. The data also includes a number of very large plots such as those at High Oakham Park which are not really typical of the type of developments likely on the allocation sites. Similarly there are a number of entries such as at Poplar Grove and Park Hall Road where plots in excess of 0.25 acres for large detached houses are for sale. We anticipate that in relation to the allocations being tested the plots for custom and self-build are likely to be smaller.
- 2.6 We have provided at table 2.2 details of the available plots that we consider to be most relevant in assessing the likely value of a self-build plot.

Value Zone	Address	Settlement	Price per plot
	Eyres Close	Skegby	£80,000
	East Lane	Edwinstowe	£80,000
2	Adj 72 Skegby Lane	Mansfield	£78,000
1	Mansfield Road	Mansfield	£70,000

Table 2.2: Available Housing Plots

- 2.7 The plot at Eyres Close, Skegby lies just to the west of the District Boundary and at the present time foundations have been laid. The site is also close to the Skegby Lane plot which is within Mansfield District and lies within Zone 2. The asking prices for these sites indicate that a typical build plot for a detached house in the Zone 2 area of Mansfield is likely to sell for a price in the region of £80,000. By way of comparison in our viability assessments for Zone 2 a 4 bed house has a net sales price of £264,000 so a plot value of £80,000 represents about one third of the value.
- 2.8 The plot at Mansfield Road is situated in Zone 1 and this is available for a slightly lower figure of £70,000. In comparison our viability testing for Zone 1 assumed a 4 bed house had a value of £226,000 so again a plot value of around £70,000 equates to around one third of the value of a completed house.
- 2.9 To test the viability of Policy H5 we have therefore assumed a serviced plot will sell for £70,000 in zone 1 and £80,000 in plot 2. Our financial appraisals are based on the same assumptions as those in the update report. This includes the application of sales and marketing costs at 2.5% of GDV for the serviced plots and also a developers profit on these serviced plots at 20% of GDV. We have also assumed that the serviced plots will be subject to the requirements for education, s106 and highway contributions. The level of affordable housing contribution is calculated based on the total capacity of the site including any custom and self-build plots.

3.0 VIABILITY TESTING RESULTS

- 3.1 This section sets out the results from the viability assessments undertaken for the proposed allocation sites inclusive of the requirement to provide 5% of the plots for custom or self-build.
- 3.2 The results table is presented in the same format as those in the update report, with the Local Plan reference, address and site type. We have then added the value zone and included information about the number of dwellings tested, the density and then the average dwelling size for the scheme. Further details of the mix assumed in each case is contained within the individual site construction cost summaries at **Appendix 1**.
- 3.3 The 'Surplus' is the residual sum that is left once the gross costs (inclusive of developer's profit and threshold land cost) are deducted from gross revenues. The development surplus is presented on the basis of an amount per sq.m of built floor space. For consistency with the appraisal results in the earlier update report we have assumed the same total floor space for each development ie the serviced plots will provide a house of an equivalent size to that assumed for the purpose of viability testing for the particular allocation contained in the update report.
- 3.4 The first column under the overall heading of surplus shows the base surplus. This is the viability of development having regard to the base construction cost position which reflects current building regulation requirements including water efficiency measures and provision for broadband ducting. In addition these appraisals make provision for the costs associated with the Local Plan policy requirements relating to the following:
- Provision of onsite open space (or a contribution in lieu) and;
 - Sustainable Drainage Systems.
- 3.5 The base position assumes a development of entirely market housing.
- 3.6 The viability of the allocation is then tested with the inclusion of other Local Plan policies which have an impact on viability. We have assumed that these policies will apply to the serviced plots therefore we have included an allowance for education, highways and other S106 costs to each of the plots based on the appropriate amount for the particular allocation. The affordable housing provision has also been assessed based on the total capacity for the site including the serviced plots. We have considered the same two scenarios in relation to the provision of affordable homes as in the update report.

- 3.7 The columns titled AH Option 1 and AH Option 2 show the respective development surplus per sq.m at the policy compliant level of provision for the allocation. A minus figure shows that the development makes a loss and hence is not viable at that particular level of provision.
- 3.8 In relation to those results where the development is not viable the cells have also been shaded red.
- 3.9 Following the approach taken in the update report, to allow consideration of the impact of other plan policies in combination with affordable housing we have included the columns in the right hand section of the table. Based on the results of our testing, these columns show the impact on viability of Policy IN1 in terms of its requirements relating to developer contributions. The columns titled Education, Highways and Other S106 show the reduction in surplus resulting from these contributions. This is based on the rates per dwelling identified in table 5.9 of the update report.
- 3.10 The results in the right hand side of the tables show the impact or reduction in viability due to the respective policy in the form of the per sq.m reduction to the 'Surplus'. This allows the viability impact to be considered in relation to these requirements both singularly and cumulatively and in combination with differing tenures of affordable housing provision.
- 3.11 The development surplus and the policy impact per sq.m have in all cases been rounded to the nearest £ per sq.m
- 3.12 Full details of the testing assumptions for the allocations are contained at Appendix 5 of the update report, whilst the construction cost assessments for each allocation inclusive of serviced plots are contained at **Appendix 1** of this addendum.

3.0 VIABILITY TESTING RESULTS

Ref	Address	Site Type	Capacity	Density	Ave Size (sq.m)	Surplus (per sq.m)		
						Base	AH Option 1	AH Option 2
Zone 1								
H1a	Clipstone Road East	GF	511	35	90	£189	£157	£175
H1c	Fields Farm, Abbott Road	GF	200	35	90	£141	£106	£127
H1d	Three Thorn Hollow Farm	GF	188	35	90	£134	£101	£120
H1e	Land at Redruth Drive	GF	178	42	90	£177	£142	£162
H1f	Former Rosebrook Primary School	GF	134	35	90	£124	£81	£110
H1g	Abbott Road	GF	102	30	89	£56	£23	£38
H1v	Stonebridge Lane / Sookholme Lane	GF	400	38	90	£187	£155	£173
Zone 2								
H1b	Land off Skegby Lane	GF	194	30	90	£153	£73	£89

Impact on Surplus (per sq.m)		
Education	Highways	Other S106
£58		£9
£56	£2	£10
£53	£1	£10
£53	£1	£10
£54	£9	£10
£54	£2	£10
£50	£39	£9
£52	£2	£10

Table 3.1: Results – Housing Allocations inclusive of 5% Serviced Plots

3.13 For completeness table 3.3 contains details of the surplus/deficit per sq.m for each allocation based on the policy compliant level of affordable housing provision (option 1 or option 2) combined with the package of other planning contributions required for each site for example highways and education.

Ref	Address	Option 1 Cumulative surplus/deficit	Option 2 Cumulative surplus/deficit
Zone 1			
H1a	Clipstone Road East	£91	£109
H1c	Fields Farm, Abbott Road	£38	£59
H1d	Three Thorn Hollow Farm	£38	£57
H1e	Land at Redruth Drive	£78	£99
H1f	Former Rosebrook Primary School	£8	£38
H1g	Abbott Road	-£43	-£28
H1v	Stonebridge Lane / Sookholme Lane	£57	£75
Zone 2			
H1b	Land off Skegby Lane	£8	£24

Table 3.2: Cumulative Testing Results

3.14 The results show that with the inclusion of 5% of the plots for custom or self-build the level of viability reduces slightly from that shown in tables 6.1 - 6.4 of our update report however all of the proposed allocations with capacity for over 100 dwellings are viable, save for one, H1g Abbot Road. However this particular allocation was identified as being unviable in our previous viability based on a cumulative policy position, therefore it is not as a result of policy H5 that this site becomes unviable.

4.0 CONCLUSIONS

- 4.1 Policy H5 requires that on development proposals of more than 100 homes, at least 5% of the dwelling plots should be provided as reasonably sized plots for customer self-build. Using the viability testing undertaken in the update report, we have modelled the impact of the inclusion of 5% of dwelling plots as serviced housing plots on the allocations over 100 dwellings.
- 4.2 The results of our viability testing on this basis show a slight reduction in the viability of these allocations however all of the allocations are still viable save for one, based on the cumulative policy position. The unviable result for H1g based on the cumulative policy position was identified as being unviable in the previous update report.
- 4.3 Having undertaken additional viability testing to model the impact of Policy H5 the conclusion contained at para 7.25 of our update report remains unchanged.

APPENDIX 1

QS CONSTRUCTION COST ASSESSMENTS

H1a	Clipstone Road East	
	5% self build plots	
Site area	17.09 ha	
PoS % (of net)	53.84%	9 2 2019
Net Dev area	111087 m2	
PoS Area	59813 m2	
Sales rate	5 per month	
No of dwellings	511 Nr (46.0dph)	

	Mix Data			GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	36 Nr	58 m2	2088 m2
2b-OM-Semi	4 P	30.00%	153 Nr	75 m2	11475 m2
3b-OM-Detached	5 P	23.00%	118 Nr	90 m2	10620 m2
3b-OM-Semi	5 P	22.00%	112 Nr	90 m2	10080 m2
4b-OM-Detached	6 P	10.00%	51 Nr	120 m2	6120 m2
5b-OM-Detached	8 P	3.00%	15 Nr	150 m2	2250 m2
	2260 P		485 Nr		42633 m2

Subs and Superstructures	£28,094,295	£54,979
External Works within curtilage costs	£1,919,400	£3,756
Road and footpath works beyond curtilage	£2,319,406	£4,539
Garages	£953,936	£1,867
Drainage costs	£2,216,934	£4,338
Inc Services costs	£1,763,470	£3,451
Public Open Space	£941,384	£1,842
Costs of play facilities	£257,536	£504
Preliminaries for 110 months	£2,514,049	£4,920
SUBTOTAL	£40,980,409	£80,196
Abnormals	£469,800	£969
Fees	£3,108,766	£6,084
Contingencies	£2,227,949	£4,360
Total	£46,786,924	£91,609

Abnormals

Open space; included in costs above		£0
<i>Allowance for improvement to water Quality</i>		<i>£50,000</i>
Bus stop contributions; excluded		£0
Allowance for effect of sloping site	511 Nr	£300
Costs of providing roads and services to self-build plots	26 Nr	£10,250
Total of abnormals		£469,800

H1b	Land off Skegby Lane
	5% self build plots
Site area	8.32 ha
PoS % (of net)	30.00%
Net Dev area	64000 m2
PoS Area	19200 m2
Sales rate	4 per month
No of dwellings	194 Nr (30.3dph)

9 2 2019

	Mix Data			GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	14 Nr	58 m2	812 m2
2b bungalow-OM-Semi	4 P	0.00%		0 m2	0 m2
2b-Aff-Semi	4 P	0.00%		75 m2	0 m2
2b-OM-Semi	4 P	30.00%	58 Nr	75 m2	4350 m2
2b-OM-terraced	4 P	0.00%		90 m2	0 m2
3b-OM-Detached	5 P	23.00%	45 Nr	90 m2	4050 m2
3b-OM-Semi	5 P	22.00%	42 Nr	90 m2	3780 m2
4b-OM-Detached	6 P	10.00%	20 Nr	120 m2	2400 m2
5b-OM-Detached	8 P	3.00%	6 Nr	150 m2	900 m2
	863 P		185 Nr		16292 m2

Subs and Superstructures	£11,086,754	£57,148
External Works within curtilage costs	£1,064,789	£5,489
Road and footpath works beyond curtilage	£1,178,175	£6,073
Garages	£383,236	£1,975
Drainage costs	£873,210	£4,501
Inc Services costs	£694,599	£3,580
Public Open Space	£382,055	£1,969
Costs of play facilities	£197,021	£1,016
Preliminaries for 57 months	£1,345,215	£6,934
SUBTOTAL	£17,205,053	£88,686
Abnormals	£409,250	£2,212
Fees	£1,321,073	£6,810
Contingencies	£946,769	£4,880
Total	£19,882,144	£102,588

Abnormals

Low soil permeability; assumed no cost		£0
Cycle provision (3m wide tarmac; not lit)		
	610 m	£ 210 /m
		£128,100
<i>Improvements to existing path ways etc</i>		£50,000
Allowance for effect of sloping site	194 Nr	£600
		£116,400
Costs of providing roads and services to self-build plots	9 Nr	£12,750
		£114,750
Total of abnormals		£409,250

H1c **Fields Farm, Abbott Road**
5% self build plots

Site area **7.59 ha**
PoS % (of net) **32.83%**
Net Dev area **57143 m2**
PoS Area **18757 m2**
Sales rate **4 per month**
No of dwellings **200 Nr (35.0dph)**

9 2 2019

				GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	14 Nr	58 m2	812 m2
2b bungalow-OM-Semi	4 P	0.00%		0 m2	0 m2
2b-Aff-Semi	4 P	0.00%		75 m2	0 m2
2b-OM-Semi	4 P	30.00%	60 Nr	75 m2	4500 m2
2b-OM-terraced	4 P	0.00%		90 m2	0 m2
3b-OM-Detached	5 P	23.00%	46 Nr	90 m2	4140 m2
3b-OM-Semi	5 P	22.00%	44 Nr	90 m2	3960 m2
4b-OM-Detached	6 P	10.00%	20 Nr	120 m2	2400 m2
5b-OM-Detached	8 P	3.00%	6 Nr	150 m2	900 m2
	886 P		190 Nr		16712 m2

Subs and Superstructures		£11,371,306	£56,857
External Works within curtilage costs		£927,294	£4,636
Road and footpath works beyond curtilage		£1,075,124	£5,376
Garages		£386,722	£1,934
Drainage costs		£896,810	£4,484
Inc Services costs		£713,372	£3,567
Public Open Space		£304,841	£1,524
Costs of play facilities		£197,021	£985
Preliminaries for 58 months		£1,368,815	£6,844
SUBTOTAL		£17,241,304	£86,207
Abnormals		£265,000	£1,395
Fees		£1,312,973	£6,565
Contingencies		£940,964	£4,705
Total		£19,760,241	£98,871

Abnormals

<i>Habitat improvement; extra cost over POS</i>				£10,000
Inclusion of rights of way; assumed no cost				£0
Off-site open space; excluded				£0
Archaeological survey and actions				£25,000
Low soil permeability; assumed no cost				£0
Allowance for effect of sloping site	200 Nr	£300		£60,000
Costs of providing roads and services to self-build plots	10 Nr	£12,000		£120,000
Allowance for protection of Heritage Asset				£50,000
Total of abnormals				£265,000

H1d	Three Thorn Hollow Farm	
	5% self build plots	
Site area	7.14 ha	
PoS % (of net)	32.93%	9 2 2019
Net Dev area	53714 m2	
PoS Area	17686 m2	
Sales rate	4 per month	
No of dwellings	188 Nr (35.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	13 Nr	58 m2	754 m2
2b bungalow-OM-Semi	4 P	0.00%		0 m2	0 m2
2b-Aff-Semi	4 P	0.00%		75 m2	0 m2
2b-OM-Semi	4 P	30.00%	56 Nr	75 m2	4200 m2
2b-OM-terraced	4 P	0.00%		90 m2	0 m2
3b-OM-Detached	5 P	23.00%	43 Nr	90 m2	3870 m2
3b-OM-Semi	5 P	22.00%	42 Nr	90 m2	3780 m2
4b-OM-Detached	6 P	10.00%	19 Nr	120 m2	2280 m2
5b-OM-Detached	8 P	3.00%	6 Nr	150 m2	900 m2
	837 P		179 Nr		15784 m2

Subs and Superstructures	£10,737,689	£57,115
External Works within curtilage costs	£872,532	£4,641
Road and footpath works beyond curtilage	£1,011,677	£5,381
Garages	£368,486	£1,960
Drainage costs	£844,889	£4,494
Inc Services costs	£672,071	£3,575
Public Open Space	£287,428	£1,529
Costs of play facilities	£197,021	£1,048
Preliminaries for 55 months	£1,298,014	£6,904
SUBTOTAL	£16,289,808	£86,648
Abnormals	£372,688	£2,082
Fees	£1,249,687	£6,647
Contingencies	£895,609	£4,764
Total	£18,807,792	£100,141

Abnormals

<i>Allowance for Enhanced cycle links</i>			£35,000
Allowance for effect of sloping site	179 Nr	£300	£53,700
<i>Ecological buffers; extra over POS</i>			£25,000
POS and play area; included in POS above			£0
<i>Allowance for improvement to water Quality</i>			£50,000
Archaeological survey and actions			£25,000
Reinstatement of existing hedged boundaries	945 m	£ 27.50/m	£25,988
Allowance for protection of Heritage Asset			£50,000
Costs of providing roads and services to self-build plots	9 Nr	£12,000	£108,000
Total of abnormals			£372,688

H1e	Land at Redruth Drive	
	5% self build plots	
Site area	4.98 ha	
PoS % (of net)	17.51%	9 2 2019
Net Dev area	42381 m2	
PoS Area	7419 m2	
Sales rate	4 per month	
No of dwellings	178 Nr (42.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	12 Nr	58 m2	696 m2
2b bungalow-OM-Semi	4 P	0.00%		0 m2	0 m2
2b-Aff-Semi	4 P	0.00%		75 m2	0 m2
2b-OM-Semi	4 P	30.00%	53 Nr	75 m2	3975 m2
2b-OM-terraced	4 P	0.00%		90 m2	0 m2
3b-OM-Detached	5 P	23.00%	41 Nr	90 m2	3690 m2
3b-OM-Semi	5 P	22.00%	40 Nr	90 m2	3600 m2
4b-OM-Detached	6 P	10.00%	18 Nr	120 m2	2160 m2
5b-OM-Detached	8 P	3.00%	5 Nr	150 m2	750 m2
	789 P		169 Nr		14871 m2

Subs and Superstructures	£10,117,520	£56,840
External Works within curtilage costs	£731,924	£4,112
Road and footpath works beyond curtilage	£873,346	£4,906
Garages	£341,936	£1,921
Drainage costs	£797,689	£4,481
Inc Services costs	£634,525	£3,565
Public Open Space	£120,574	£677
Costs of play facilities	£197,021	£1,107
Preliminaries for 53 months	£1,250,814	£7,027
SUBTOTAL	£15,065,348	£84,637
Abnormals	£187,400	£1,109
Fees	£1,143,956	£6,427
Contingencies	£819,835	£4,606
Total	£17,216,539	£96,778

Abnormals

<i>Allowance for Enhanced cycle links</i>			£35,000
On site POS; inc in POS costs above			£0
Allowance for effect of sloping site	178 Nr	£300	£53,400
Costs of providing roads and services to self-build plots	9 Nr	£11,000	£99,000

Total of abnormals **£187,400**

H1f	Former Rosebrook Primary School	
	5% self build plots	
Site area	5.10 ha	
PoS % (of net)	33.21%	9 2 2019
Net Dev area	38286 m2	
PoS Area	12714 m2	
Sales rate	4 per month	
No of dwellings	134 Nr (35.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	9 Nr	58 m2	522 m2
2b bungalow-OM-Semi	4 P	0.00%		0 m2	0 m2
2b-Aff-Semi	4 P	0.00%		75 m2	0 m2
2b-OM-Semi	4 P	30.00%	40 Nr	75 m2	3000 m2
2b-OM-terraced	4 P	0.00%		90 m2	0 m2
3b-OM-Detached	5 P	23.00%	31 Nr	90 m2	2790 m2
3b-OM-Semi	5 P	22.00%	30 Nr	90 m2	2700 m2
4b-OM-Detached	6 P	10.00%	13 Nr	120 m2	1560 m2
5b-OM-Detached	8 P	3.00%	4 Nr	150 m2	600 m2
	593 P		127 Nr		11172 m2

Subs and Superstructures		£7,680,286	£57,316
External Works within curtilage costs		£627,577	£4,683
Road and footpath works beyond curtilage		£727,128	£5,426
Garages		£259,083	£1,933
Drainage costs		£605,757	£4,521
Inc Services costs		£481,852	£3,596
Public Open Space		£208,808	£1,558
Costs of play facilities		£199,094	£1,486
Preliminaries for 42 months		£1,001,645	£7,475
SUBTOTAL		£11,791,229	£87,994
Abnormals		£184,200	£1,450
Fees		£898,157	£6,703
Contingencies		£643,679	£4,804
Total		£13,517,266	£100,951

Abnormals

<i>Allowance for Enhanced cycle links</i>			£35,000
Allowance for effect of sloping site	134 Nr	£300	£40,200
Archaeological survey and actions			£25,000
Costs of providing roads and services to self-build plots	7 Nr	£12,000	£84,000

Total of abnormals **£184,200**

H1v	Stonebridge Lane / Sookholme Lane, Market Warsop	
	5% self build plots	
Site area	16.28 ha	
PoS % (of net)	54.66%	9 2 2019
Net Dev area	105263 m2	
PoS Area	57537 m2	
Sales rate	5 per month	
No of dwellings	400 Nr (38.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	28 Nr	58 m2	1624 m2
2b bungalow-OM-Semi	4 P	0.00%		0 m2	0 m2
2b-Aff-Semi	4 P	0.00%		75 m2	0 m2
2b-OM-Semi	4 P	30.00%	120 Nr	75 m2	9000 m2
2b-OM-terraced	4 P	0.00%		90 m2	0 m2
3b-OM-Detached	5 P	23.00%	92 Nr	90 m2	8280 m2
3b-OM-Semi	5 P	22.00%	88 Nr	90 m2	7920 m2
4b-OM-Detached	6 P	10.00%	40 Nr	120 m2	4800 m2
5b-OM-Detached	8 P	3.00%	12 Nr	150 m2	1800 m2
	1772 P		380 Nr		33424 m2

Subs and Superstructures	£22,024,424	£55,061
External Works within curtilage costs	£1,699,853	£4,250
Road and footpath works beyond curtilage	£1,998,457	£4,996
Garages	£749,020	£1,873
Drainage costs	£1,736,979	£4,342
Inc Services costs	£1,381,688	£3,454
Public Open Space	£905,560	£2,264
Costs of play facilities	£190,799	£477
Preliminaries for 88 months	£2,011,239	£5,028
SUBTOTAL	£32,698,019	£81,745
Abnormals	£457,000	£1,203
Fees	£2,486,626	£6,217
Contingencies	£1,782,082	£4,455
Total	£37,423,728	£93,619

Abnormals

POS costs included above			£0
Allowance for effect of sloping site	400 Nr	£300	£120,000
<i>RoW portection; assumed no cost</i>			£0
<i>Habitat buffers; extra over POS</i>			£50,000
<i>Access arrangementm to minimise impact; asuumed no cost</i>			£0
Retention of hedgerows; relaying	2480 m	£ 25/m	£62,000
Costs of providing roads and services to self-build plots	20 Nr	£11,250	£225,000
Total of abnormals			£457,000

H1g	Abbott Road	
	5% self build plots	
Site area	5.54 ha	
PoS % (of net)	62.94%	9 2 2019
Net Dev area	34000 m2	
PoS Area	21400 m2	POS 47.3 m2/person
Sales rate	4 per month	
No of dwellings	102 Nr (30.0dph)	

	Mix Data			GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	7 Nr	58 m2	406 m2
2b bungalow-OM-Semi	4 P	0.00%		0 m2	0 m2
2b-Aff-Semi	4 P	0.00%		75 m2	0 m2
2b-OM-Semi	4 P	30.00%	31 Nr	75 m2	2325 m2
2b-OM-terraced	4 P	0.00%		90 m2	0 m2
3b-OM-Detached	5 P	23.00%	23 Nr	90 m2	2070 m2
3b-OM-Semi	5 P	22.00%	23 Nr	90 m2	2070 m2
4b-OM-Detached	6 P	10.00%	10 Nr	120 m2	1200 m2
5b-OM-Detached	8 P	3.00%	3 Nr	150 m2	450 m2
	452 P		97 Nr		8521 m2

Subs and Superstructures	£5,919,288	£58,032
External Works within curtilage costs	£537,137	£5,266
Road and footpath works beyond curtilage	£605,071	£5,932
Garages	£197,432	£1,936
Drainage costs	£467,484	£4,583
Inc Services costs	£371,862	£3,646
Public Open Space	£355,115	£3,482
Costs of play facilities	£159,672	£1,565
Preliminaries for 34 months	£819,302	£8,032
SUBTOTAL	£9,432,363	£92,474
Abnormals	£195,920	£2,020
Fees	£722,121	£7,080
Contingencies	£517,520	£5,074
Total	£10,867,924	£106,647

Abnormals

Removal of hard surfaces including fill in place (assumed non-contaminated)	6990 m2	£ 8/m2	£55,920
Archaeological survey and actions			£25,000
On site POS; inc in POS costs above			£0
Low soil permeability; assumed no cost			£0
<i>Allowance for enhancement of football pitches</i>			<i>£50,000</i>
Costs of providing roads and services to self-build plots	5 Nr	£13,000	£65,000

Total of abnormals **£195,920**

APPENDIX 2

PLOT ASKING PRICES

APPENDIX 2 - MANSFIELD LOCAL PLAN

BUILDING PLOTS FOR SALE

VALUE ZONE	ADDRESS	SETTLEMENT	PRICE	NO PLOTS	PRICE PER PLOT	COMMENTS
	Eyres Close	Skegby	£80,000	1	£80,000	Building plot with consent for a detached house. Foundations have already been laid.
	East Lane	Edwinstowe	£80,000	1	£80,000	Building plot with consent for a 3 bed detached house
2	Adj 72 Skegby Lane	Mansfield	£78,000	1	£78,000	Planning consent for a 2 or 3 bed dormer bungalow of 104 sq.m
1	Mansfield Road	Mansfield	£70,000	1	£70,000	Building plot with consent for a 3 bed detached house
	Highfield Road	Clipstone	£135,000	2	£67,500	Two building plots with outline consent for detached houses
	Windmill Close	Bolsover	£120,000	2	£60,000	Development site with planning cosent for a 4 bed detached house and 2 bed detached bungalow
1	Rear Redgate Inn, Redgate Street	Mansfield	£150,000	3	£50,000	Development site with planning consent for 3no detached houses
	Victoria Street	Bolsover	£90,000	2	£45,000	Development site with consent for a pair of 3 bed semi detached houses
1	27 Ley Lane	Mansfield Woodhouse	£170,000	4	£42,500	Development site (industrial unit) with outline consent for 4 dwellings
1	Adj Three Lions Pub, Netherfield Lane	Mansfield	£120,000	3	£40,000	Development site with planning consent for 2no 4 bed semi detached houses and one detached house
	New Lane	Hilcote	£65,000	2	£32,500	Development site with consent for a pair of 2 bed semi detached houses