

Lincolnshire Lakes (North) – Viability Statement

February 2025

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Report title: Lincolnshire Lakes (North) – Viability Statement

Prepared by: Dale Robinson and Chris Molyneux

Status: Final Report

Draft date: © February 2025

For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 Avison Young (AY) has been appointed by Hargreaves Land (the Applicant) to prepare an independent assessment of scheme viability in relation to a Hybrid Planning Application, known as 'Planning Application 1' (or 'PA#1') on to the east of the M181/A1077(M), Scunthorpe, DN17 1US (known as 'the Site'). .
- 1.2 The purpose of the assessment is to appraise the viability of the proposed S106 obligations (including Affordable Housing) associated with the proposed application.
- 1.3 The report will be a technical annex to the application and is intended to form a material consideration in the eventual determination of this application.
- 1.4 The assessment should be read in conjunction with the supporting development appraisals as well as the documents submitted as part of the planning application.

Basis of Reporting

- 1.5 Our report has been prepared in accordance with the RICS Professional Statement Financial Viability in Planning: Conduct, and Reporting, 1st edition, May 2019. This document sets out mandatory requirements on conduct and reporting in relation to viability assessments for planning in England to demonstrate how a reasonable, objective and impartial outcome should be arrived at.
- 1.6 The Professional Statement sets out the mandatory reporting and process requirements for all viability assessments prepared on behalf of, or by applicants, reviewers, decisionmakers and plan-makers.
- 1.7 This assessment has been undertaken in accordance with these mandatory reporting requirements, which are set out under the sub-headings below and expanded on where relevant in this document.

Objectivity, Impartiality and Reasonableness Statement

- 1.8 This assessment has been carried out by an RICS member who has acted with objectivity, impartially, without interference and with reference to all appropriate available sources of information. Furthermore the RICS member who has undertaken this report is a suitably qualified practitioner and RICS Registered Valuer with sufficient skills, expertise and knowledge to provide a robust and objective assessment.
- 1.9 The RICS member has extensive experience in advising on financial viability assessments and up-to-date knowledge of the planning system gained through previous viability experience and working alongside Avison Young's local and national planning teams.

Confirmation of Instructions and Absence of Conflicts of Interest

- 1.10 The terms of engagement for this instruction are appended to the rear of this report¹.
- 1.11 We confirm that we have not had previous involvement with the subject site in preparing any viability assessments. We also confirm that, to the best of our knowledge, no conflict of interest arises in preparing the advice requested.

No Contingent Fee Statement

- 1.12 In preparing this assessment, no performance-related or contingent fees have been agreed.

¹ Refer to Appendix 1.

Confirmation Where the RICS Member is Acting on Area-Wide and Scheme-Specific Assessments

- 1.13 Neither Avison Young or the RICS member has undertaken an area-wide viability assessment concerning existing or future planning policies against which the proposed scheme could be assessed in the future.

Justification of Evidence

- 1.14 All inputs into this assessment have been justified as explained in further detail throughout this report. We have aimed to provide thorough detail regarding our approach and assumptions to limit the need for clarifications and subsequent negotiations with the applicant's adviser following submission of this report.
- 1.15 It is noted that where the Council (or its adviser) disagrees with elements of this assessment, the parties should always seek to resolve differences of opinion where possible.

Engagement

- 1.16 We confirm that we have advocated, and will advocate reasonable, transparent and appropriate engagement between the parties at all stages of the viability process.

Non-technical summary

- 1.17 A separate non-technical summary has been prepared and presented independently of this main report.

Timescales

- 1.18 We confirm that adequate time has been allowed to produce this assessment having regard to the scale of this particular project. We further confirm that this assessment has been carried out in accordance with Section 4 – Duty of Care and Due Diligence of the Professional Statement and that full consideration has been given to the matters referenced in Section 4.
- 1.19 Further to the mandatory RICS reporting requirements the assessment has also been undertaken with due regard to the RICS Professional Standard: Assessing viability in planning under the National Planning Policy Framework 2019² for England, 1st edition March 2021 and the latest Planning Policy guidance (PPG) and National Planning Policy Framework (NPPF) guidance relating to viability.
- 1.20 The advice contained within this report does not constitute a valuation of the site in accordance with RICS Valuation – Global Standards 2022³ and should not be relied upon as such⁴.
- 1.21 This report has been prepared for the sole use of our client, based on the scope of work and on the terms and conditions agreed with our client. Whilst facts have been rigorously checked, Avison Young can take no responsibility for any damage or loss suffered because of any inadvertent inaccuracy within this report. Information contained herein should not, in whole or part, be published, reproduced, or referred to without prior approval. Any such reproduction should be credited to Avison Young.

² It should be noted that although the latest version of the NPPF is December 2024 the guidance remains valid.

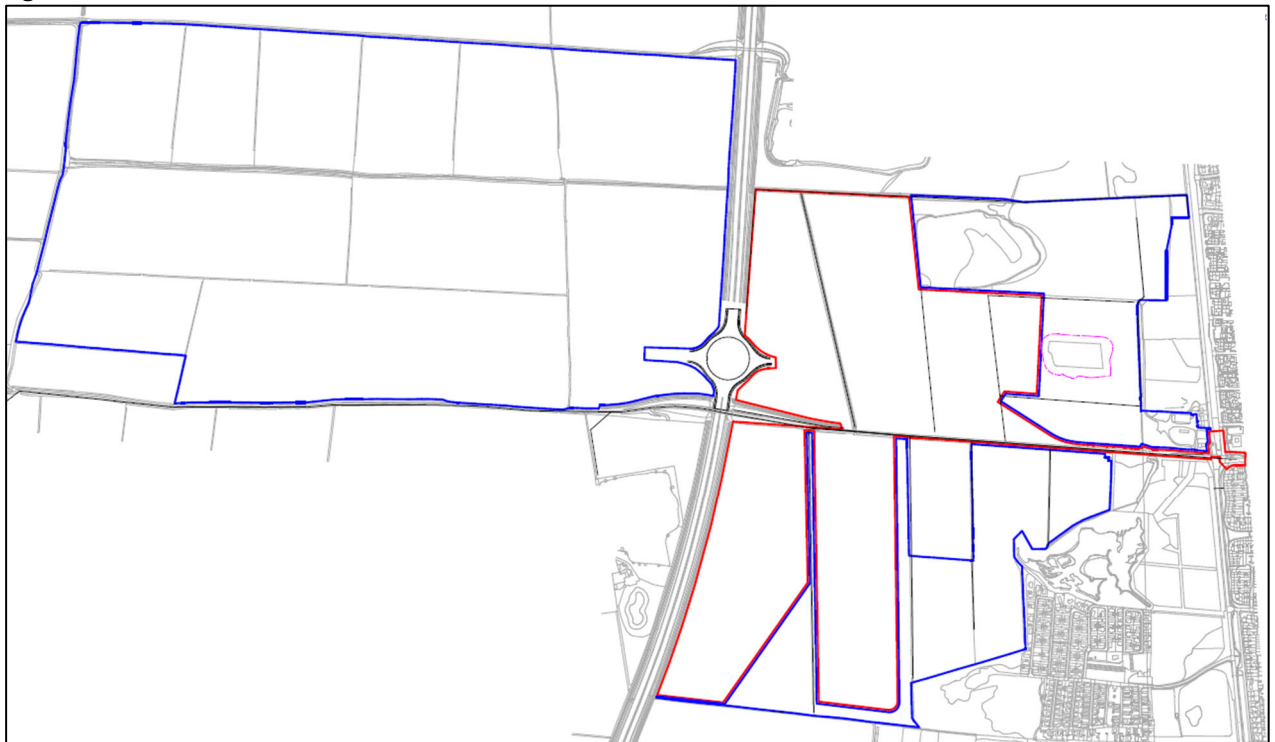
³ A new version of the standards will become effective on 31st January 2025.

⁴ The assessment is prepared for assessing the viability of development to assist with planning matters, either plan/policy making, or decision taking. The assessment therefore constitutes an exception from valuation technical and performance standards ('VPS') 1 – 5 of the Red Book and is not a formal valuation and should not be relied upon as such.

2. The Site and Surrounding Context

- 2.1 The application site falls within the wider Lincolnshire Lakes development, as defined by the Lincolnshire Lakes Area Action Plan (AAP, which cumulatively is anticipated to comprise c6,000 new homes)⁵, located circa 3km to the south west of Scunthorpe town centre.
- 2.2 The site extends to an area of circa 56.5ha (140 acres) and is part of the Applicant's wider land ownership within the Lincolnshire Lakes development. The Land which is the subject of the hybrid application is delineated in red within Figure 2.1 and the Applicant's wider land interest is delineated in blue.

Figure 2.1 – Site Plan



- 2.3 The site which is the subject of the application (delineated in red in Figure 2.1) is located to the east of and accessed from an existing roundabout off the M181/A1077 (M).
- 2.4 Currently the site is relatively flat and comprises of largely agricultural land, which based on the Yorkshire and the Humber Region Agricultural Land Classification map is both Grade 2⁶ and Grade 3⁷ agricultural land classification.
- 2.5 Existing hedgerows, ditches and drains, split the site into separate parcels. Brumby Common Lane runs east to west, through the centre of the site.
- 2.6 Immediately to the north of the site is further agricultural land, woodland and wetland areas (including the Earl Beauchamps Warping Drain), beyond which is the South Humberside Main Line Railway, connecting Scunthorpe with Doncaster, to the west⁸.

⁵ Adopted May 2026.

⁶ Very Good

⁷ Good to Moderate

⁸ The nearest railway stations are Althorpe (circa 2.5km to the north west) and Scunthorpe (circa 3km to the north east). Both TransPennine Express and Northern Rail operate from Scunthorpe specifically, with daily services to Liverpool, Manchester, Sheffield, Doncaster (for connecting services to London) and Cleethorpes (inter alia).

- 2.7 Agricultural land and wooded areas lie to the east of the site (both north and south of Brumby Common Lane), beyond which is Scotter Road, which runs north-south connecting Berkeley Circle Roundabout to the north with Burringham Road to the south, and the remainder of Scunthorpe urban area.
- 2.8 To the west is the M181 and A1077 (M) including the M181/A1077 (M) roundabout, which provides spurs into the application site (part of site to the north of Brumby Common Lane) and the Applicants wider land interest to the west. The site currently gains its primary vehicular access from Brumby Common Lane, connecting to Scotter Road.
- 2.9 To the south⁹ is further agricultural fields. This land is within the Lincolnshire Lakes AAP had has been subject to a number of recent planning applications¹⁰.
- 2.10 The majority of the site is located within Flood Zone 2 albeit some small areas are within Flood Zone 3. The majority of the site is not at risk from surface water flooding, expect some areas to the east of the site.
- 2.11 Information provided by Northern Powergrid shows existing infrastructure within the site boundary. This includes an existing low voltage main (close to the M181/A1077(M) roundabout) and existing 11kV cables supplying the existing substation that are routed along Brumby Common Lane.
- 2.12 Cadent Gas have provided information which shows existing gas infrastructure towards the south and east of the Site. The existing 250mm Steel Intermediate Pressure (IP) Gas Main runs north to south just beyond the eastern boundary. The Site crosses the IP Gas Main at Brumby Common Lane and therefore the proposed development needs to co-ordinate with the Gas Main's existing location.
- 2.13 Furthermore information provided by Anglian Water and British Telecom (BT)shows:
- A 355mm HPPE/PE100 potable water main. The main appears to derive from the east close to Brumby Grove and looks to encroach into the Site boundary.
 - There is no existing infrastructure BT/Openreach infrastructure within the Site boundary, but there is existing infrastructure in close proximity to the site.
- 2.14 An assessment of all other utility companies was conducted by BWB (and has been submitted as part of the Utilities Assessment in support of the application), with only Gas Transportation Company (GTC) having proposed electric, fibre and gas infrastructure within the site boundary.

⁹ The part of the site which lies to the south of Brumby Common Lane.

¹⁰ Further detail on these applications is set out within the planning statement which accompanies the planning application.

3. Summary of the Proposed Scheme

3.1 The proposed scheme includes the submission of two planning applications.

3.2 The proposed description for the full planning application is as follows:

Full planning application for the construction of a new vehicular access off the M181/A1077(M) roundabout, a pedestrian and cycle link to Scotter Road, a foul pumping station, earthworks and 'off-plot' drainage, ecological and associated landscaping and infrastructure works.

3.3 For the purpose of this report we have referred to the full planning application as the **'Main Infrastructure Works'**.

3.4 The proposed description for the outline planning application is as follows:

Outline planning application, with all matters reserved, for the development of up to 550 residential dwellings (Use Class C3), a local centre (Use Class E) and associated 'on-plot' landscaping, drainage and other infrastructure works.

3.5 For the purpose of this report we have referred to the outline planning as the **'Residential and Commercial Development'**.

Main Infrastructure Works

3.6 The main infrastructure works are the subject of the full planning application. Cumulatively they comprise phase 1 of the proposed scheme and include:

Vehicular Access off the M181/A1077(M) Roundabout

3.7 A new vehicular access road proposed from the existing M181/A1077(M) roundabout, via the existing spur. This vehicular access is proposed to be circa 7.3m wide (in accordance with local and national guidance), facilitating two-way traffic both entering and exiting the site and will include bus stops both to the north and south of the highway.

3.8 It is the intention that the road will be delivered in two phases¹¹. Phase 1 comprises works to gain access off the existing roundabout, creation of a culvert on the north/south ditch and to provide access to the first residential plot (Ha1) and the foul pumping station. Phase 2 includes the extension eastwards to enable delivery of plots Ha2 and Ha3 and southwards to enable delivery of the local centre plot.

Pedestrian and Cycle Link to Scotter Road

3.9 A new two-way segregated pedestrian and cycle link is proposed to both the north and south of the new highway (see above), connecting the site with the existing M181/A1077(M) roundabout to the west with Scotter Road to the east. The new cycle link will run parallel and to the north of the existing Brumby Common Lane and will provide access into both the residential and commercial developable plots (which are subject to an outline application), along with the blue/green infrastructure and landscaped amenity areas to the west of these plots¹². Works will also be undertaken to the adopted highway junction of Scotter Road and West Common Lane, including pedestrian and cycle crossing enhancements at the point at which the existing Brumby Common Lane meets Scotter Road.

¹¹ Refer to Lincolnshire Lakes OPA#1 Phasing Allocation Plan.

¹² Plans showing these pedestrian and cycle links have been submitted in support of this application, with specific sections highlighted.

Foul Water Drainage and Pumping Station

- 3.10 An underground foul water pumping station and associated rising main/drainage is required to facilitate the quantum of development proposed.

Earthworks

- 3.11 Earthworks are proposed across the site. Works will comprise a site strip to facilitate surcharging of material and creation of borrow pits¹³.

Drainage

- 3.12 Surface water will be discharged into the existing ditches and water courses across the site and stored within a combination of attenuation features. The necessary surface water storage volume is to be sited within a combination of attenuation features to be created throughout the site¹⁴.

Ecological Works

- 3.13 The site currently provides habitat for water voles across a network of existing ditches so mitigation is proposed to provide new habitat areas to protect this species. This is proposed in the form of new habitat through the new biodiversity enhancement areas in the north-west of site, which will be utilised as a receptor, creating at least 1,154sqm of new habitat¹⁵. These ecological enhancements link with the surface water attenuation /drainage works.

Landscaping

- 3.14 High quality, varied and publicly accessible green spaces will be provided for residents and visitors. These works will be linked to the drainage and ecological works.

Services

- 3.15 Sub stations are required to facilitate the quantum of development proposed.

Residential and Commercial Development

- 3.16 Outline planning permission, with all matters reserved, is being sought for the development of up to 550 residential dwellings (Use Class C3), a local centre (Use Class E) and associated 'on-plot' landscaping, drainage and other infrastructure works.

Residential Plots

- 3.17 For information purposes the proposed residential dwellings will be split over four plots, as summarised in Table 3.1. The exact number and type of dwellings to be provided on these plots will be determined at the Reserved Matters stage.

¹³ Refer to surcharging technical note submitted as part of the planning application.

¹⁴ Further attenuation will also be provided in swales situated throughout the development parcels, however detail of this will be presented at future reserved matters phase, since it falls within the outline application elements.

¹⁵ The specification of this habitat is outlined in Appendix 1 of the Ecological Impact Assessment (EIA) prepared by FPCR in support of the planning application.

Table 3.1 – Residential Plots

| Residential Plot | Area |
|-------------------------|------------------------------|
| Plot HA1a | 4.05ha (10 acres) |
| Plot HA1b | 2.83ha (7.00 acres) |
| Plot HA2 | 5.27ha (13.02 acres) |
| Plot HA3 | 3.31ha (8.17 acres) |
| Total | 15.46ha (38.19 acres) |

Local Centre

- 3.18 The local centre (Plot LC2), comprises 0.87ha (2.15 acre) plot and will include a total of up to c3,999sqm /43,046q.ft gross external area (GEA) of floorspace (Use Class E). This space will be split between:
- Main Town Centre Uses: Up to 2,499sqm / 26,900sq.ft GEA of retail uses comprising retail units (Use Class E(a))¹⁶, a pub/family restaurant (Use Class E(b)) and/or gym (Use Class E(d)).
 - Non-Main Town Centre Uses: A total of up to 1,500sqm /16,146sq.ft (GEA) comprising a mixture of Doctor's Surgery (Use Class E(e));Pharmacy¹⁷ (Use Class E(e)); Creche (Use Class E(f)); and Outdoor Play Area.
- 3.19 The eventual split, including quantum of development, between these main and non-main town centre uses will be determined at the reserved matters stage.
- 3.20 A plan showing the layout of the proposed scheme is included at Appendix 2.

¹⁶ Subject to a maximum of 500sq.m /5,382sq.ft GEA food retail/convenience store.

¹⁷ Ancillary to the doctor's surgery.

4. Approach to Delivery and Viability

- 4.1 The approach at Lincolnshire Lakes (North) is that Hargreaves Land would act as master-developer. The basic principle is that they will invest in the main infrastructure (including fees) and fund the S106 requirements / planning gain. They will then recover their investment through revenue generated from selling the development plots (residential and commercial).
- 4.2 Master developers (Such as the Applicant in this instance) often operate based on Return on Capital Employed (ROCE) because it provides a comprehensive measure of a company's profitability and capital efficiency, allowing them to assess how effectively they are generating returns from the capital invested in their projects, which is crucial for maximizing their profit potential and making informed investment decisions regarding land acquisition and development strategies.
- 4.3 A high ROCE indicates a company is effectively utilizing its capital to generate profits, which can be a key factor for investors when considering whether to invest in a development project.
- 4.4 The purpose of this assessment we have adopted a target ROCE of between 22% and 23%.

Master Developer (Applicant's) Costs

- 4.5 As master developer the Applicant will incur the following costs.
- Acquisition Costs
 - Project Fees
 - Delivery of Main Infrastructure Works
 - Contingency
 - S106 Planning Obligations / Costs
 - Finance Costs
- 4.6 Further detail of the costs to be incurred under each of these cost headings is presented below.
- Acquisition Costs*
- 4.7 The Applicant has exchanged contracts with Lincolnshire Lakes Land Limited, acting by fixed charged receivers, for the conditional purchase of circa 222ha (550 acres) of land within the Lincolnshire Lakes development, which includes the application site.
- 4.8 The agreed price and conditions are unknown and commercially sensitive at this stage, whilst the Applicant works up their planning permission. For the purpose of this appraisal we have assumed an acquisition cost based on the sites Existing Use Value.
- 4.9 As outlined previously the site currently comprises agricultural land which based on the Yorkshire and the Humber Region Agricultural Land Classification map is Grade 2 and 3 farmland.
- 4.10 Agricultural land rarely transacts on the open market and therefore, sourcing land evidence is challenging. However, The English Estates and Farmland Market Review (Autumn 2024) undertaken by Strutt and Parker states that the average price of arable land in Q3 2024 remains at £27,180per ha (£11,000 per acre)– so just below the record level set in 2023 of £27,676 per ha (£11,200 per acre).
- 4.11 The Carter Jonas farmland market update (Q3 2024) states that the average value for arable land is currently £24,147 per ha (£9,772 per acre). Within the East Midlands, which includes North Lincolnshire, the report states that the average value per acre for arable land is £23,475 per ha (£9,500 per acre) with a low of £20,386 per ha (£8,250 per acre) and a high of £27,799 per ha (£11,250 per acre).

- 4.12 We have also referred to farmland currently listed as available for sale on UK Land and Farms. The evidence upon which we have relied is summarised below.

Table 4.1- Agricultural Land Asking Price Comparable Evidence

| Size (acres) | Grade | Location | Price | Price Per Acre (£) |
|----------------|-------|--|------------|--------------------|
| 4.61 | n/k | Grassland Blankney Drove, Woodhall Spa, Lincolnshire, LN10 6XJ | £45,000 | £9,761 |
| 5.91 | 3 | Arable Waterside, Scunthorpe, Lincolnshire, DN15 9PA | £47,000 | £7,952 |
| 5.34 | 3 | Arable Land Rotten Sykes Lane, Scunthorpe, Lincolnshire, DN15 9PA | £42,500 | £7,958 |
| 5.83 | 3 | Arable Rotten Sykes Lane, Scunthorpe, Lincolnshire, DN15 9PA | £46,500 | £7,975 |
| 12.01 | 3 | Williamson's Drove, LN4 4bj, Lincolnshire | £106,000 | £8,825 |
| 41.59 | 3 | Pine Meadows Caistor Road, Market Rasen, Lincolnshire, LN8 3SY | 535,000 | £12,863 |
| 180 | 2 | 180 acres, Cliff Farm Cliff Road, Hackthorn Lincoln, Lincolnshire, LN2 3PP | £1,800,000 | £10,000 |
| 352 | 2 | Land at Castlethorpe , Brigg, Lincolnshire, DN20 9LG | £3,200,000 | £9,090 |
| Average | | | | £9,303 |

Source: UK Land and Farms

- 4.13 The average value across all the evidence in the previous table is £22,988 per ha (£9,303 per acre).
- 4.14 The RICS/RAU directory of Land Sales also lists the following land sales in the Lincolnshire region throughout the first half of 2024, which average £11,049 per acre.

Table 4.2 - Agricultural Land - Achieved Sales

| Size (acres) | Grade | Location | Price | Price Per Acre (£) |
|----------------|-------|--|------------|--------------------|
| 10.41 | 3 | Around 10.41 Acres, Thorpe on the Hill, Lincoln, LN6 9BF | £155,000 | £14,889 |
| 8.53 | 3 | Around 8.53 Acres, Moor Lane, Aubourn, LN5 9DX | £135,000 | £15,826 |
| 23.58 | 3 | Lot 1 at Claypole, Newark | £190,000 | £8,057 |
| 12.96 | 3 | Lot 5 at Claypole, Newark | £105,000 | £8,101 |
| 17.88 | 3 | Lot 6 at Claypole, Newark | £160,000 | £8,948 |
| 27.82 | 3 | Lot 3 at Claypole, Newark | £220,000 | £7,907 |
| 8.05 | 3 | Lot 4 at Claypole, Newark | £70,000 | £8,696 |
| 3.66 | 3 | Laundry Lane, Raithby | £50,000 | £13,661 |
| 3.52 | 3 | Field Plot 82, Chapel Lane, Toynton All Saints | £85,000 | £24,148 |
| 56.82 | 3 | Farmland by Ivy House Farm | £568,000 | £9,996 |
| 30 | 2 | Farmland Billingham | £280,000 | £9,333 |
| 7.20 | 3 | Low Hamerington | £72,000 | £10,000 |
| 10 | 3 | Minting | £110,000 | £11,000 |
| 47 | 2 | Panton | £400,000 | £8,510 |
| 150 | 3 | Pye House farm - Lot 4 | £1,350,000 | £9,000 |
| 117 | 3 | Pye House Farm - Lot 5 | £1,000,000 | £8,547 |
| 602 | 3 | Carlton Ashes Farm | £6,750,000 | £11,213 |
| Average | | | | £11,049 |

Source: RICS/RAU

- 4.15 Having regard to the transactional, asking price and general market data in the round, we are of the opinion that an appropriate EUV for the site would be circa £27,182 per ha (£11,000 per acre) which when applied to the site area (c140 acres) results in an EUV of £1,540,000.
- 4.16 Allowances have also been made, including for purchasers' costs (including Stamp Duty in line with HMRC's prevailing rates and purchasers' costs at 1.8%) which equate to £94,220. Therefore, total acquisition costs included in this assessment are £1,634,220. We have assumed the Applicant will formally acquire the site upon receipt of planning¹⁸.

Main Infrastructure Costs

- 4.17 Edge were commissioned by the Applicant to provide a second order of cost estimate for the main infrastructure works. This is provided at Appendix 3 and shows the total cost of the main infrastructure at £13,708,563. A breakdown of the costs is presented in Table 4.3.

Table 4.3 – Breakdown of Main Infrastructure Costs

| Infrastructure Item | Cost¹⁹ (£) |
|--|------------------------------|
| Vehicular Access off the M181/A1077(M) Roundabout including new road into the site | £1,772,655 |
| Pedestrian and Cycle Link to Scotter Road | £525,370 |
| Earthworks/Site Works | £5,599,951 |
| Drainage, Ecological Works and Landscaping | £2,590,096 |
| Foul Drainage | £1,374,974 |
| Foul Water Pumping Station | £477,979 |
| Services | £1,367,538 |
| Total | £13,708,563 |

Contingency

- 4.18 A contingency allowance of 10% has been applied to the main infrastructure costs, resulting a contingency budget of £1,370,856.

S106 Obligations

- 4.19 We understand the following S106 contributions have been requested from the Council, totalling circa £7.3m, which will be paid by the Applicant.

Table 4.4 – S106 Obligations

| S106 Obligation | Cost (£) |
|---|------------------------|
| Travel Plan Monitoring Fee | £5,000 |
| Public Transport Contribution ²⁰ . | £1,200,000 |
| Education ²¹ | £4,925,800 |
| Recreation | £550,000 ²² |

¹⁸ Upon the expiry of the Judicial Review Period – based on current programme anticipated to be July 2025.

¹⁹ The costs are estimated as at Q1 2025 and are inclusive of preliminaries and contractors overhead and profits

²⁰ Costs relate to the extension of the Stagecoach number 35 bus service, equating to £240,000 per annum over 5 years.

²¹ Based on current 2024/2025 figures, the education contribution for development in Scunthorpe is £5,076 per dwelling for primary and £6,119 per dwelling for secondary. Therefore the total education contribution is £11,195 per dwelling, excluding affordable housing which is excluded from the payment. Assuming a policy compliant provision of affordable housing (20%) the total education payment is £4,925,800 (i.e 440 dwgs x £11,195 per dwelling). Note if sub optimum policy levels of affordable housing are agreed the education contribution will increase.

²² The Council has advised that they use the Sports England calculator to determine the value of contribution required as a consequence of the development to support the catchment leisure facilities in Scunthorpe. The evidence base highlights the existing provision within the area of the application site will not be able to accommodate the increased demand from the scheme. Based on similar schemes the Council would seek a contribution of circa £800 to £1,000 per dwelling. For the purpose of this assessment we have adopted the higher figure.

| S106 Obligation | Cost (£) |
|-----------------------------|--------------------------|
| Informal open space | £0 ²³ |
| Area of Play | £250,000 ²⁴ |
| Biodiversity Net Gain (BNG) | £0 ²⁵ |
| Health | £392,616.4 ²⁶ |
| Total | £7,323,416 |

- 4.20 The Council has confirmed that contributions for archaeology, drainage and community facilities may also be requested following a formal application be submitted.
- 4.21 For the purpose of our assessment we have assumed the payment of each obligation in four equal instalments upon the sale of each residential plot.
- 4.22 If alternative payment triggers or further S106 contributions are requested, or the contributions set out above change then we reserve the right to update this assessment.
- 4.23 In addition to the obligations set out above, there is also a requirement for 20% of the total number of dwellings to be affordable. However, this will be a requirement of the developer(s) who bring forward the housing plots and will be reflected in the land values agreed for these plots. We come back to this point later.

Project Fees

- 4.24 The Applicant has already committed £780,000 in project fees up until the point of planning submission, excluding application fee. A breakdown of these costs is provided below.

Table 4.5 – Committed Project Fees (up to Submission of Planning Application)

| Project Fees | Cost (£) |
|--|-----------------|
| Planning Application Costs ²⁷ | £490,000 |
| Surveys | £220,000 |
| Other | £70,000 |
| Total | £780,000 |

- 4.25 The Applicant will also incur c£1m in future fees, post submission of the planning application. A breakdown of these costs is presented in the table below.

²³ The Council requires 10sq.m of informal open space per dwelling. The scheme provides sufficient informal open space to satisfy this requirement and the costs are included in the main infrastructure costs. The Council could also adopt and maintain the open space for a suitable maintenance fee, but we have not made this assumption.

²⁴ The Council has requested the provision of 1 large park, consisting of x 1 NEAP (minimum 1,000sq.m) and 1 LEAP (minimum 400sq.m). Prices for NEAP's range anywhere from £100 to £200 psm depending on the specific features and materials used; however, the exact cost will vary based on location, construction details, and local market rates. We have adopted a rate of £200psm equating to a total cost of £200,000. The cost of a LEAP generally falls within the range of £5,000 to £50,000. We have adopted a cost of £50,000. The Council could adopt and maintain the area of play for a suitable maintenance fee, but we have not made this assumption.

²⁵ The Council requires 10% Net Gain to be provided on site. The scheme will exceed this requirement and the costs are included in the main infrastructure works.

²⁶ Based on 2024/25 figures the Council has advised that they currently request £892.31 per market dwelling towards the expansion of health services and health provision in Scunthorpe to expand and increase capacity of catchment facilities. Assuming a policy compliant provision of affordable housing (20%) the total education payment is £392,616.4 (i.e 440 dwgs x £892.31 per dwelling). Note if sub optimum policy levels of affordable housing are agreed the health contribution will increase. In addition the Council are in discussions with Citycare (on behalf of NHS North Lincolnshire Health Care Partnership) to understand whether a financial contribution would still be requested if the proposal includes a GP surgery and pharmacy as part of the local centre.

²⁷ Design works, reports, information and advice relating to the planning application and planning application fee.

Table 4.6 – Project Fees (Post Submission of Planning Application)

| Project Fees | Cost (£) |
|--|-------------------|
| Additional Surveys ²⁸ (additional SI) | £350,000 |
| Further Planning and Design Work (inc. technical design / approvals) | £350,000 |
| Professional Fees – Construction of Infrastructure | £320,000 |
| Total | £1,020,000 |

Development Management Fee

4.26 The Applicant will take a Development Management fee at 2.5% of the project costs.

Finance Costs

4.27 The Applicant (Hargreaves Land) is the regeneration and property development division of Hargreaves Services plc (The Group). The Applicant will borrow money from the Group and will incur a cost of capital (i.e finance cost) for borrowing. The Applicant's borrowing cost is unavailable / commercially sensitive so for the purpose of this appraisal we have assumed an interest rate at 0.5% below the current Bank of England base rate, resulting in an interest rate of 4.25%²⁹.

Master Developer (Applicant's) Revenue

4.28 The Applicant will recover their investment through revenue generated from selling the development plots (residential and commercial).

4.29 For the purpose of this assessment we have used a residual method of valuation to determine the anticipated revenue that could be generated from the sale of Plot HA1a and used the resultant land value (£per acre basis) as a proxy for the remaining plots. This approach and the assumptions applied within our valuation are set out at Appendix 4.

4.30 The estimated cumulative revenue that is expected to be generated from land sales is circa £350,000 per acre³⁰ (refer to base appraisal included at Appendix 4). This equates to total revenue of £13,366,500 as summarised below.

Table 4.7 – Plot Revenues

| Plot | Size (acres) | £ per Acre | Total Revenue (£) |
|--------------|---------------------|-------------------|--------------------------|
| Plot HA1a | 10.00 | £350,000 | £3,500,000 |
| Plot HA1b | 7.00 | £350,000 | £2,450,000 |
| Plot HA2 | 13.02 | £350,000 | £4,557,000 |
| Plot HA3 | 8.17 | £350,000 | £2,859,500 |
| Plot LC2 | - | - | _ ³¹ |
| Total | 38.19 | | £13,366,500 |

²⁸ Including additional SI, archaeology surveys (trial trenching, window sampling etc).

²⁹ At the time of writing this report the current Bank of England base rate is 4.75%.

³⁰ A £350,000 per acre considerably exceeds current market evidence which shows land values broadly ranging between circa £70,000 and £235,000 per acre, with an average value of c£126,500 per acre. However, the evidence we have obtained reflects a traditional approach to delivery in which the residential developers are responsible for the delivery of the site including the funding of the necessary infrastructure and S106 contributions. On this basis the market evidence is expected to be lower. This said and whilst values are expected to be higher than current evidence, reflecting the 'serviced nature of the plots' being sold by the Applicant, there is no guarantee that the market will pay these higher values.

³¹ For the purpose of this assessment we have assumed the 'commercial' development is cost neutral, and therefore no land value is generated for Plot LC2

Development Phasing / Timescales

4.31 An indicative construction programme is included at Appendix 5. The key sequencing of infrastructure and associated timescales are summarised below. If these timings change, we reserve the right to update our assessment.

Table 4.8 – Sequencing of Infrastructure and Timescales

| Description | From | To |
|--|---------------|---------------|
| Submit Planning Applications | Feb 2025 | Feb 2025 |
| Decision Notice Issued | May 2025 | May 2025 |
| End of JR Period | July 2025 | July 2025 |
| Exchange of contracts on site purchase | July 2025 | July 2025 |
| Technical Approval (S38/S278/S104), procurement and mobilisation | June 2025 | February 2026 |
| Vehicle Access (Phase 1) and Pedestrian Cycle Link | March 2026 | July 2026 |
| Vehicle Access (Phase 2) | May 2028 | July 2028 |
| Foul Drainage, including pumping station | March 2026 | July 2026 |
| Wetlands and SUDS | March 2026 | February 2028 |
| Earthworks, Drainage, Ecological Works and Services – HA1 a | June 2026 | December 2026 |
| Sale of Plot HA1a | January 2027 | January 2027 |
| Earthworks, Drainage, Ecological Works and Services – HA1 b | December 2026 | June 2027 |
| Sale of Plot HA1 b | July 2027 | July 2027 |
| Earthworks, Drainage, Ecological Works and Services – HA2 | May 2028 | November 2028 |
| Sale of Plot HA2 | December 2028 | December 2028 |
| Earthworks, Drainage, Ecological Works and Services – HA3 | November 2028 | May 2029 |
| Sale of Plot HA3 | June 2029 | June 2029 |

5. Summary of Base Appraisal

5.1 The results of our assessment are summarised in Table 6.1 and a copy of our base case cashflow is included at Appendix 6.

Table 5.1- Summary of Base Appraisal (Policy Compliant)

| Item | £ |
|--|----------------------|
| Sale of Plot HA1 a | £3,500,000 |
| Sale of Plot HA1 b | £2,450,000 |
| Sale of Plot HA 2 | £4,557,000 |
| Sale of Plot HA 3 | £2,859,000 |
| Sale of Plot LC 2 | - |
| Total Revenue (A) | £13,366,500 |
| a Acquisition Costs (Including Stamp Duty and Purchasers Costs) | £1,634,220 |
| b Vehicular Access off the M181/A1077(M) Roundabout including new road into the site | £1,772,655 |
| c Pedestrian and Cycle Link to Scotter Road | £525,370 |
| d Earthworks/Site Works | £5,599,951 |
| e Drainage, Ecological Works and Landscaping | £2,590,096 |
| f Foul Drainage | £1,374,974 |
| g Foul Water Pumping Station | £477,979 |
| h Services | £1,367,538 |
| i Contingency | £1,370,856 |
| j Project Fees | £1,800,000 |
| k S106 - Travel Plan Monitoring | £5,000 |
| l S106 – Public Transport Contribution | £1,200,000 |
| m S106 – Education Contribution | £4,925,800 |
| n S106 – Recreation Contribution | £550,000 |
| o S106 – Informal Open Space Contribution | - |
| p S106 – Area of Play | £250,000 |
| q S106 - BNG | - |
| r S106 – Health Contribution | £392,614 |
| s Development Management Fee | £645,926 |
| t Finance Costs | £1,889,896 |
| Total Costs (B) | £28,372,876 |
| Developers Profit (A – B) | (£15,006,376) |
| ROCE | n/a |
| IRR | n/a |

Source: Avison Young

5.2 As highlighted above, our base case appraisal generates a negative profit of c-£15.77m, meaning that the scheme is unviable on a policy compliant basis.

6. Sensitivity Analysis

- 6.1 As outlined in the previous section a policy compliant scheme is unviable.
- 6.2 Therefore, within this section of the report consider the impact on viability of alternative S106 scenarios.
- 6.3 In the first instance we have considered what impact alternative levels of affordable housing will have on the land values and therefore the ability of the Applicant to close the viability gap, identified through the base case.
- 6.4 Within Table 6.1 we have presented the findings of these sensitivities, assuming, incremental decreases of 5% below the policy compliant requirements of 20% affordable housing. Within each of the alternative scenarios we have maintained the tenure split; 70% for rent and 30% as intermediate products.
- 6.5 As demonstrated the results show that even with affordable housing excluded (i.e. Scenario 4) the increase in land value³² from the sale of the plots is not sufficient to cover the Applicants costs (including the S106 Contributions), meaning the scheme remains unviable.
- 6.6 Even when all of the S106 contributions are removed³³ and affordable housing is excluded the scheme remains unviable generating a negative profit of (£1,026,794). Refer to Scenario 5 in Table 6.1.
- 6.7 Assuming the policy compliant base case (including affordable housing at 20%), the scheme could generate a profit of £1,960,308, equating to a below target ROCE of 14%, based on the assumption that all of the main infrastructure costs (i.e. £13,708,563) are removed. Please refer to scenario 6 in Table 6.1. Clearly this is an unrealistic scenario.
- 6.8 Assuming the policy compliant base case again, sales revenue (i.e. the value received from the sale of the residential plots) would need to increase by 260%, equating to £910,000 per acre (assuming 20% affordable housing), to generate a viable scheme at a target ROCE of 22%. This is scenario 7 in Table 6.1. This is an unrealistic scenario.
- 6.9 Assuming all S106 obligations (including affordable housing) are removed, the main infrastructure costs would need to reduce by 30%³⁴ to achieve a profitable scheme and a target ROCE of 22% (please see scenario 8, in Table 6.1). Again, this is an unrealistic scenario.
- 6.10 Alternatively, if land values (assuming no affordable housing) were to increase by 15%³⁵ the main infrastructure costs would need to reduce by 15% to create a viable scheme and a ROCE of 21%, which is only marginally below the target ROCE of 22%. This is scenario 9 in Table 6.1.

³² The value increases from circa £350,000 per acre in the base case (assuming 20% affordable housing), to circa £500,000 in Scenario 4 in which affordable housing is excluded.

³³ Items k to r in Table 5.1 and described in further detail at Section 4.19 to 4.21 (inclusive of Table 4.4)

³⁴ Costs would reduce from £13,708,563 to £9,595,994.

³⁵ An increase in value from £500,000 to £575,000 per acre.

Table 6.1- Summary of Appraisal Scenarios

| Item | Base Appraisal ³⁶ (20% affordable) | Scenario 1 (15% affordable housing) | Scenario 2 (10% affordable housing) | Scenario 3 (5% Affordable Housing) | Scenario 4 (No Affordable Housing) | Scenario 5 (No Affordable or S106) |
|---|--|--|--|---------------------------------------|---------------------------------------|------------------------------------|
| Residual Land Value (£ pe acre) | £350,000 | £385,000 | £425,000 | £460,000 | £500,000 | £500,000 |
| Sale of Plot HA1 a | £3,500,000 | £3,850,000 | £4,250,000 | £4,600,000 | £5,000,000 | £5,000,000 |
| Sale of Plot HA1 b | £2,450,000 | £2,695,000 | £2,975,000 | £3,220,000 | £3,500,000 | £3,500,000 |
| Sale of Plot HA 2 | £4,557,000 | £5,012,700 | £5,533,500 | £5,989,200 | £6,510,000 | £6,510,000 |
| Sale of Plot HA 3 | £2,859,000 | £3,145,450 | £3,472,250 | £3,758,200 | £4,085,000 | £4,085,000 |
| Sale of Plot LC 2 | - | - | - | - | - | - |
| Total Revenue (A) | £13,366,500 | £14,703,150 | £16,230,750 | £17,567,400 | £19,095,000 | £19,095,000 |
| Acquisition Costs (Including Stamp Duty and Purchasers Costs) | £1,634,220 | £1,634,220 | £1,634,220 | £1,634,220 | £1,634,220 | £1,634,220 |
| Main Infrastructure Works ³⁷ | £13,708,563 | £13,708,563 | £13,708,563 | £13,708,563 | £13,708,563 | £13,708,563 |
| Contingency ³⁸ | £1,370,856 | £1,370,856 | £1,370,856 | £1,370,856 | £1,370,856 | £1,370,856 |
| Project Fees | £1,800,000 | £1,800,000 | £1,800,000 | £1,800,000 | £1,800,000 | £1,800,000 |
| S106 - Travel Plan Monitoring | £5,000 | £5,000 | £5,000 | £5,000 | £5,000 | - |
| S106 – Public Transport Contribution | £1,200,000 | £1,200,000 | £1,200,000 | £1,200,000 | £1,200,000 | - |
| S106 – Education Contribution (*) | £4,925,800 | £5,233,663 | £5,541,525 | £5,849,388 | £6,157,250 | - |
| S106 – Recreation Contribution | £550,000 | £550,000 | £550,000 | £550,000 | £550,000 | - |
| S106 – Area of Play | £250,000 | £250,000 | £250,000 | £250,000 | £250,000 | - |
| S106 – Health Contribution (*) | £392,614 | £417,155 | £441,693 | £466,232 | £490,771 | - |
| Development Management Fee | £645,926 | £654,236 | £662,546 | £670,856 | £679,166 | £462,841 |
| Finance Costs | £1,889,896 | £1,836,104 | £1,771,839 | £1,718,047 | £1,653,782 | £1,145,314 |
| Total Costs (B) | £28,372,876 | £28,659,797 | £28,936,244 | £29,233,162 | £29,499,609 | (£20,121,794) |
| Developers Profit (A – B) | (£15,006,376) | (£13,956,647) | (£12,705,494) | (£11,655,762) | (£10,404,609) | (£1,026,794) |
| ROCE | n/a | n/a | n/a | n/a | n/a | n/a |

Source: Avison Young

* These contributions are based on a cost per market dwelling (i.e exclude affordable housing) so as the provision of affordable housing reduced these S106 contributions increase due to the higher number of market dwelling

³⁶ Also refer to Table 5.1

³⁷ Items b to h in Table 5.1

³⁸ At 10% of Main Infrastructure Works

Table 6.1- Summary of Appraisal Scenarios (Continued)

| Item | Scenario 6 (viable Base Case) | Scenario 7 (alternative viable Base Case) | Scenario 8 (No Affordable or S106) | Scenario 9 (no Affordable or S106) |
|---|-------------------------------------|---|--|--|
| Residual Land Value (£ pe acre) | £350,000 | £910,000 | £500,000 | £575,000 |
| Sale of Plot HA1 a | £3,500,000 | £9,100,000 | £5,000,000 | £5,750,000 |
| Sale of Plot HA1 b | £2,450,000 | £6,370,000 | £3,500,000 | £4,025,000 |
| Sale of Plot HA 2 | £4,557,000 | £11,848,200 | £6,510,000 | £7,486,500 |
| Sale of Plot HA 3 | £2,859,000 | £7,434,700 | £4,085,000 | £4,697,750 |
| Sale of Plot LC 2 | - | - | - | - |
| Total Revenue (A) | £13,366,500 | £34,752,900 | £19,095,000 | £21,959,250 |
| Acquisition Costs (Including Stamp Duty and Purchasers Costs) | £1,634,220 | £1,634,220 | £1,634,220 | £1,634,220 |
| Main Infrastructure Works | - | £13,708,563 | £9,595,994 ³⁹ | £11,652,279 ⁴⁰ |
| Contingency (at 10% of Main Infrastructure Works) | - | £1,370,856 | £959,599 | £1,165,228 |
| Project Fees | £1,800,000 | £1,800,000 | £1,800,000 | £1,800,000 |
| S106 - Travel Plan Monitoring | £5,000 | £5,000 | - | - |
| S106 - Public Transport Contribution | £1,200,000 | £1,200,000 | - | - |
| S106 - Education Contribution (*) | £4,925,800 | £4,925,800 | - | - |
| S106 - Recreation Contribution | £550,000 | £550,000 | - | - |
| S106 - Area of Play | £250,000 | £250,000 | - | - |
| S106 - Health Contribution (*) | £392,614 | £392,614 | - | - |
| Development Management Fee | £268,941 | £645,926 | £349,745 | £406,293 |
| Finance Costs | £379,617 | £796,631 | £705,924 | £780,877 |
| Total Costs (B) | £11,406,192 | £27,279,611 | £15,045,482 | £17,438,896 |
| Developers Profit (A - B) | £1,960,308 | £7,473,289 | £4,049,518 | £4,520,354 |
| ROCE | 14% | 22% | 22% | 21% |

Source: Avison Young

³⁹ Reduced by 30%⁴⁰ Reduced by 15%

7. Conclusions

- 7.1 Avison Young (AY) has been appointed by Hargreaves Land (the Applicant) to prepare an independent assessment of scheme viability in relation to a Hybrid Planning Application, known as 'Planning Application 1' (or 'PA#1') on to the east of the M181/A1077(M), Scunthorpe, DN17 1US
- 7.2 The purpose of the assessment is to appraise the viability of the proposed S106 obligations (including Affordable Housing) associated with the proposed application.
- 7.3 The report is intended to form a material consideration in the eventual determination of this application.
- 7.4 The approach at Lincolnshire Lakes (North) is that the Applicant would act as master-developer. The basic principle is that they will invest in the main infrastructure (including fees) and fund the S106 requirements / planning gain. They will then recover their investment through revenue generated from selling the development plots.
- 7.5 In order for any land to be released for development, the scheme in question is required to generate the minimum acceptable level of return /profit for the level of risk that a developer takes. Master developers (such as the Applicant in this instance) often operate based on Return on Capital Employed (ROCE) and for the purpose of this assessment we have adopted a target ROCE of between 22% and 23% (say 22%).
- 7.6 **Our assessment has demonstrated that due to the infrastructure requirements a policy compliant scheme is unviable. Alternative S106 scenarios have also been assessed but it has been concluded, through this assessment, that the scheme is unable to viably support any S106 contributions, including affordable housing.**
- 7.7 The Applicant is happy to discuss this matter further with the LPA in order to ensure this important strategic site, which will bring clear economic, social and environmental benefits to North Lincolnshire is delivered'

Appendix 1

Terms and Conditions

Avison Young (UK) Limited Standard Terms of Appointment

PARTIES

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

1. Interpretation

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

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

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

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

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

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

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

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

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

2. Appointment

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

3. Consultant's Obligations

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

Avison Young (UK) Limited Standard Terms of Appointment

4. Client Obligations

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

5. Remuneration

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

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

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

Avison Young (UK) Limited Standard Terms of Appointment

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

5.13.2. the basis on which that sum is calculated.

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

6. Additional Services

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

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

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

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

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

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

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

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

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

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

7. Limitation of Liability – PLEASE READ THIS SECTION CAREFULLY

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

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

7.1.2. fraud or fraudulent misrepresentation.

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

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

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

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

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

8. Suspension

- 8.1. The Client may, at any time, suspend performance of all or part of the Services by giving written notice to Avison Young. Subject to clause 9.1, Avison Young shall resume performance of the Services as soon as reasonably practicable after receiving a written notice to do so from the Client.
- 8.2. Avison Young may suspend the performance of any or all of its Services and other obligations under this appointment by giving not less than seven days' notice to the Client of its intention to do so in the event that the Client fails to pay an invoice in accordance with the relevant payment provisions set out in clause 5.
- 8.3. In the event of a suspension in accordance with this appointment, the Client shall pay Avison Young an amount in respect of any costs and expenses reasonably incurred by Avison Young as a result of such suspension.

9. Termination

- 9.1. Avison Young may immediately terminate its engagement under this appointment by giving written notice to the Client if:
- 9.1.1. a suspension of the Services in accordance with clause 8.1 continues for a continuous period of six months; and
- 9.1.2. the Client does not instruct Avison Young to resume the Services within 30 days of receiving a written notice from Avison Young requiring it to do so.
- 9.2. Either party may immediately terminate this appointment by giving written notice to the other party if:
- 9.2.1. the other party is in material breach of its obligations under this appointment and fails to remedy that breach within 14 days of receiving written notice requiring it to do so; or
- 9.2.2. the other party becomes Insolvent; or
- 9.2.3. a Force Majeure Event continues for a period of more than 30 days.

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

10. Consequences of Termination

- 10.1. On termination the Client shall immediately pay Avison Young:
- 10.1.1. any amount properly due for payment under this appointment at the date of termination; and
- 10.1.2. a fair and reasonable proportion of the next instalment of the Fee, together with any expenses and disbursements, commensurate with the Services properly performed at the date of termination; and
- 10.1.3. any expenses, disbursements or costs necessarily incurred by Avison Young as a direct result of termination (unless the termination arises as a result of Avison Young's default).
- 10.2. Termination of Avison Young's engagement under this appointment shall not affect any rights, remedies, obligations or liabilities of the parties that have accrued up to the date of termination, including the right to claim damages in respect of any breach of this appointment which existed at or before the date of termination.

11. Copyright and Intellectual Property

- 11.1. Avison Young owns all intellectual property rights (including copyright) relating to the Material it produces.
- 11.2. On payment of the Fee, Avison Young grants to the Client an irrevocable, non-exclusive, non-terminable, royalty-free licence to copy and make full use of any Material prepared by, or on behalf of, Avison Young for any purpose relating to the project or the property to which the Services relate.
- 11.3. Avison Young shall not be liable for use of the Material for any purpose other than that for which it was prepared and/or provided.
- 11.4. The Client may, at any time (whether before or after completion of the Services, or after termination of Avison Young's engagement under this appointment), request a copy or copies of (some or all of) the Material from Avison Young. On the Client's payment of Avison Young's reasonable charges for providing the copy (or copies), Avison Young shall provide the copy (or copies) to the Client.

Avison Young (UK) Limited Standard Terms of Appointment

12. Confidentiality

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

13. Anti-Money Laundering

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

14. Bribery Act

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

15. Data Protection

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

16. Professional Indemnity Insurance

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

Avison Young (UK) Limited Standard Terms of Appointment

17. Complaints

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

18. Unoccupied Premises or Properties

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

19. Joint and Several Liability

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

20. Assignment and Subcontracting

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

21. Notice

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

22. Liability Period

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

23. Third Party Rights

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

24. Entire Agreement

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

25. Severance

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

Avison Young (UK) Limited Standard Terms of Appointment

26. Non-Solicitation

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

27. Governing Law and Jurisdiction

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

Appendix 2

Scheme Layout and Phasing Plan

Architects are to be notified of any discrepancies.
 Contractors must check all dimensions on site.
 This drawing is subject to copyright here and is for use on this project only.
 The drawing is to be used solely for the information on this site only.
 For other information refer to the latest revision of any cross-referenced drawings.
 To be read in conjunction with relevant design standards/specifications.

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| Rev | Description | Date | By | CD |
|-----|-------------|----------|----|----|
| P1 | FIRST ISSUE | 06.02.20 | TD | CG |

Status: PLANNING

SMR
 SMALLEY MARSEY RISPIN
ARCHITECTS
 Floor 2 The Exchange Station Parade Harrogate HG1 1TS
 01423 707 787 admin@smrarchitects.co.uk

Project: LINCOLNSHIRE LAKES

Client: **Hargreaves Land**

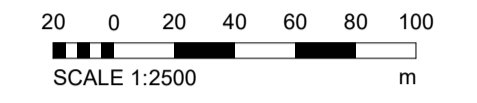
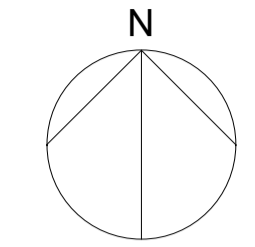
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| Proj Ref | Origin | Date | Level | Type | Scale | Sheet | Total | Status | Rev |
|--------------|---------|--------|-------|------|-------|-------|-------|--------|-----|
| 7730 - SMR | 00 - ZZ | DR | A | 2030 | S3 | P1 | | | |
| SMR Job Ref | Sheet | Scale | Drawn | TD | | | | | |
| 7730-00-2030 | A0 | 1:1500 | | | | | | | |

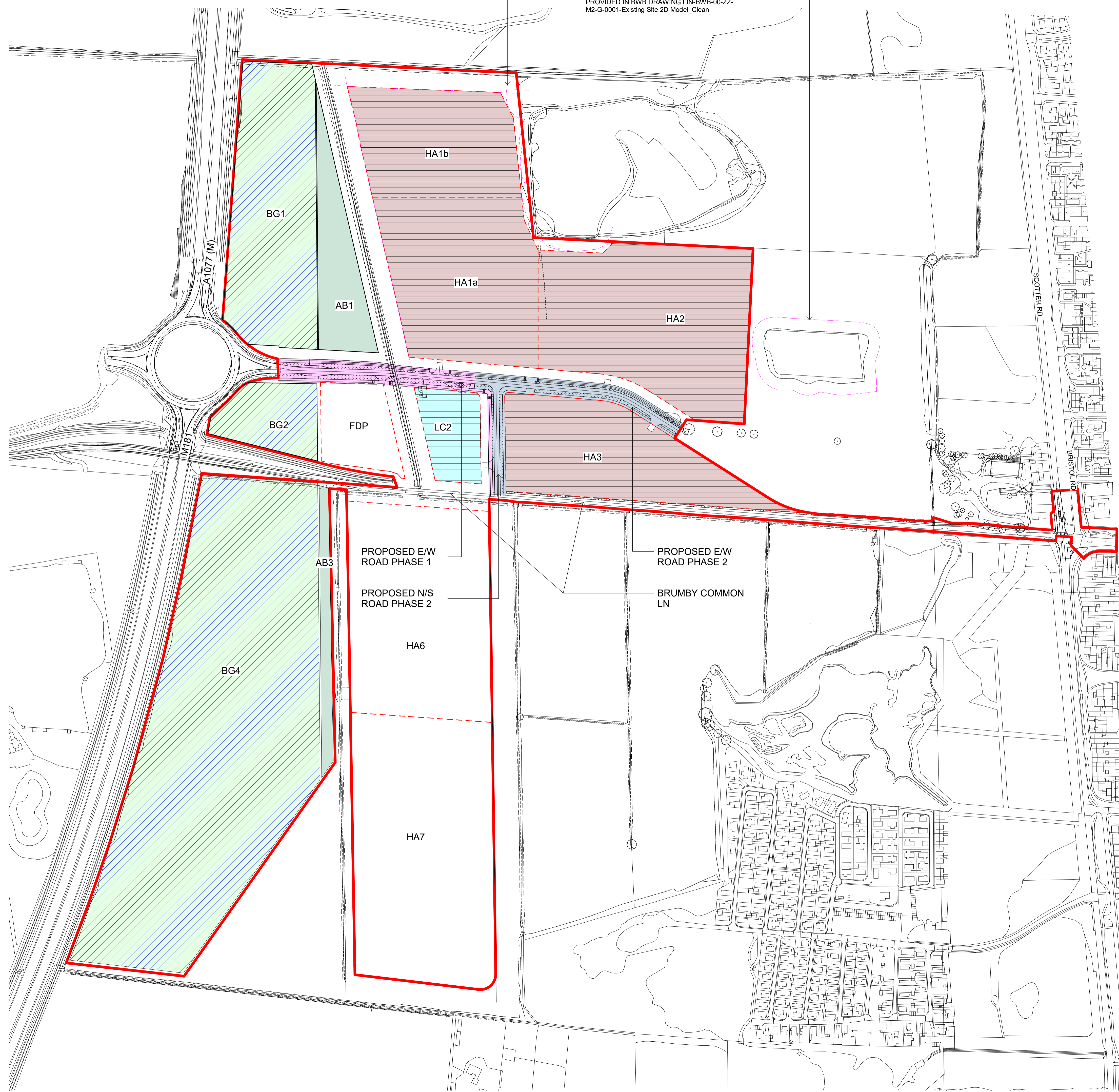
MAGENTA DASHED LINE 15m OFFSET FROM OVERHEAD TREE CANOPY EXTENT AS PROVIDED IN BWB DRAWING LIN-BWB-00-ZZ-M2-G-0001-Existing Site 2D Model_Clean

Do not scale this drawing. Architects are to be notified of any discrepancies. Contractors must check all dimensions on site. This drawing is subject to copyright laws and is for use on this project only. This drawing is to be used solely for the information as titled only. For other information refer to the latest revision of any cross referenced drawings. To be read in conjunction with relevant design standards/protocols.

This is a colour drawing. In order to ensure any subsequent reproduction is viewed correctly it should be printed in full colour.



--- 15m OFFSET FROM CANOPY LINE
 --- 22m OFFSET FROM TOP OF DITCH LINE



KEY

- PA#1 RED LINE BOUNDARY
- HOUSING ALLOCATION
- BLUE/GREEN INFRASTRUCTURE
- ADDITIONAL BLUE/GREEN INFRASTRUCTURE
- LOCAL CENTRE
- PHASE 1 PEDESTRIANS/CYCLE ROAD
- PHASE 2 PEDESTRIANS/CYCLE ROAD

PA1 GROSS AREA

| Name | Acres | Hectares |
|------|--------------|---------------|
| PA1 | 139.65 acres | 56.51 hectare |

PHASING ALLOCATION NETT AREAS - PA #1

| Name | Acres | Hectares |
|------|-------------|---------------|
| AB1 | 3.41 acres | 1.38 hectare |
| AB3 | 1.26 acres | 0.51 hectare |
| BG1 | 9.52 acres | 3.85 hectare |
| BG2 | 2.32 acres | 0.94 hectare |
| BG4 | 32.01 acres | 12.95 hectare |
| FDP | 2.57 acres | 1.04 hectare |
| HA1a | 10.00 acres | 4.05 hectare |
| HA1b | 7.00 acres | 2.83 hectare |
| HA2 | 13.02 acres | 5.27 hectare |
| HA3 | 8.17 acres | 3.31 hectare |
| HA6 | 12.58 acres | 5.09 hectare |
| HA7 | 15.71 acres | 6.36 hectare |
| LC2 | 2.15 acres | 0.87 hectare |

| | | | | |
|-----|-------------|----------|----|-----|
| P1 | FIRST ISSUE | 15.01.24 | TD | CG |
| Rev | Description | Date | Dm | Ckd |

Status

SKETCH - NOT FOR CONSTRUCTION



SMALLEY MARSEY RISPIN

ARCHITECTS

Floor 2 The Exchange Station Parade Harrogate HG1 1TS
 01423 707 757 admin@smrarchitects.co.uk

Project

LINCOLNSHIRE LAKES

Client



Drawing Title

LINCOLNSHIRE LAKES PA#1 PHASING ALLOCATION PLAN

| | | | | | | | | |
|------------|--------|------|-------|------|--------|------|--------|-----|
| Proj Ref | Origin | Zone | Level | Type | Role | Num | Status | Rev |
| 7730 - SMR | 00 | - ZZ | - DR | - A | - 2012 | - S3 | - P1 | |

| | | | |
|--------------|-------|-------|-------|
| SMR Job Ref | Sheet | Scale | Drawn |
| 7730-00-2012 | A1 | NOTED | TD |

Appendix 3

Main Infrastructure Works Order of Cost Estimate

**Second Order of
Cost Estimate**

Lincolnshire Lakes

Hargreaves Land

February 2025

QA Sign Off

Prepared by Bradley Cooke

Checked by Tim Shaw

Arithmetically checked by Sam Cocker

Design Stage RIBA Stage 2

Gateway 1

Revision 13B

Issue Date 06.02.25

Issued by

EDGEPS LIMITED (EDGE)

(Registered Office) 3 Heritage Mews, High Pavement, Nottingham, NG1 1HN

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| | Executive Summary |
| 1.0 | Cost Estimate Summary |
| 2.0 | Cost Estimate Sub-Summary |
| 3.0 | Site Wide Enabling |
| 4.0 | HA1a |
| 5.0 | Road 1 (to serve HA1a) |
| 6.0 | HA1b |
| 7.0 | HA2 |
| 8.0 | Road 2 (to serve HA2/HA3) |
| 9.0 | HA3 |
| 10.0 | Foul Drainage |
| 11.0 | Wetland & SUDS Basins |
| 12.0 | Wetlands BG2 |
| | Appendices |
| Appendix A | Information Used |

Executive Summary

1.00 Overall project cost summary

| | | |
|------|--|----------------------|
| 1.01 | Total estimated construction cost excluding Client design fees and Contractor risk allowances excluding completion of the East-West Link road. | 13,708,564.93 |
|------|--|----------------------|

1.02 The estimated project costs includes for the following principal cost headings:

- a) Site Works
- b) Services
- c) Highways, Roads & Cycleways
- d) Street Works Generally
- e) Drainage
- f) Preliminaries

1.03 The principal exclusions from the cost estimate includes:

- a) VAT
- b) Client contingency
- c) Professional fees and surveys
- d) Abnormal ground conditions
- e) Major service diversions
- f) Asbestos and the removal of other contaminants
- g) Any increase in capital cost resulting from a detailed life cycle cost assessment
- h) Any costs associated with any onerous planning obligations (e.g. Section 38, 104, 106, 278 agreements)
- i) Inflation after Q1 2025 has been excluded
- j) Legal costs
- k) Finance costs
- l) Changes to building legislation
- m) Any costs associated with the impact of COVID-19 of the construction cost of the works
- n) Implication of Brexit including change in currency exchange rates and tariffs
- o) Land purchase
- p) IT and data requirements
- q) Out of hours working
- r) Client costs

2.00 Assumptions and Clarifications

- a) Measurements for all earthworks and surcharging is taken from BWB - Earthworks Strategy - P9
- b) Services to be laid according to details provided by BWB
- c) Details unknown for drainage connection to Scotter Road. Assumed 2.3km and breaking through existing road.
- d) 10% main contractor preliminaries
- e) 5% included for main contractor overheads and profits
- f) Lighting columns assumed to be placed at 30m centres.
- g) 2nr underground pumping stations have been included, Specifications and details unknown but assumed similar to those of Unity
- h) Ducting provided for data connection. It is assumed that BT/Openreach will feed cables to the developments
- i) Any imported fill to be a combination of 6f5 and 2C, with 2C preferred, subject to availability
- j) Plot drainage has been excluded
- k) No allowance has been included for bulking of earthwork material in the quantities.
- l) An all in cost has been included for substations, as no detail has been provided. Substations include HV panelling, LV panelling and switches, enclosure and fencing.
- m) Lime stabilization costs have been kept the same for now, until the update from BWB confirms the requirement.
- n) It is assumed that excess material after surcharge is to be stored on temporary stockpiles
- o) Surcharge Volumes have been increased to allow for the lower density of the material being used.
- p) On plot attenuation drainage has been excluded and assumed to be provided by housing developers
- q) Ducting along rising main route has been excluded, as requirement unknown at this stage.
- r) Ducting along rising main route has been excluded, as requirement unknown at this stage.

- s) Wetland areas have been measured based upon drawing number 6024-OOB-ZZ-DD-D-L_000003.
- t) Tree planting has been included as semi-mature and has been numbered as per the drawing provided.
- u) The hedgerow is assumed to be mature upon installation.
- v) All other planting is assumed to be seeding and includes fertiliser, and soil cultivation.
- w) Play surface has been benchmarked against RubaFlex 35mm deep and requires type 1 sub-base.
- x) Bridges assumed to be timber framed (no detail available).
- y) Drainage lines to SUDS basins assumed to have not changed.
- z) No changes to plot areas and overall surcharge strategy and requirements.

1.0 COST ESTIMATE SUMMARY

Gross Site Area (m2) 232,694

Gross Site Area (acres) 57.50

| Ref | Section Construction | Area (Acres) | Total | £/m2 | £/acre | Previous total | Movement |
|-----------------|-------------------------|--------------|-------------------|--------------|------------------|-------------------|------------------|
| 1.0 | Site Wide Enabling | 57.5 | 923,554 | 3.97 | 16,062 | 743,300 | 180,254 |
| 2.0 | HA1a | 10 | 2,164,396 | 9.30 | 216,440 | 2,222,031 | -57,635 |
| 3.0 | Road 1 | 4.4 | 1,193,591 | 5.13 | 271,271 | 1,108,307 | 85,284 |
| 4.0 | HA1b | 10 | 1,752,822 | 7.53 | 175,282 | 1,866,284 | -113,462 |
| 5.0 | HA2 | 10.1 | 1,691,403 | 7.27 | 167,466 | 1,763,222 | -71,820 |
| 6.0 | Road 2 | 1.7 | 579,059 | 2.49 | 10,071 | 512,979 | 66,081 |
| 7.0 | HA3 | 8.4 | 1,693,296 | 7.28 | 201,583 | 1,775,738 | -82,441 |
| 8.1 | Foul Drainage - Phase 1 | | 1,779,449 | 7.65 | | 1,722,047 | |
| 8.2 | Foul Drainage - Phase 2 | | 73,520 | 0.32 | | 71,148 | |
| 9.0 | Wetland and SUDS Basins | 10.5 | 1,782,312 | 7.66 | 169,744 | 495,280 | 1,287,032 |
| 10.0 | Wetlands BG2 | 2.4 | 75,164 | 0.32 | 7,158 | | |
| Totals £ | | | 13,708,565 | 58.59 | 1,227,917 | 12,280,335 | 1,428,230 |

2.0 COST ESTIMATE SUB SUMMARY

Gross Site Area (m2) 232,694

Gross Site Area (acres) 57.50

| Ref | Section | Total | £/m2 |
|---------------------|-----------------------------|------------------|-------------|
| Construction | | | |
| 1.0 | Site Wide Enabling | 923,554 | 3.97 |
| 1.1 | Site Works | 23,100 | 0.10 |
| 1.2 | Services | 310,530 | 1.31 |
| 1.3 | Highways, Roads & Cycleways | - | - |
| 1.4 | Street Works Generally | 440,190 | 1.86 |
| 1.5 | Drainage | - | - |
| 1.6 | Prelims/ OHP/ Inflation | 149,734 | 0.63 |
| 2.0 | HA1a | 2,164,396 | 9.30 |
| 2.1 | Site Works | 1,602,446 | 6.76 |
| 2.2 | Services | - | - |
| 2.3 | Highways, Roads & Cycleways | - | - |
| 2.4 | Street Works Generally | - | - |
| 2.5 | Drainage | 211,040 | 0.89 |
| 2.6 | Prelims/ OHP/ Inflation | 350,910 | 1.48 |
| 3.0 | Road 1 | 1,193,591 | 5.13 |
| 3.1 | Site Works | 334,967 | 1.41 |
| 3.2 | Services | - | - |
| 3.3 | Highways, Roads & Cycleways | 624,510 | 2.64 |
| 3.4 | Street Works Generally | 40,600 | 0.17 |
| 3.5 | Drainage | - | - |
| 3.6 | Prelims/ OHP/ Inflation | 193,515 | 0.82 |
| 4.0 | HA1b | 1,752,822 | 7.53 |
| 4.1 | Site Works | 1,039,850 | 4.39 |
| 4.2 | Services | 291,270 | 1.23 |
| 4.3 | Highways, Roads & Cycleways | - | - |
| 4.4 | Street Works Generally | - | - |
| 4.5 | Drainage | 137,520 | 0.58 |
| 4.6 | Prelims/ OHP/ Inflation | 284,182 | 1.20 |
| 5.0 | HA2 | 1,691,403 | 7.27 |
| 5.1 | Site Works | 958,069 | 4.04 |
| 5.2 | Services | 291,270 | 1.23 |
| 5.3 | Highways, Roads & Cycleways | - | - |
| 5.4 | Street Works Generally | - | - |
| 5.5 | Drainage | 167,840 | 0.71 |
| 5.6 | Prelims/ OHP/ Inflation | 274,224 | 1.16 |

2.0 COST ESTIMATE SUB SUMMARY

Gross Site Area (m2) 232,694

Gross Site Area (acres) 57.50

| Ref | Section | Total | £/m2 |
|------------|--------------------------------|-------------------|-------------|
| 6.0 | Road 2 | 579,059 | 2.49 |
| 6.1 | Site Works | 128,158 | 0.54 |
| 6.2 | Services | - | - |
| 6.3 | Highways, Roads & Cycleways | 330,920 | 1.40 |
| 6.4 | Street Works Generally | 26,100 | 0.11 |
| 6.5 | Drainage | - | - |
| 6.6 | Prelims/ OHP/ Inflation | 93,882 | 0.40 |
| 7.0 | HA3 | 1,693,296 | 7.28 |
| 7.1 | Site Works | 1,068,575 | 4.51 |
| 7.2 | Services | 252,750 | 1.07 |
| 7.3 | Highways, Roads & Cycleways | - | - |
| 7.4 | Street Works Generally | - | - |
| 7.5 | Drainage | 97,440 | 0.41 |
| 7.6 | Prelims/ OHP/ Inflation | 274,531 | 1.16 |
| 8.0 | Foul Drainage | 1,852,968 | 7.96 |
| 8.1 | Site Works | - | - |
| 8.2 | Services | 5,500 | 0.02 |
| 8.3 | Highways, Roads & Cycleways | - | - |
| 8.4 | Street Works Generally | - | - |
| 8.5 | Drainage | 1,547,050 | 6.53 |
| 8.6 | Prelims/ OHP/ Inflation | 300,418 | 1.27 |
| 9.0 | Wetland and SUDS Basins | 1,782,312 | 7.66 |
| 9.1 | Site Works | 1,270,149 | 5.36 |
| 9.2 | Services | - | - |
| 9.3 | Highways, Roads & Cycleways | - | - |
| 9.4 | Street Works Generally | - | - |
| 9.5 | Drainage | 223,200 | - |
| 9.6 | Prelims/ OHP/ Inflation | 288,963 | 1.22 |
| 9.0 | Wetlands BG2 | 75,164 | 0.32 |
| 9.1 | Site Works | 62,978 | 0.27 |
| 9.2 | Services | - | - |
| 9.3 | Highways, Roads & Cycleways | - | - |
| 9.4 | Street Works Generally | - | - |
| 9.5 | Drainage | 0 | - |
| 9.6 | Prelims/ OHP/ Inflation | 12,186 | 0.05 |
| | | 13,708,565 | 59 |

| 3.0 Site Wide Enabling | | | | | |
|---|--|-------|------|------------|----------------|
| Ref | Description | Quant | Unit | Rate | Total |
| 1 | Site Works | | | | 23,100 |
| a | Fencing to the side of the Ditch. 1100mm high, 6 line with concrete posts at 2.75m, Including 8nr End Straining posts. | 570 | m | 30.00 | 17,100 |
| b | 6nr Gates for above fencing | 6 | nr | 1,000.00 | 6,000 |
| 2 | Services | | | | 310,530 |
| a | Sub station, including HV Panel, LV Panels and switching to HA1a. | 1 | nr | 250,000.00 | 250,000 |
| b | Allowance for LV Connection | 25 | m | 110.00 | 2,750 |
| c | HV Armoured cable including connections to Sub stations | 180 | m | 173.00 | 31,140 |
| d | Water main; all laid in trenches including excavation and backfill with | 180 | m | 125.00 | 22,500 |
| e | Ducting for data and telephone feeds - Feeds assumed by others | 180 | m | 23.00 | 4,140 |
| 3 | Highways, Roads & Cycleways | | | | |
| | N/A | | | | |
| 4 | Street Works Generally | | | | 440,190 |
| a | North South Cycle Road (Including Lighting) | 146 | m | 560.00 | 81,760 |
| b | East West Cycle Road - Connecting to Brumby Common Lane (including lighting) | 736 | m | 310.00 | 228,160 |
| c | Allowance for connections at Scotter road | 1 | item | 130,270.00 | 130,270 |
| 5 | Drainage | | | | |
| | <i>Measured Elsewhere</i> | | | | |
| Total Construction Costs £ | | | | | 773,820 |
| 6 | Preliminaries | | | | |
| a | Main Contractor preliminaries | 10 | % | | 77,382 |
| b | Main Contractor overheads and profits | 5 | % | | 42,560 |
| c | Inflation - from Q1 2024 to Q1 2025 | 3.33 | % | | 29,792 |
| Total Carried Forward to Summary £ | | | | | 923,554 |

| 4.0 HA1a | | | | | |
|---|--|---------|------|-------|------------------|
| Ref | Description | Quant | Unit | Rate | Total |
| 1 | Site Works | | | | 1,602,446 |
| | Topsoil | | | | |
| a | Site Strip - 390mm of topsoil to use for Surcharge (including future phases) | 222,170 | m3 | 3.50 | 777,595 |
| | Fill | | | | |
| b | Level formation using site area (cut) | 4,047 | m3 | 1.50 | 6,071 |
| c | Fill required from BG3 (Excavate, move and fill) | 29,375 | m3 | 3.50 | 102,813 |
| d | Lime stabilisation of fill. | 50,000 | m2 | 11.00 | 550,000 |
| e | Compaction of sub-formation level - at 300mm depths for HA1a | 100,000 | m2 | 0.40 | 40,000 |
| | Surcharge | | | | |
| f | Additional Bulk fill for surcharge, take from BG3 & BG4 | 25,848 | m3 | 3.50 | 90,468 |
| g | Extra over for Surcharge testing | 50,000 | m2 | 0.71 | 35,500 |
| 2 | Services | | | | |
| | <i>Measured elsewhere</i> | | | | |
| 3 | Highways, Roads & Cycleways | | | | |
| | <i>N/A</i> | | | | |
| 4 | Street Works Generally | | | | |
| | <i>N/A</i> | | | | |
| 5 | Drainage | | | | 211,040 |
| a | Formation of SUDS Basin for attenuation per plot requirements | 1,719 | m3 | 80.00 | 137,520 |
| b | Formation of Swale (assumed lining, filter drains etc) | 919 | m3 | 80.00 | 73,520 |
| Total Construction Costs £ | | | | | 1,813,486 |
| 6 | Preliminaries | | | | |
| a | Main Contractor preliminaries | 10 | % | | 181,349 |
| b | Main Contractor overheads and profits | 5 | % | | 99,742 |
| c | Inflation - from Q1 2024 to Q1 2025 | 3.33 | % | | 69,819 |
| Total Carried Forward to Summary £ | | | | | 2,164,396 |

| 5.0 Road 1 (to serve HA1a) | | | | | |
|---|--|--------|------|-----------|------------------|
| Ref | Description | Quant | Unit | Rate | Total |
| 1 Site Works | | | | | 334,967 |
| | Topsoil | | | | |
| | Fill | | | | |
| a | Level formation using site area (cut) | 1,800 | m3 | 1.50 | 2,700 |
| b | Fill required from BG3 | 10,627 | m3 | 3.50 | 37,195 |
| c | Lime stabilisation of fill. | 18,000 | m2 | 11.00 | 198,000 |
| d | Compaction of sub-formation level - at 300mm depths for HA1 Phase 1a | 36,000 | m2 | 0.40 | 14,400 |
| | Surcharge | | | | |
| e | Relocation of material from earlier phases | 34,946 | m3 | 2.00 | 69,892 |
| f | Extra over for Surcharge testing | 18,000 | m2 | 0.71 | 12,780 |
| 2 Services | | | | | |
| | <i>Measured elsewhere</i> | | | | |
| 3 Highways, Roads & Cycleways | | | | | 624,510 |
| a | Strategic East - West Road | 313 | m | 1,870.00 | 585,310 |
| b | Extra Over for Bus Turning | 28 | m | 1,400.00 | 39,200 |
| 4 Street Works Generally | | | | | 40,600 |
| a | Road markings and signs | 1 | item | 13,000.00 | 13,000 |
| b | Lighting columns; assumed 30m centres | 12 | nr | 2,300.00 | 27,600 |
| 5 Drainage | | | | | |
| a | Formation of SUDS Basin for attenuation per plot requirements (included in HA1a) | | | | |
| Total Construction Costs £ | | | | | 1,000,077 |
| 6 Preliminaries | | | | | |
| a | Main Contractor preliminaries | 10 | % | | 100,008 |
| b | Main Contractor overheads and profits | 5 | % | | 55,004 |
| c | Inflation - from Q1 2024 to Q1 2025 | 3.33 | % | | 38,503 |
| Total Carried Forward to Summary £ | | | | | 1,193,591 |

| 6.o HA1b | | | | | |
|---|---|---------|------|------------|------------------|
| Ref | Description | Quant | Unit | Rate | Total |
| 1 Site Works | | | | | 1,039,850 |
| | Topsoil | | | | |
| | Fill | | | | |
| a | Level formation using site area (cut) | 4,047 | m3 | 1.50 | 6,071 |
| b | Fill required from BG4 | 20,894 | m3 | 3.50 | 73,129 |
| c | Lime stabilisation of fill. | 35,000 | m2 | 11.00 | 385,000 |
| d | Compaction of sub-formation level - at 300mm depths for HA1 Phase | 70,000 | m2 | 0.40 | 28,000 |
| | 1a | | | | |
| | Surcharge | | | | |
| e | Relocation of material from earlier phases | 178,987 | m3 | 2.00 | 357,974 |
| f | Extra over for Surcharge testing | 35,000 | m2 | 0.71 | 24,850 |
| g | Relocation of surplus material to future HA2 | 60,729 | m3 | 2.00 | 121,458 |
| h | Relocation of previous phase surplus to stockpile | 21,684 | m3 | 2.00 | 43,368 |
| 2 Services | | | | | 291,270 |
| a | Sub station, including HV Panel, LV Panels and switching. | 1 | nr | 250,000.00 | 250,000 |
| b | Allowance for LV Connection | 25 | m | 110.00 | 2,750 |
| c | HV Armoured cable including connections to Sub stations | 120 | m | 173.00 | 20,760 |
| d | Water main; all laid in trenches including excavation and backfill with | 120 | m | 125.00 | 15,000 |
| e | Ducting for data and telephone feeds - Feeds assumed by others | 120 | m | 23.00 | 2,760 |
| 3 Highways, Roads & Cycleways | | | | | |
| | N/A | | | | |
| 4 Street Works Generally | | | | | |
| | N/A | | | | |
| 5 Drainage | | | | | 137,520 |
| a | Formation of SUDS Basin for attenuation per plot requirements | 1,719 | m3 | 80.00 | 137,520 |
| Total Construction Costs £ | | | | | 1,468,640 |
| 6 Preliminaries | | | | | |
| a | Main Contractor preliminaries | 10 | % | | 146,864 |
| b | Main Contractor overheads and profits | 5 | % | | 80,775 |
| c | Inflation - from Q1 2024 to Q1 2025 | 3.33 | % | | 56,543 |
| Total Carried Forward to Summary £ | | | | | 1,752,822 |

| 7.0 HA2 | | | | | |
|---|---|---------|------|------------|------------------|
| Ref | Description | Quant | Unit | Rate | Total |
| 1 Site Works | | | | | 958,069 |
| | Topsoil Fill | | | | |
| a | Level formation using site area (cut) | 4,087 | m3 | 1.50 | 6,131 |
| b | Fill required from BG4 | 21,520 | m3 | 3.50 | 75,320 |
| c | Lime stabilisation of fill. | 36,000 | m2 | 11.00 | 396,000 |
| d | Compaction of sub-formation level - at 300mm depths for HA1 Phase 1a | 72,000 | m2 | 0.40 | 28,800 |
| | Surcharge | | | | |
| e | Relocation of material from earlier phases. | 183,934 | m3 | 2.00 | 367,868 |
| f | Extra over for Surcharge testing | 36,000 | m2 | 0.71 | 25,560 |
| g | Relocation of surplus material to Stock pile | 29,195 | m3 | 2.00 | 58,390 |
| 2 Services | | | | | 291,270 |
| a | Sub station, including HV Panel, LV Panels and switching. | 1 | nr | 250,000.00 | 250,000 |
| b | Allowance for LV Connection | 25 | m | 110.00 | 2,750 |
| c | HV Armoured cable including connections to Sub stations | 120 | m | 173.00 | 20,760 |
| d | Water main; all laid in trenches including excavation and backfill with | 120 | m | 125.00 | 15,000 |
| e | Ducting for data and telephone feeds - Feeds assumed by others | 120 | m | 23.00 | 2,760 |
| 4 Street Works Generally | | | | | |
| | N/A | | | | |
| 5 Drainage | | | | | 167,840 |
| a | Formation of SUDS Basin for attenuation per plot requirements | 1,802 | m3 | 80.00 | 144,160 |
| b | Formation of Swale (assumed lining, filter drains etc) | 296 | m3 | 80.00 | 23,680 |
| Total Construction Costs £ | | | | | 1,417,179 |
| 6 Preliminaries | | | | | |
| a | Main Contractor preliminaries | 10 | % | | 141,718 |
| b | Main Contractor overheads and profits | 5 | % | | 77,945 |
| c | Inflation - from Q1 2024 to Q1 2025 | 3.33 | % | | 54,561 |
| Total Carried Forward to Summary £ | | | | | 1,691,403 |

| 8.0 Road 2 (to serve HA2/HA3) | | | | | |
|--|---|--------|------|-----------|------------------|
| Ref | Description | Quant | Unit | Rate | Total |
| 1 Site Works | | | | | 128,158 |
| | Topsoil | | | | |
| | Fill | | | | |
| a | Level formation using site area (cut) | 684 | m3 | 1.50 | 1,026 |
| b | Fill required from BG4 | 4,041 | m3 | 3.50 | 14,144 |
| c | Lime stabilisation of fill. | 7,000 | m2 | 11.00 | 77,000 |
| d | Compaction of sub-formation level - at 300mm depths for HA1 Phase 1a | 14,000 | m2 | 0.40 | 5,600 |
| | Surcharge | | | | |
| e | Relocation of Surcharge material to HA3 | 12,709 | m3 | 2.00 | 25,418 |
| f | Extra over for Surcharge testing | 7,000 | m2 | 0.71 | 4,970 |
| 2 Services | | | | | |
| | <i>Measured Elsewhere</i> | | | | |
| 3 Highways, Roads & Cycleways | | | | | 330,920 |
| a | Strategic East - West Road | 156 | m | 1,870.00 | 291,720 |
| b | Extra Over for Bus Turning | 28 | m | 1,400.00 | 39,200 |
| 4 Street Works Generally | | | | | 26,100 |
| a | Allowance for road markings and signs | 1 | item | 10,000.00 | 10,000 |
| b | Lighting columns; assumed 30m centres | 7 | nr | 2,300.00 | 16,100 |
| 5 Drainage | | | | | |
| a | Formation of SUDS Basin for attenuation per plot requirements (Included in HA2) | | | | |
| Total Construction Costs | | | | | £ 485,178 |
| 6 Preliminaries | | | | | |
| a | Main Contractor preliminaries | 10 | % | | 48,518 |
| b | Main Contractor overheads and profits | 5 | % | | 26,685 |
| c | Inflation - from Q1 2024 to Q1 2025 | 3.33 | % | | 18,679 |
| Total Carried Forward to Summary | | | | | £ 579,059 |

| 9.0 HA 3 | | | | | |
|---|---|---------|------|------------|------------------|
| Ref | Description | Quant | Unit | Rate | Total |
| 1 | Site Works | | | | 1,068,575 |
| | Topsoil | | | | |
| | Fill | | | | |
| a | Level formation using site area (cut) | 3,400 | m3 | 1.50 | 5,100 |
| b | Fill required from BG4 | 20,072 | m3 | 2.00 | 40,144 |
| c | Lime stabilisation of fill. | 34,000 | m2 | 11.00 | 374,000 |
| d | Compaction of sub-formation level - at 300mm depths for HA1 Phase | 68,000 | m2 | 0.40 | 27,200 |
| | 1a | | | | |
| | Surcharge | | | | |
| e | Relocation of Surcharge material from HA2 | 122,824 | m3 | 2.00 | 245,648 |
| f | Extra over for Surcharge testing | 34,000 | m2 | 0.71 | 24,140 |
| g | Relocation of all remaining Surcharge material to Next Phase | 176,172 | m3 | 2.00 | 352,343 |
| 2 | Services | | | | 252,750 |
| a | Sub station, including HV Panel, LV Panels and switching. | 1 | nr | 250,000.00 | 250,000 |
| b | Allowance for LV Connection | 25 | m | 110.00 | 2,750 |
| 3 | Highways, Roads & Cycleways | | | | |
| | N/A | | | | |
| 4 | Street Works Generally | | | | |
| | N/A | | | | |
| 5 | Drainage | | | | 97,440 |
| a | Formation of SUDS Basin for attenuation per plot requirements | 1,218 | m3 | 80.00 | 97,440 |
| Total Construction Costs £ | | | | | 1,418,765 |
| 6 | Preliminaries | | | | |
| a | Main Contractor preliminaries | 10 | % | | 141,877 |
| b | Main Contractor overheads and profits | 5 | % | | 78,032 |
| c | Inflation - from Q1 2024 to Q1 2025 | 3.33 | % | | 54,622 |
| Total Carried Forward to Summary £ | | | | | 1,693,296 |

| 10.0 Foul Drainage | | | | | | | | |
|---|---|-------|------|------------|--------------------|------------------|------------------|----------------------|
| Ref | Description | Quant | Unit | Rate | Total | Phasing Split | | |
| | | | | | | Phase 1 (Road 1) | Phase 2 (Road 2) | Link Road Completion |
| 1 | Site Works | | | | | | | |
| | <i>Measured elsewhere</i> | | | | | | | |
| 2 | Services | | | | 5,500 | 5,500 | | |
| a | Allowance for LV Connection from Scotter Road to Pump Station FPS01 | 50 | m | 110.00 | 5,500 | 5,500 | | |
| 3 | Highways, Roads & Cycleways | | | | | | | |
| | <i>N/A</i> | | | | | | | |
| 4 | Street Works Generally | | | | | | | |
| | <i>N/A</i> | | | | | | | |
| 5 | Drainage | | | | 1,547,050 | 1,485,450 | | |
| a | Foul Drainage associated with Road 1, including 2nr manholes (Green line) | 228 | m | 400.00 | 91,200 | 91,200 | | |
| b | Foul Drainage as sociated with North-South Cycle Road, including 3nr manholes (Black line) | 133 | m | 400.00 | No Longer Required | | | |
| c | Foul Drainage Associated with Road 2, including 4nr manholes (Purple line) | 154 | m | 400.00 | 61,600 | | 61,600 | |
| d | Foul Drainage associated with Pumping station FPS02, including 1nr manhole, North to south run. (Blue line) | 715 | m | 400.00 | 286,000 | 286,000 | | |
| e | Continuation of Foul Drainage (Blue line) Running East-West. assumed breaking through road, Anticipated total length 2.3km to connect to Brumby Common. Including traffic/pedestrian management. Breaking out existing surface, excavation and storage of excavated material, infill & making good with higher spec finish. | 1,585 | m | 450.00 | 713,250 | 713,250 | | |
| f | Foul Drainage associated with continuing East-West Road, including 5nr manholes (Pink line) (East West Additional) | 0 | m | 0.00 | excl | | | excl |
| g | <i>Note, all foul drainage, assumed 225mm pipe laid on gravel bed at average depth of 2.5m, Including Manholes.</i> | | | | | | | |
| h | Allowance for 1nr underground Pumping Station in Phase (FPS01) | 1 | nr | 395,000.00 | 395,000 | 395,000 | | |
| Total Construction Costs | | | | | £ 1,552,550 | 1,490,950 | 61,600 | 0 |
| 6 | Preliminaries | | | | | | | |
| a | Main Contractor preliminaries | 10 | % | | 155,255 | 149,095 | 6,160 | 0 |
| b | Main Contractor overheads and profits | 5 | % | | 85,390 | 82,002 | 3,388 | 0 |
| c | Inflation - from Q1 2024 to Q1 2025 | 3.33 | % | | 59,773 | 57,402 | 2,372 | Excl'd |
| Total Carried Forward to Summary | | | | | £ 1,852,968 | 1,779,449 | 73,520 | 0 |

| 11.0 Wetlands & SUDS Basins | | | | | |
|---|---|--------|------|--------|------------------|
| Ref | Description | Quant | Unit | Rate | Total |
| 1 | Site Works | | | | 1,270,149 |
| | SoftWorks/Seeding | | | | |
| a | Mowable grass seeding | 6,000 | m2 | 3.00 | 18,000 |
| b | Native Meadow Grassland Seeding | 12,500 | m2 | 3.10 | 38,750 |
| c | Wildflower Seeding | 7,000 | m2 | 3.25 | 22,750 |
| d | Wet Meadow Seeding | 1,600 | m2 | 3.75 | 6,000 |
| e | Marginal Seeding | 6,000 | m2 | 5.00 | 30,000 |
| f | Aquatic Seeding | 1,000 | m2 | 4.50 | 4,500 |
| g | Scrub Seeding | 4,500 | m2 | 3.25 | 14,625 |
| h | Semi-Mature Tree Planting - mixed sizes | 100 | nr | 450.00 | 45,000 |
| i | Tree planting - Mixed sizes - WIPS | 223 | nr | 35.00 | 7,805 |
| j | Hedgerow - mature | 735 | m | 80.00 | 58,800 |
| k | Resin Bound Gravel | 673 | m2 | 80.00 | 53,840 |
| l | Play Surface (Rubaflex Playground surfacing 35mm thick) | 1,700 | m2 | 50.00 | 85,000 |
| m | Type 1 sub-base; 200mm for Play surface and Resinbound Gravel | 475 | m3 | 53.00 | 25,155 |
| n | Extra over allowance for play park | 1 | item | 50,000 | 50,000 |
| o | Bridges (assumed treated timber) | 2 | nr | 5,000 | 10,000 |
| p | Excavation of Vole ditches and Wetland | 1,355 | m | 590.35 | 799,924 |
| 2 | Services | | | | |
| | N/A | | | | |
| 3 | Highways, Roads & Cycleways | | | | |
| | N/A | | | | |
| 4 | Street Works Generally | | | | |
| | N/A | | | | |
| 5 | Drainage | | | | |
| a | Formation of Swale (assumed lining, filter drains etc) | 2,790 | m3 | 80.00 | 223,200 |
| Total Construction Costs £ | | | | | 1,493,349 |
| 6 | Preliminaries | | | | |
| a | Main Contractor preliminaries | 10 | % | | 149,335 |
| b | Main Contractor overheads and profits | 5 | % | | 82,134 |
| c | Inflation - from Q1 2024 to Q1 2025 | 3.33 | % | | 57,494 |
| Total Carried Forward to Summary £ | | | | | 1,782,312 |

| 12.0 Wetlands BG2 | | | | | |
|---|---|-------|------|--------|---------------|
| Ref | Description | Quant | Unit | Rate | Total |
| 1 | Site Works | | | | 62,978 |
| | SoftWorks/Seeding | | | | |
| a | Wildflower Seeding | 5,750 | m2 | 3.25 | 18,688 |
| b | Marginal Seeding | 2,500 | m2 | 5.00 | 12,500 |
| c | Semi-Mature Tree Planting - mixed sizes - Within 11.0 Wetland | | nr | 450.00 | 0 |
| d | Hedgerow - mature | 133 | m | 80.00 | 10,640 |
| e | Loose Bound Gravel Pathway | 423 | m2 | 50.00 | 21,150 |
| 2 | Services | | | | |
| | N/A | | | | |
| 3 | Highways, Roads & Cycleways | | | | |
| | N/A | | | | |
| 4 | Street Works Generally | | | | |
| | N/A | | | | |
| 5 | Drainage | | | | |
| | N/A | | | | |
| Total Construction Costs £ | | | | | 62,978 |
| 6 | Preliminaries | | | | |
| a | Main Contractor preliminaries | 10 | % | | 6,298 |
| b | Main Contractor overheads and profits | 5 | % | | 3,464 |
| c | Inflation - from Q1 2024 to Q1 2025 | 3.33 | % | | 2,425 |
| Total Carried Forward to Summary £ | | | | | 75,164 |

Appendices

Appendix A - Information Used

| Reference number | Document title | Revision | Size | Scale |
|------------------------|---|----------|------|---------|
| Architects information | 7730-SMR-00-ZZ-DR-A-8006-S3-P8 | 8 | A1 | 1:2000 |
| | 7730-SMR-00-ZZ-DR-A-8007-S3-P7 | 7 | A1 | 1:2000 |
| | 7730-SMR-00-ZZ-DR-A-8008-S3-P3 | 3 | A1 | 1:2000 |
| | 7730-SMR-00-ZZ-DR-A-8010-S3-P1 | 1 | A1 | Various |
| | 7730-SMR-00-ZZ-DR-A-8012-S3-P1 Phasing | 1 | A1 | 1:2000 |
| | 7730-SMR-00-ZZ-DR-A-8002-S3-P12 | 12 | A1 | 1:2000 |
| | 7730-SMR-00-ZZ-DR-A-8007-S3-P12 | 12 | A1 | 1:2000 |
| | 7730-SMR-01-ZZ-DR-A-8007-S3-P12 | 12 | A1 | 1:2000 |
| Other information | LIN-BWB-XX-XX-DR-C-0500-S1-P01_SW Attenuation Strategy | 1 | A4 | None |
| | LIN-BWB-XX-XX-DR-C-0510-S1-P01_FW Network Strategy | 1 | A4 | None |
| | LIN-BWB-DGT-XX-CA-C-0001-Earthworks Strategy_P09 | 3 | A4 | None |
| | LIN-BWB-ZZ-XX-RP-LE-0002_Ph2 - P2 | 2 | A4 | None |
| | LIN-BWB-DGT-XX-CA-C-0001-Earthworks Strategy - topsoil surcharge strategy_P08 | 8 | A4 | None |
| | LIN-BWB-XX-XX-DR-C-0510-S1-P02_FW Network Strategy | 2 | A4 | None |
| | LIN-BWB-XX-XX-DR-C-0500-S1-P03_SW Attenuation Strategy | 3 | A4 | None |
| | LIN-BWB-XX-XX-DR-C-0605-S1-P01_Surcharge Strategy Plan Phase HA1 | 1 | A4 | None |
| | LIN-BWB-XX-XX-DR-C-0606-S1-P01_Surcharge Strategy Plan Phase HA2 | 1 | A4 | None |
| | LIN-BWB-XX-XX-DR-C-0607-S1-P01_Surcharge Strategy Plan Phase HA3 | 1 | A4 | None |
| | LIN-BWB-XX-XX-M3-C-0604-Parcel HA1 | N/A | N/A | N/A |
| | LIN-BWB-XX-XX-M3-C-0605-Parcel HA2 | N/A | N/A | N/A |
| | LIN-BWB-XX-XX-M3-C-0606-Parcel HA3 | N/A | N/A | N/A |

Appendix 4

Residual Valuation Methodology, Assumptions and Appraisals

The Residual Valuation Approach

The residual method of valuation is explained further in the RICS Guidance Note (Valuation of Development Property – 1st Edition, October 2019). In summary this valuation approach recognises that the value of a development scheme is a function of several elements. These include:

- The value of the completed development (GDV).
- The direct costs of developing the scheme (TCC).
- The return (profit) to the developer for taking the development risk and delivering the scheme.
- The cost or value of the land.

Normally the residual method of valuation is used in two basic ways. In the first instance it can be used to assess the level of return (profit) generated from the proposed project where the cost of the land is an input into the appraisal. In the second option it can be used to establish a 'residual site value' by inputting a predetermined level of profit.

For the purpose of this assessment we are using the residual method of valuation to determine the anticipated revenue that could be generated via land sales. Therefore, the assessment is based on Option 2, with the resultant output from our appraisal being the residual land value. This can be expressed through the simple calculation below.

Gross Development Value (GDV) (minus) Total Costs (including profit) = Residual Land Value

- Gross Development Value (GDV) includes all sales income generated by the development.
- Total Development Costs (TDC) includes construction costs, professional fees, planning/S106 obligations and finance / interest charges etc.
- Developer's Profit is expressed by reference to a percentage of the Total Development Costs or Gross Development Value.

Appraisal Scheme

Outline planning permission, with all matters reserved, is being sought for the development of up to 550 residential dwellings (Use Class C3), a local centre (Use Class E) and associated 'on-plot' landscaping, drainage and other infrastructure works. The proposed residential dwellings will be split over four plots, as summarised below.

Table 1 – Residential Plots

| Residential Plot | Area |
|------------------|------------------------------|
| Plot HA1a | 4.05ha (10 acres) |
| Plot HA1b | 2.83ha (7.00 acres) |
| Plot HA2 | 5.27ha (13.02 acres) |
| Plot HA3 | 3.31ha (8.17 acres) |
| Total | 15.46ha (38.19 acres) |

The exact number and type of dwellings to be provided on these plots will be determined at the Reserved Matters stage.

For the purpose of our appraisal we have undertaken a valuation of Plot HA1a and used the resultant land value (£per acre basis) as a proxy value for the remaining phases.

In establishing the number of dwellings we have applied a density of 35 dwelling per ha which, results in 142 dwelling⁴¹ For the purposes of our assessment we have applied the following dwelling mix.

Table 2 – Total Dwelling Mix ⁴²

| Dwelling Types | % | No Dwellings | Size sq.m (sq.ft) |
|-----------------|-------------|--------------|----------------------|
| 2 bed dwellings | 30% | 43 | 65sq,m (700sq.ft) |
| 3 bed dwellings | 65% | 71 | 91sq.m (980sq.ft) |
| 4 bed dwellings | 20% | 28 | 118sq.m (1,275sq.ft) |
| Total | 100% | 142 | |

Affordable Housing

There is a policy requirement to provide 20% of the total number of dwellings as affordable, which equates to 28 dwellings. We understand that the Council has a preferred tenure split; 70% for rent and 30% as intermediate products.

In terms of affordable 'house types', we understand that the Council seek to secure as many three beds as possible and don't (generally) receive or ask for any 4 bed affordable housing types. On this basis we have assumed that all of the affordable dwellings will be 3 bedroom houses.

Housing Mix

Within this context the following Housing Mix has been applied in the Appraisal.

Table 3 – Housing Mix

| Dwelling Types | No Dwellings | Size sq.m (sq.ft) |
|-----------------------------------|--------------|----------------------|
| 2 bed dwellings – Open Market | 43 | 65sq,m (700sq.ft) |
| 3 bed dwellings – Open Market | 43 | 91sq.m (980sq.ft) |
| 4 bed dwellings – Open Marlet | 28 | 118sq.m (1,275sq.ft) |
| Total Open Market | 114 | |
| 3 Bed Affordable (rent) | 20 | 91sq.m (980sq.ft) |
| 3 Bed Affordable (intermediate) | 8 | 91sq.m (980sq.ft) |
| Total Affordable Dwellings | 28 | |
| Total Dwellings | 142 | |

Appraisal Assumptions

Assessing viability requires judgements which are informed by the relevant available information / evidence. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market.

Para 008 of the PPG states that any viability assessment should reflect the government's recommended approach to defining key [standardised] inputs as set out in National Planning Guidance.

⁴¹ Rounded up from 141.75.

⁴² Based on an analysis of schemes locally.

Para 010 of PPG⁴³ further states that any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners and infrastructure and affordable housing providers. It also states that any viability assessment should follow the government's recommended approach to assessing viability as set out in the National Planning Guidance and be proportionate, simple, transparent, and publicly available.

The RICS Professional Standard (2021)⁴⁴ provides further guidance to practitioners on the evidence that could be used.

Gross Development Value

Para 011 of PPG states that for a viability assessment of a specific site or development, market evidence from the actual site or from existing developments can be used. The RICS Guidance note also advocates the use of evidence from the actual site (if available/applicable) or from existing developments.

We have obtained sales evidence from a number of housing schemes within Scunthorpe, which shows values ranging between a high of £3,467psm (£322psf) and a low of average value of circa £2,422psm (£225psf) was achieved for New Builds sales within Scunthorpe in 2024. This is the value we have applied within our assessment.

With respect to the affordable tenures we have assumed that Affordable Rented homes are transferred at 60% of the market value and discounted sales at 80%, which we understand has been accepted by the Council on other schemes.

Development Costs

Para 012 PPG⁴⁵ states that the assessment of costs should be based on evidence that is reflective of local market conditions.

Base Build Cost

We have sourced cost information from BCIS, rebased to Q1 2025 and adjusted to reflect local sensitivities in the East Riding and North Lincolnshire. The lower quartile figure for estate housing generally is £1,169psm (£109psf). We have benchmarked these costs with actual costs from housebuilders which shows costs ranging between c1,087psm (£101psf) and £1,319 (£122.5psf), inclusive of preliminaries and external works.

For the purpose of this appraisal we have applied a build cost of £1,292psm (£120psf).

Contingency

We have allowed a contingency of 3%.

Project Fees

Many viability assessments incorporate an assessment of fees based upon a percentage of build costs. Expenditure on fees will vary with the complexity of the site. They will also vary depending on the type of developer, with volume builders often able to realise some savings from in-house provision. Figures for fees relating to design, planning and other professional fees can range between 6% and 8% for straight forward sites but can be a lot of higher for complex multi-phased sites.

We have included an allowance for project fees based on 6% of the build costs. This covers architecture, planning, survey, legal and other professional fees etc.

⁴³ Ref ID: 10-010-20180724

⁴⁴ Assessing viability in planning under the National Planning Policy Framework 2019 for England

⁴⁵ Reference ID:10-012-20180724

S106 Costs

Other than affordable housing, the developer(s) of the housing plots will not be subject to S106 cost. These are being paid for by the Applicant.

Disposal Costs (Sales and Marketing)

We have included an allowance based on 3% of the open market sales GDV.

Developer's Profit

Planning Practice Guidance (PPG) states⁴⁶ that for the purpose of plan making an assumption of 15% to 20% of gross development value (GDV) may be considered a suitable return to developers to establish the viability of plan policies. It further states that plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. PPG also advocates that a lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. It also states that alternative figures may also be appropriate for different development types.

Whilst the reference within PPG is clearly aimed towards viability in plan making many practitioners also refer to the guidance within PPG for viability in decision making. However, at the application and decision-making stage the level of return needs to have regard to the scale and complexity of the project in question, its cash efficiency, the scale of investment required and the embedded risk in the project.

Within this context, our opinion of a reasonable return for the developer is a profit, across the open market sales and affordable housing, of 18% GDV.

Finance Costs and Timescales

It is difficult to establish what the appropriate rate of interest would be in the current market. The Bank of England has decreased the base rate to 4.75% which follows an earlier reduction in Autumn. It is also widely recognised that the approach to development varies widely and is influenced by the equity invested in the site along with the financial organisation/strength of the developer. The interest rates can, therefore, differ widely between these approaches.

For the purpose of our appraisal we have assumed an interest rate of 7%.

In terms of timescales /phasing our assessment is based on the following assumptions:

- 6 months lead in to commencement of construction.
- 7 months to the completion of the first unit and thereafter we have assumed a build to sales of 3 units per month.
- For the affordable housing we have assumed that the transfers are timed at the end of the sale period.

⁴⁶ Paragraph: 018 Reference ID: 10-018-20190509

Scunthorpe - New Build House Prices

| Address | Postcode | sqft | sqm | Epsm | £psf | Value (£) | Property type | Beds |
|---|----------|-------|-----|-------|------|-----------|---------------|------|
| 057 Cork, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | 651 | 60 | 2,480 | 230 | £149,995 | Semi-detached | 2 |
| 077 Kerry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £149,995 | Semi-detached | 2 |
| 055 Mayfield, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £150,995 | Semi-detached | 2 |
| 078 Kerry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £159,995 | Semi-detached | 2 |
| 054 Cork, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | 651 | 60 | 2,646 | 246 | £159,995 | Semi-detached | 2 |
| 056 Mayfield, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £159,995 | Semi-detached | 2 |
| 081 Wicklow, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £169,995 | Semi-detached | 3 |
| 083 Wicklow, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £169,995 | Semi-detached | 3 |
| 086 Tyrone, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £169,995 | Semi-detached | 3 |
| 084 Wicklow, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £169,995 | Semi-detached | 3 |
| 013 Wicklow, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £170,245 | Semi-detached | 3 |
| 153 Eveleigh, Greenshank Drive, Bottesford, Scunthorpe, North Lincolnshire | DN16 3DQ | 861 | 80 | 2,187 | 203 | £174,995 | Terrace | 3 |
| 076 Tyrone, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £179,995 | Semi-detached | 3 |
| 082 Wicklow, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £179,995 | Semi-detached | 3 |
| 094 Tyrone, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £181,995 | Semi-detached | 3 |
| 212 Eveleigh, Greenshank Drive, Bottesford, Scunthorpe, North Lincolnshire | DN16 3DQ | 861 | 80 | 2,312 | 215 | £184,995 | Semi-detached | 3 |
| 014 Kilkenny, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £189,995 | Detached | 3 |
| 27, Bunting Mews, Bottesford, Scunthorpe, North Lincolnshire | DN16 3EP | 861 | 80 | 2,400 | 223 | £191,995 | Semi-detached | 3 |
| 187 Eveleigh, Greenshank Drive, Bottesford, Scunthorpe, North Lincolnshire | DN16 3DQ | 861 | 80 | 2,400 | 223 | £191,995 | Semi-detached | 3 |
| 211 The Eveleigh, Greenshank Drive, Bottesford, Scunthorpe, North Lincolnshire | DN16 3DQ | NaN | NaN | NaN | NaN | £192,995 | Semi-detached | 3 |
| 212 The Eveleigh, Greenshank Drive, Bottesford, Scunthorpe, North Lincolnshire | DN16 3DQ | NaN | NaN | NaN | NaN | £192,995 | Semi-detached | 3 |
| 092 Kilkenny, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £194,995 | Detached | 3 |
| 074 Kilkenny, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £194,995 | Detached | 3 |
| Plot 24, 47, Appledore Crescent, Scunthorpe, North Lincolnshire | DN17 1BT | 904 | 84 | 2,380 | 221 | £199,950 | Semi-detached | 3 |
| 51, Appledore Crescent, Scunthorpe, North Lincolnshire, DN17 1BT | DN17 1BT | NaN | NaN | NaN | NaN | £199,950 | Semi-detached | 3 |
| Plot 25, 45, Appledore Crescent, Scunthorpe, North Lincolnshire | DN17 1BT | 904 | 84 | 2,380 | 221 | £199,950 | Semi-detached | 3 |
| 042 Kilkenny, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £199,995 | Detached | 3 |
| 075 Keady, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £204,995 | Semi-detached | 3 |
| 92 Mountford, Greenshank Drive, Bottesford, Scunthorpe, North Lincolnshire | DN16 3DQ | 969 | 90 | 2,278 | 212 | £204,995 | Semi-detached | 3 |
| 91 The Eveleigh, Greenshank Drive, Bottesford, Scunthorpe, North Lincolnshire | DN16 3DQ | NaN | NaN | NaN | NaN | £209,995 | Semi-detached | 3 |
| 050 Keady, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £209,995 | Semi-detached | 3 |
| 085 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £212,995 | Detached | 3 |
| 041 Brandon, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £213,995 | Detached | 3 |
| 091 Brandon, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £214,995 | Detached | 3 |
| 093 Renmore, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £214,995 | Detached | 3 |
| 051 Brandon, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £214,995 | Detached | 3 |
| 087 Keady, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £214,995 | Semi-detached | 3 |
| 92 Mountford, Greenshank Drive, Bottesford, Scunthorpe, North Lincolnshire | DN16 3DQ | NaN | NaN | NaN | NaN | £219,995 | Semi-detached | 3 |
| 016 Renmore, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £219,995 | Detached | 3 |
| 045 Brandon, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £220,245 | Detached | 3 |
| 053 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £222,995 | Detached | 3 |
| 080 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £222,995 | Detached | 3 |
| 090 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £222,995 | Detached | 3 |
| 073 Renmore, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £224,995 | Detached | 3 |
| 015 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £225,995 | Detached | 3 |
| 046 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £228,245 | Detached | 3 |
| 048 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £229,995 | Detached | 3 |
| 030 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £234,995 | Detached | 3 |
| 090 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £234,995 | Detached | 3 |
| 085 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £234,995 | Detached | 3 |
| 071 Calry, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £236,995 | Detached | 3 |
| 140 The Mountford, Greenshank Drive, Bottesford, Scunthorpe, North Lincolnshire | DN16 3DQ | NaN | NaN | NaN | NaN | £239,995 | Detached | 3 |
| 096 Longford, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £249,995 | Detached | 4 |
| 088 Dublin, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £264,995 | Detached | 4 |
| 047 Dublin, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £269,995 | Detached | 4 |
| 052 Dublin, Phoenix Avenue, Scunthorpe, North Lincolnshire | DN15 8NH | NaN | NaN | NaN | NaN | £274,995 | Detached | 4 |
| 10, Dartmouth Road, Scunthorpe, North Lincolnshire, DN17 1TR | DN17 1TR | 1,346 | 125 | 2,400 | 223 | £299,950 | Detached | 4 |
| 27, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG | DN15 9FG | 807 | 75 | 1,653 | 154 | £123,996 | Semi-detached | |
| 29, Greenshank Drive, Scunthorpe, North Lincolnshire, DN16 3DQ | DN16 3DQ | 646 | 60 | 2,167 | 201 | £130,045 | Terrace | |
| 25, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG | DN15 9FG | 764 | 71 | 1,972 | 183 | £139,996 | Semi-detached | |
| 29, Bunting Mews, Scunthorpe, North Lincolnshire, DN16 3EP | DN16 3EP | 861 | 80 | 1,968 | 183 | £157,435 | Semi-detached | |
| 10, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FJ | DN15 8FJ | 789 | 73 | 2,205 | 205 | £161,732 | Semi-detached | |
| 35, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE | DN15 8FE | 861 | 80 | 2,078 | 193 | £166,245 | Semi-detached | |
| 33, Bunting Mews, Scunthorpe, North Lincolnshire, DN16 3EP | DN16 3EP | 875 | 81 | 2,079 | 193 | £168,955 | Semi-detached | |
| 35, Bunting Mews, Scunthorpe, North Lincolnshire, DN16 3EP | DN16 3EP | 861 | 80 | 2,220 | 206 | £177,595 | Semi-detached | |
| 37, Bunting Mews, Scunthorpe, North Lincolnshire, DN16 3EP | DN16 3EP | 861 | 80 | 2,292 | 213 | £183,355 | Semi-detached | |
| 31, Bunting Mews, Scunthorpe, North Lincolnshire, DN16 3EP | DN16 3EP | 861 | 80 | 2,304 | 214 | £184,315 | Semi-detached | |
| 12, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FJ | DN15 8FJ | 807 | 75 | 2,495 | 232 | £187,145 | Semi-detached | |
| 45, Appledore Crescent, Scunthorpe, North Lincolnshire, DN17 1BT | DN17 1BT | NaN | NaN | NaN | NaN | £199,950 | Semi-detached | |
| 47, Appledore Crescent, Scunthorpe, North Lincolnshire, DN17 1BT | DN17 1BT | NaN | NaN | NaN | NaN | £199,950 | Semi-detached | |
| 19, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE | DN15 8FE | 875 | 81 | 2,502 | 232 | £203,295 | Detached | |
| 37, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE | DN15 8FE | 667 | 62 | 3,323 | 309 | £205,995 | Semi-detached | |
| 6, Greenshank Drive, Scunthorpe, North Lincolnshire, DN16 3DQ | DN16 3DQ | 875 | 81 | 2,585 | 240 | £209,995 | Semi-detached | |
| 16, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FJ | DN15 8FJ | 875 | 81 | 2,642 | 245 | £214,695 | Semi-detached | |
| 29, Plantation Drive, Scunthorpe, North Lincolnshire, DN15 8FE | DN15 8FE | 789 | 73 | 2,957 | 275 | £216,833 | Detached | |
| 35, Cornfield Way, Scunthorpe, North Lincolnshire, DN15 9FG | DN15 9FG | 807 | 75 | 3,467 | 322 | £259,995 | Detached | |

Hargreaves Land
Lincolnshire Lakes (North) - Plot HA1a
Base Appraisal
20% Affordable

Development Appraisal
Development Appraisal
07 February 2025

APPRAISAL SUMMARY**DEVELOPMENT APPRAISAL****Hargreaves Land
Lincolnshire Lakes (North) - Plot HA1a
Base Appraisal****Appraisal Summary for Phase 1**

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales | Adjustment | Net Sales |
|---------------------------------|------------|-----------------|----------------------------|------------|-------------------|--------------------|-------------------|
| 2 bed dwellings - open market | 43 | 30,100 | 225.00 | 157,500 | 6,772,500 | 0 | 6,772,500 |
| 3 bed dwellings - open market | 43 | 42,140 | 225.00 | 220,500 | 9,481,500 | 0 | 9,481,500 |
| 4 bed dwellings - open market | 28 | 35,700 | 225.00 | 286,875 | 8,032,500 | 0 | 8,032,500 |
| 3 bed affordable (rent) | 20 | 19,600 | 225.00 | 220,500 | 4,410,000 | (1,764,000) | 2,646,000 |
| 3 bed affordable (intermediate) | 8 | 7,840 | 225.00 | 220,500 | 1,764,000 | (352,800) | 1,411,200 |
| Totals | 142 | 135,380 | | | 30,460,500 | (2,116,800) | 28,343,700 |

NET REALISATION**28,343,700****OUTLAY****ACQUISITION COSTS**

| | | |
|---|-----------|-----------|
| Residualised Price (10.00 Acres @ 346,377.60 /Acre) | 3,463,776 | |
| Stamp Duty | 225,037 | 3,463,776 |
| Effective Stamp Duty Rate | 6.50% | 225,037 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|---------------------------------|-------------------------------|----------------------------|-------------------|
| 2 bed dwellings - open market | 30,100 | 120.00 | 3,612,000 |
| 3 bed dwellings - open market | 42,140 | 120.00 | 5,056,800 |
| 4 bed dwellings - open market | 35,700 | 120.00 | 4,284,000 |
| 3 bed affordable (rent) | 19,600 | 120.00 | 2,352,000 |
| 3 bed affordable (intermediate) | 7,840 | 120.00 | 940,800 |
| Totals | 135,380 ft² | | 16,245,600 |
| Contingency | | 3.00% | 487,368 |
| | | | 16,732,968 |

PROFESSIONAL FEES

| | | | |
|--------------|-------|---------|---------|
| Project Fees | 6.00% | 974,736 | 974,736 |
|--------------|-------|---------|---------|

DISPOSAL FEES

| | | | |
|---------------------|-------|---------|---------|
| Sales and Marketing | 3.00% | 728,595 | 728,595 |
|---------------------|-------|---------|---------|

FINANCE

| | | | |
|---|--|-----------|-----------|
| Debit Rate 7.000%, Credit Rate 0.000% (Nominal) | | | |
| Land | | 1,045,360 | |
| Construction | | 71,351 | |
| Total Finance Cost | | | 1,116,711 |

TOTAL COSTS**23,241,822****PROFIT****5,101,878****Performance Measures**

| | |
|-------------------------------------|---------------|
| Profit on Cost% | 21.95% |
| Profit on GDV% | 18.00% |
| Profit on NDV% | 18.00% |
| IRR% (without Interest) | 23.65% |
| Profit Erosion (finance rate 7.000) | 2 yrs 10 mths |

Hargreaves Land
Lincolnshire Lakes (North) - Plot HA1a
Scenario 1
15% Affordable Housing

Development Appraisal
Development Appraisal
07 February 2025

APPRAISAL SUMMARY**DEVELOPMENT APPRAISAL****Hargreaves Land
Lincolnshire Lakes (North) - Plot HA1a
Scenario 1****Appraisal Summary for Phase 1**

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales | Adjustment | Net Sales |
|---------------------------------|------------|-----------------|----------------------------|------------|-------------------|--------------------|-------------------|
| 2 bed dwellings - open market | 43 | 30,100 | 225.00 | 157,500 | 6,772,500 | 0 | 6,772,500 |
| 3 bed dwellings - open market | 50 | 49,000 | 225.00 | 220,500 | 11,025,000 | 0 | 11,025,000 |
| 4 bed dwellings - open market | 28 | 35,700 | 225.00 | 286,875 | 8,032,500 | 0 | 8,032,500 |
| 3 bed affordable (rent) | 15 | 14,700 | 225.00 | 220,500 | 3,307,500 | (1,323,000) | 1,984,500 |
| 3 bed affordable (intermediate) | <u>6</u> | <u>5,880</u> | 225.00 | 220,500 | <u>1,323,000</u> | <u>(264,600)</u> | <u>1,058,400</u> |
| Totals | 142 | 135,380 | | | 30,460,500 | (1,587,600) | 28,872,900 |

NET REALISATION**28,872,900****OUTLAY****ACQUISITION COSTS**

| | | |
|---|-----------|-----------|
| Residualised Price (10.00 Acres @ 385,309.15 /Acre) | 3,853,091 | |
| Stamp Duty | 251,510 | 3,853,091 |
| Effective Stamp Duty Rate | 6.53% | 251,510 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|---------------------------------|-------------------------------|----------------------------|-------------------|
| 2 bed dwellings - open market | 30,100 | 120.00 | 3,612,000 |
| 3 bed dwellings - open market | 49,000 | 120.00 | 5,880,000 |
| 4 bed dwellings - open market | 35,700 | 120.00 | 4,284,000 |
| 3 bed affordable (rent) | 14,700 | 120.00 | 1,764,000 |
| 3 bed affordable (intermediate) | <u>5,880</u> | 120.00 | <u>705,600</u> |
| Totals | 135,380 ft² | | 16,245,600 |
| Contingency | | 3.00% | 487,368 |
| | | | 16,732,968 |

PROFESSIONAL FEES

| | | | |
|--------------|-------|---------|---------|
| Project Fees | 6.00% | 974,736 | 974,736 |
|--------------|-------|---------|---------|

DISPOSAL FEES

| | | | |
|--------------------------------------|-------|---------|---------|
| Disposal Costs (Sales and Marketing) | 3.00% | 774,900 | 774,900 |
|--------------------------------------|-------|---------|---------|

FINANCE

| | | | |
|---|--|-----------|-----------|
| Debit Rate 7.000%, Credit Rate 0.000% (Nominal) | | | |
| Land | | 1,022,475 | |
| Construction | | 66,086 | |
| Total Finance Cost | | | 1,088,561 |

TOTAL COSTS**23,675,767****PROFIT****5,197,133****Performance Measures**

| | |
|-------------------------------------|---------------|
| Profit on Cost% | 21.95% |
| Profit on GDV% | 18.00% |
| Profit on NDV% | 18.00% |
| IRR% (without Interest) | 23.94% |
| Profit Erosion (finance rate 7.000) | 2 yrs 10 mths |

Hargreaves Land
Lincolnshire Lakes (North) - Plot HA1a
Scenario 2
10% Affordable Housing

Development Appraisal
Development Appraisal
07 February 2025

APPRAISAL SUMMARY**DEVELOPMENT APPRAISAL****Hargreaves Land
Lincolnshire Lakes (North) - Plot HA1a
Scenario 2****Appraisal Summary for Phase 1**

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales | Adjustment | Net Sales |
|---------------------------------|------------|-----------------|----------------------------|------------|-------------------|--------------------|-------------------|
| 2 bed dwellings - open market | 43 | 30,100 | 225.00 | 157,500 | 6,772,500 | 0 | 6,772,500 |
| 3 bed dwellings - open market | 57 | 55,860 | 225.00 | 220,500 | 12,568,500 | 0 | 12,568,500 |
| 4 bed dwellings - open market | 28 | 35,700 | 225.00 | 286,875 | 8,032,500 | 0 | 8,032,500 |
| 3 bed affordable (rent) | 10 | 9,800 | 225.00 | 220,500 | 2,205,000 | (882,000) | 1,323,000 |
| 3 bed affordable (intermediate) | 4 | 3,920 | 225.00 | 220,500 | 882,000 | (176,400) | 705,600 |
| Totals | 142 | 135,380 | | | 30,460,500 | (1,058,400) | 29,402,100 |

NET REALISATION**29,402,100****OUTLAY****ACQUISITION COSTS**

| | | |
|---|-----------|-----------|
| Residualised Price (10.00 Acres @ 423,199.24 /Acre) | 4,231,992 | |
| Stamp Duty | 277,275 | 4,231,992 |
| Effective Stamp Duty Rate | 6.55% | 277,275 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|---------------------------------|-------------------------------|----------------------------|-------------------|
| 2 bed dwellings - open market | 30,100 | 120.00 | 3,612,000 |
| 3 bed dwellings - open market | 55,860 | 120.00 | 6,703,200 |
| 4 bed dwellings - open market | 35,700 | 120.00 | 4,284,000 |
| 3 bed affordable (rent) | 9,800 | 120.00 | 1,176,000 |
| 3 bed affordable (intermediate) | 3,920 | 120.00 | 470,400 |
| Totals | 135,380 ft² | | 16,245,600 |
| Contingency | | 3.00% | 487,368 |
| | | | 16,732,968 |

PROFESSIONAL FEES

| | | | |
|--------------|-------|---------|---------|
| Project Fees | 6.00% | 974,736 | 974,736 |
|--------------|-------|---------|---------|

DISPOSAL FEES

| | | | |
|--------------------------------------|-------|---------|---------|
| Disposal Costs (Sales and Marketing) | 3.00% | 821,205 | 821,205 |
|--------------------------------------|-------|---------|---------|

FINANCE

| | | | |
|---|--|-----------|-----------|
| Debit Rate 7.000%, Credit Rate 0.000% (Nominal) | | | |
| Land | | 1,009,131 | |
| Construction | | 62,414 | |
| Total Finance Cost | | | 1,071,545 |

TOTAL COSTS**24,109,722****PROFIT****5,292,378****Performance Measures**

| | |
|-------------------------------------|---------------|
| Profit on Cost% | 21.95% |
| Profit on GDV% | 18.00% |
| Profit on NDV% | 18.00% |
| IRR% (without Interest) | 24.29% |
| Profit Erosion (finance rate 7.000) | 2 yrs 10 mths |

Hargreaves Land
Lincolnshire Lakes (North) - Plot HA1a
Scenario 3
5% Affordable Housing

Development Appraisal
Development Appraisal
07 February 2025

APPRAISAL SUMMARY**DEVELOPMENT APPRAISAL****Hargreaves Land
Lincolnshire Lakes (North) - Plot HA1a
Scenario 3****Appraisal Summary for Phase 1**

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales | Adjustment | Net Sales |
|---------------------------------|------------|-----------------|----------------------------|------------|-------------------|------------------|-------------------|
| 2 bed dwellings - open market | 43 | 30,100 | 225.00 | 157,500 | 6,772,500 | 0 | 6,772,500 |
| 3 bed dwellings - open market | 64 | 62,720 | 225.00 | 220,500 | 14,112,000 | 0 | 14,112,000 |
| 4 bed dwellings - open market | 28 | 35,700 | 225.00 | 286,875 | 8,032,500 | 0 | 8,032,500 |
| 3 bed affordable (rent) | 5 | 4,900 | 225.00 | 220,500 | 1,102,500 | (441,000) | 661,500 |
| 3 bed affordable (intermediate) | <u>2</u> | <u>1,960</u> | 225.00 | 220,500 | <u>441,000</u> | <u>(88,200)</u> | <u>352,800</u> |
| Totals | 142 | 135,380 | | | 30,460,500 | (529,200) | 29,931,300 |

NET REALISATION**29,931,300****OUTLAY****ACQUISITION COSTS**

| | | |
|---|-----------|-----------|
| Residualised Price (10.00 Acres @ 460,221.99 /Acre) | 4,602,220 | |
| Stamp Duty | 302,451 | 4,602,220 |
| Effective Stamp Duty Rate | 6.57% | |
| | | 302,451 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|---------------------------------|-------------------------------|----------------------------|-------------------|
| 2 bed dwellings - open market | 30,100 | 120.00 | 3,612,000 |
| 3 bed dwellings - open market | 62,720 | 120.00 | 7,526,400 |
| 4 bed dwellings - open market | 35,700 | 120.00 | 4,284,000 |
| 3 bed affordable (rent) | 4,900 | 120.00 | 588,000 |
| 3 bed affordable (intermediate) | <u>1,960</u> | 120.00 | <u>235,200</u> |
| Totals | 135,380 ft² | | 16,245,600 |
| Contingency | | 3.00% | 487,368 |
| | | | 16,732,968 |

PROFESSIONAL FEES

| | | | |
|--------------|-------|---------|---------|
| Project Fees | 6.00% | 974,736 | 974,736 |
|--------------|-------|---------|---------|

DISPOSAL FEES

| | | | |
|--------------------------------------|-------|---------|---------|
| Disposal Costs (Sales and Marketing) | 3.00% | 867,510 | 867,510 |
|--------------------------------------|-------|---------|---------|

FINANCE

| | | | |
|---|--|-----------|-----------|
| Debit Rate 7.000%, Credit Rate 0.000% (Nominal) | | | |
| Land | | 1,004,180 | |
| Construction | | 59,588 | |
| Total Finance Cost | | | 1,063,768 |

TOTAL COSTS**24,543,653****PROFIT****5,387,647****Performance Measures**

| | |
|-------------------------------------|---------------|
| Profit on Cost% | 21.95% |
| Profit on GDV% | 18.00% |
| Profit on NDV% | 18.00% |
| IRR% (without Interest) | 24.69% |
| Profit Erosion (finance rate 7.000) | 2 yrs 10 mths |

Hargreaves Land
Lincolnshire Lakes (North) - Plot HA1a
Scenario 4
Zero Affordable Housing

Development Appraisal
Development Appraisal
07 February 2025

**Hargreaves Land
Lincolnshire Lakes (North) - Plot HA1a
Scenario 4**

Appraisal Summary for Phase 1

Currency in £

REVENUE

| Sales Valuation | Units | ft ² | Sales Rate ft ² | Unit Price | Gross Sales |
|-------------------------------|------------|-----------------|----------------------------|------------|-------------------|
| 2 bed dwellings - open market | 43 | 30,100 | 225.00 | 157,500 | 6,772,500 |
| 3 bed dwellings - open market | 71 | 69,580 | 225.00 | 220,500 | 15,655,500 |
| 4 bed dwellings - open market | 28 | 35,700 | 225.00 | 286,875 | 8,032,500 |
| Totals | 142 | 135,380 | | | 30,460,500 |

NET REALISATION

30,460,500

OUTLAY

ACQUISITION COSTS

| | | |
|---|-----------|-----------|
| Residualised Price (10.00 Acres @ 496,523.03 /Acre) | 4,965,230 | 4,965,230 |
| Stamp Duty | 327,136 | |
| Effective Stamp Duty Rate | 6.59% | 327,136 |

CONSTRUCTION COSTS

| Construction | ft ² | Build Rate ft ² | Cost |
|-------------------------------|-------------------------------|----------------------------|-------------------|
| 2 bed dwellings - open market | 30,100 | 120.00 | 3,612,000 |
| 3 bed dwellings - open market | 69,580 | 120.00 | 8,349,600 |
| 4 bed dwellings - open market | 35,700 | 120.00 | 4,284,000 |
| Totals | 135,380 ft² | | 16,245,600 |
| Contingency | | 3.00% | 487,368 |
| | | | 16,732,968 |

PROFESSIONAL FEES

| | | | |
|--------------|-------|---------|---------|
| Project Fees | 6.00% | 974,736 | 974,736 |
|--------------|-------|---------|---------|

DISPOSAL FEES

| | | | |
|--------------------------------------|-------|---------|---------|
| Disposal Costs (Sales and Marketing) | 3.00% | 913,815 | 913,815 |
|--------------------------------------|-------|---------|---------|

FINANCE

| | | | |
|---|--|-----------|-----------|
| Debit Rate 7.000%, Credit Rate 0.000% (Nominal) | | | |
| Land | | 1,006,149 | |
| Construction | | 57,577 | |
| Total Finance Cost | | | 1,063,725 |

TOTAL COSTS

24,977,610

PROFIT

5,482,890

Performance Measures

| | |
|-------------------------------------|---------------|
| Profit on Cost% | 21.95% |
| Profit on GDV% | 18.00% |
| Profit on NDV% | 18.00% |
| IRR% (without Interest) | 25.12% |
| Profit Erosion (finance rate 7.000) | 2 yrs 10 mths |

Appendix 5

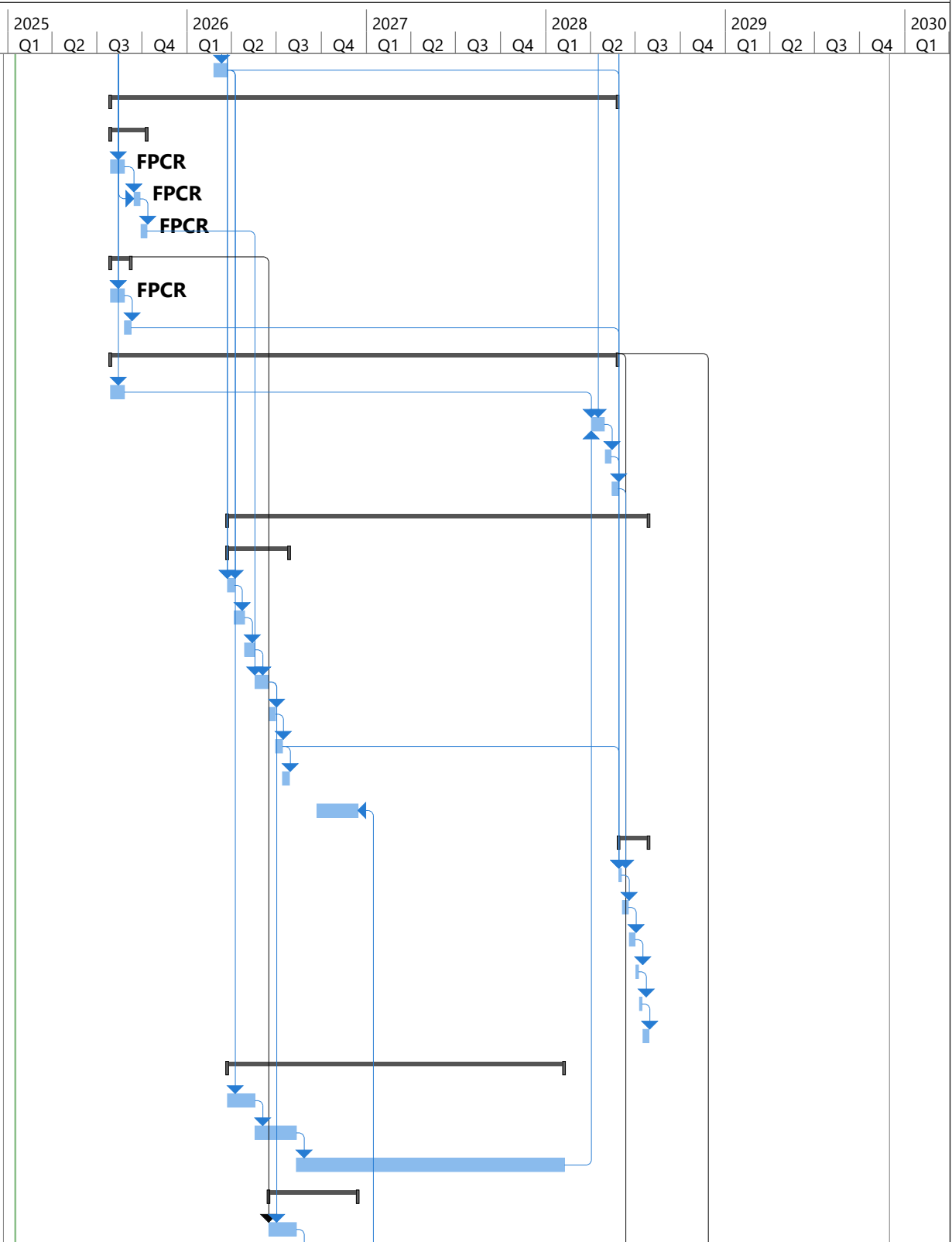
Construction Programme

| ID | Task Mode | Task Name | Duration | Start | Finish | Predecessors | Timeline | | | | | | | | | | | | | | | |
|----|-----------|--|------------------|---------------------|---------------------|--------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | | | | | | 2025 Q4 | 2025 Q1 | 2025 Q2 | 2025 Q3 | 2025 Q4 | 2026 Q1 | 2026 Q2 | 2026 Q3 | 2026 Q4 | 2027 Q1 | 2027 Q2 | 2027 Q3 | 2027 Q4 | 2028 Q1 | 2028 Q2 | 2028 Q3 |
| 1 | | Lincolnshire Lakes Construction Programme | 249.8 wks | Tue 18/02/25 | Fri 30/11/29 | | [Gantt bar spanning from 18/02/25 to 30/11/29] | | | | | | | | | | | | | | | |
| 2 | | Water Vole Windows | 220 wks | Mon 15/09/25 | Fri 30/11/29 | | [Gantt bar spanning from 15/09/25 to 30/11/29] | | | | | | | | | | | | | | | |
| 3 | | Displacement | 215.6 wks | Mon 15/09/25 | Wed 31/10/29 | | [Gantt bar spanning from 15/09/25 to 31/10/29] | | | | | | | | | | | | | | | |
| 4 | | Later 2025 | 7 wks | Mon 15/09/25 | Fri 31/10/25 | | [Gantt bar from 15/09/25 to 31/10/25] | | | | | | | | | | | | | | | |
| 5 | | Early 2026 | 8.6 wks | Mon 16/02/26 | Wed 15/04/26 | | [Gantt bar from 16/02/26 to 15/04/26] | | | | | | | | | | | | | | | |
| 6 | | Late 2026 | 6.8 wks | Tue 15/09/26 | Fri 30/10/26 | | [Gantt bar from 15/09/26 to 30/10/26] | | | | | | | | | | | | | | | |
| 7 | | Early 2027 | 8.8 wks | Mon 15/02/27 | Thu 15/04/27 | | [Gantt bar from 15/02/27 to 15/04/27] | | | | | | | | | | | | | | | |
| 8 | | Late 2027 | 6.6 wks | Wed 15/09/27 | Fri 29/10/27 | | [Gantt bar from 15/09/27 to 29/10/27] | | | | | | | | | | | | | | | |
| 9 | | Early 2028 | 8.8 wks | Tue 15/02/28 | Fri 14/04/28 | | [Gantt bar from 15/02/28 to 14/04/28] | | | | | | | | | | | | | | | |
| 10 | | Late 2028 | 6.6 wks | Fri 15/09/28 | Tue 31/10/28 | | [Gantt bar from 15/09/28 to 31/10/28] | | | | | | | | | | | | | | | |
| 11 | | Early 2029 | 8.4 wks | Thu 15/02/29 | Fri 13/04/29 | | [Gantt bar from 15/02/29 to 13/04/29] | | | | | | | | | | | | | | | |
| 12 | | Late 2029 | 6.6 wks | Mon 17/09/29 | Wed 31/10/29 | | [Gantt bar from 17/09/29 to 31/10/29] | | | | | | | | | | | | | | | |
| 13 | | Relocation | 215.6 wks | Wed 15/10/25 | Fri 30/11/29 | | [Gantt bar spanning from 15/10/25 to 30/11/29] | | | | | | | | | | | | | | | |
| 14 | | Later 2025 | 6.6 wks | Wed 15/10/25 | Fri 28/11/25 | | [Gantt bar from 15/10/25 to 28/11/25] | | | | | | | | | | | | | | | |
| 15 | | Early 2026 | 4.6 wks | Mon 02/03/26 | Wed 01/04/26 | | [Gantt bar from 02/03/26 to 01/04/26] | | | | | | | | | | | | | | | |
| 16 | | Late 2026 | 6.6 wks | Thu 15/10/26 | Mon 30/11/26 | | [Gantt bar from 15/10/26 to 30/11/26] | | | | | | | | | | | | | | | |
| 17 | | Early 2027 | 4.8 wks | Mon 01/03/27 | Thu 01/04/27 | | [Gantt bar from 01/03/27 to 01/04/27] | | | | | | | | | | | | | | | |
| 18 | | Late 2027 | 6.6 wks | Fri 15/10/27 | Tue 30/11/27 | | [Gantt bar from 15/10/27 to 30/11/27] | | | | | | | | | | | | | | | |
| 19 | | Early 2028 | 4.6 wks | Wed 01/03/28 | Fri 31/03/28 | | [Gantt bar from 01/03/28 to 31/03/28] | | | | | | | | | | | | | | | |
| 20 | | Late 2028 | 6.8 wks | Mon 16/10/28 | Thu 30/11/28 | | [Gantt bar from 16/10/28 to 30/11/28] | | | | | | | | | | | | | | | |
| 21 | | Early 2029 | 4.4 wks | Thu 01/03/29 | Fri 30/03/29 | | [Gantt bar from 01/03/29 to 30/03/29] | | | | | | | | | | | | | | | |
| 22 | | Late 2029 | 7 wks | Mon 15/10/29 | Fri 30/11/29 | | [Gantt bar from 15/10/29 to 30/11/29] | | | | | | | | | | | | | | | |
| 23 | | Outline / Ph1 Detailed Planning | 23 wks | Tue 18/02/25 | Mon 28/07/25 | | [Gantt bar spanning from 18/02/25 to 28/07/25] | | | | | | | | | | | | | | | |
| 24 | | Application Submission | 0 wks | Tue 18/02/25 | Tue 18/02/25 | | [Milestone diamond at 18/02/25] | | | | | | | | | | | | | | | |
| 25 | | Application Determination | 13 wks | Tue 18/02/25 | Mon 19/05/25 | 24 | [Gantt bar from 18/02/25 to 19/05/25] | | | | | | | | | | | | | | | |
| 26 | | S106 Agreed | 4 wks | Tue 17/06/25 | Mon 14/07/25 | 25FS+4 wks | [Gantt bar from 17/06/25 to 14/07/25] | | | | | | | | | | | | | | | |
| 27 | | Decision Notice Issued | 0 wks | Mon 16/06/25 | Mon 16/06/25 | 25FS+4 wks | [Milestone diamond at 16/06/25] | | | | | | | | | | | | | | | |
| 28 | | Judicial Review | 6 wks | Tue 17/06/25 | Mon 28/07/25 | 27 | [Gantt bar from 17/06/25 to 28/07/25] | | | | | | | | | | | | | | | |
| 29 | | Technical Approval | 20 wks | Tue 17/06/25 | Mon 03/11/25 | | [Gantt bar spanning from 17/06/25 to 03/11/25] | | | | | | | | | | | | | | | |
| 30 | | S38 / S278 | 20 wks | Tue 17/06/25 | Mon 03/11/25 | | [Gantt bar spanning from 17/06/25 to 03/11/25] | | | | | | | | | | | | | | | |
| 31 | | S38 Design Development | 8 wks | Tue 17/06/25 | Mon 11/08/25 | 27 | [Gantt bar from 17/06/25 to 11/08/25] | | | | | | | | | | | | | | | |
| 32 | | S38 Approval | 12 wks | Tue 12/08/25 | Mon 03/11/25 | 31 | [Gantt bar from 12/08/25 to 03/11/25] | | | | | | | | | | | | | | | |
| 33 | | S104 | 20 wks | Tue 17/06/25 | Mon 03/11/25 | | [Gantt bar spanning from 17/06/25 to 03/11/25] | | | | | | | | | | | | | | | |
| 34 | | S104 Design Development | 8 wks | Tue 17/06/25 | Mon 11/08/25 | 27 | [Gantt bar from 17/06/25 to 11/08/25] | | | | | | | | | | | | | | | |
| 35 | | S104 Approval | 12 wks | Tue 12/08/25 | Mon 03/11/25 | 34 | [Gantt bar from 12/08/25 to 03/11/25] | | | | | | | | | | | | | | | |
| 36 | | Groundworks Procurement | 26 wks | Tue 29/07/25 | Mon 26/01/26 | 28 | [Gantt bar from 29/07/25 to 26/01/26] | | | | | | | | | | | | | | | |
| 37 | | Contractor Mobilisation | 4 wks | Tue 27/01/26 | Mon 23/02/26 | 36 | [Gantt bar from 27/01/26 to 23/02/26] | | | | | | | | | | | | | | | |

Project: Lincolnshire Lakes Cons
 Date: Thu 16/01/25
 Author: Jonathan Leadbeater

| | | | | | | | | | |
|-----------|--|--------------------|--|-----------------------|--|--------------------|--|-----------------|--|
| Task | | Project Summary | | Manual Task | | Start-only | | Deadline | |
| Split | | Inactive Task | | Duration-only | | Finish-only | | Progress | |
| Milestone | | Inactive Milestone | | Manual Summary Rollup | | External Tasks | | Manual Progress | |
| Summary | | Inactive Summary | | Manual Summary | | External Milestone | | | |

| ID | Task Mode | Task Name | Duration | Start | Finish | Predecessors | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | | | | | | | | | |
|----|-----------|--|------------------|---------------------|---------------------|-------------------|------|------|------|------|------|------|----|----|----|----|----|----|----|----|--|
| | | | | | | | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | |
| 38 | | Site / Compound set-up | 4 wks | Tue 24/02/26 | Mon 23/03/26 | 37 | | | | | | | | | | | | | | | |
| 39 | | Ditch 1, 2 & 3 (displacement and fill) | 147.8 wks | Tue 29/07/25 | Fri 26/05/28 | | | | | | | | | | | | | | | | |
| 40 | | Ditch #1 (AB1 / HA1) | 10.8 wks | Tue 29/07/25 | Fri 10/10/25 | | | | | | | | | | | | | | | | |
| 41 | | Temporary licence request application | 4 wks | Tue 29/07/25 | Mon 25/08/25 | 28 | | | | | | | | | | | | | | | |
| 42 | | Displacement of Water vowels | 2 wks | Mon 15/09/25 | Fri 26/09/25 | 41,4SS | | | | | | | | | | | | | | | |
| 43 | | Destroy Habitat, Scrape banking | 2 wks | Mon 29/09/25 | Fri 10/10/25 | 42 | | | | | | | | | | | | | | | |
| 44 | | Ditch #2 (HA1/ HA2 / HA3) | 6 wks | Tue 29/07/25 | Mon 08/09/25 | | | | | | | | | | | | | | | | |
| 45 | | Destroy Habitat, Scrape banking | 4 wks | Tue 29/07/25 | Mon 25/08/25 | 28 | | | | | | | | | | | | | | | |
| 46 | | Fill Ditch | 2 wks | Tue 26/08/25 | Mon 08/09/25 | 45 | | | | | | | | | | | | | | | |
| 47 | | Ditch #3 (HA2, HA3) | 147.8 wks | Tue 29/07/25 | Fri 26/05/28 | | | | | | | | | | | | | | | | |
| 48 | | Licence request application | 4 wks | Tue 29/07/25 | Mon 25/08/25 | 28 | | | | | | | | | | | | | | | |
| 49 | | Relocation of water vowels | 4 wks | Mon 03/04/28 | Fri 28/04/28 | 72,48,19 | | | | | | | | | | | | | | | |
| 50 | | Destroy Habitat, Scrape banking | 2 wks | Mon 01/05/28 | Fri 12/05/28 | 49 | | | | | | | | | | | | | | | |
| 51 | | Fill Ditch | 2 wks | Mon 15/05/28 | Fri 26/05/28 | 50 | | | | | | | | | | | | | | | |
| 52 | | Road | 122.8 wks | Tue 24/03/26 | Fri 28/07/28 | | | | | | | | | | | | | | | | |
| 53 | | Road Phase 1 (Road & Pedestrian / Cycle Link) | 18 wks | Tue 24/03/26 | Mon 27/07/26 | | | | | | | | | | | | | | | | |
| 54 | | Site Prep | 2 wks | Tue 24/03/26 | Mon 06/04/26 | 32,35,38 | | | | | | | | | | | | | | | |
| 55 | | Earthworks | 3 wks | Tue 07/04/26 | Mon 27/04/26 | 54 | | | | | | | | | | | | | | | |
| 56 | | Subgrade Stabilization | 3 wks | Tue 28/04/26 | Mon 18/05/26 | 55 | | | | | | | | | | | | | | | |
| 57 | | Ditch 1 crossing | 4 wks | Tue 19/05/26 | Mon 15/06/26 | 56,43 | | | | | | | | | | | | | | | |
| 58 | | Base Course Installation | 2 wks | Tue 16/06/26 | Mon 29/06/26 | 57 | | | | | | | | | | | | | | | |
| 59 | | Pavement Installation | 2 wks | Tue 30/06/26 | Mon 13/07/26 | 58 | | | | | | | | | | | | | | | |
| 60 | | Final Finishing | 2 wks | Tue 14/07/26 | Mon 27/07/26 | 59 | | | | | | | | | | | | | | | |
| 61 | | Scotter Road Upgrades | 12 wks | Tue 22/09/26 | Mon 14/12/26 | 76FF | | | | | | | | | | | | | | | |
| 62 | | Road Phase 2 | 9 wks | Mon 29/05/28 | Fri 28/07/28 | | | | | | | | | | | | | | | | |
| 63 | | Site Prep | 1 wk | Mon 29/05/28 | Fri 02/06/28 | 32,35,38,46,59,51 | | | | | | | | | | | | | | | |
| 64 | | Earthworks | 2 wks | Mon 05/06/28 | Fri 16/06/28 | 63 | | | | | | | | | | | | | | | |
| 65 | | Subgrade Stabilization | 2 wks | Mon 19/06/28 | Fri 30/06/28 | 64 | | | | | | | | | | | | | | | |
| 66 | | Base Course Installation | 1 wk | Mon 03/07/28 | Fri 07/07/28 | 65 | | | | | | | | | | | | | | | |
| 67 | | Pavement Installation | 1 wk | Mon 10/07/28 | Fri 14/07/28 | 66 | | | | | | | | | | | | | | | |
| 68 | | Final Finishing | 2 wks | Mon 17/07/28 | Fri 28/07/28 | 67 | | | | | | | | | | | | | | | |
| 69 | | BG1 | 98 wks | Tue 24/03/26 | Mon 07/02/28 | | | | | | | | | | | | | | | | |
| 70 | | Strip | 8 wks | Tue 24/03/26 | Mon 18/05/26 | 38 | | | | | | | | | | | | | | | |
| 71 | | Build vole habitat | 12 wks | Tue 19/05/26 | Mon 10/08/26 | 70 | | | | | | | | | | | | | | | |
| 72 | | Vole habitat development | 78 wks | Tue 11/08/26 | Mon 07/02/28 | 71 | | | | | | | | | | | | | | | |
| 73 | | HA1 Ph1 | 26 wks | Tue 16/06/26 | Mon 14/12/26 | | | | | | | | | | | | | | | | |
| 74 | | Strip | 8 wks | Tue 16/06/26 | Mon 10/08/26 | 57,44 | | | | | | | | | | | | | | | |



Project: Lincolnshire Lakes Cons
Date: Thu 16/01/25
Author: Jonathan Leadbeater

| | | | | | | | | | |
|-----------|--|--------------------|--|-----------------------|--|--------------------|--|-----------------|--|
| Task | | Project Summary | | Manual Task | | Start-only | | Deadline | |
| Split | | Inactive Task | | Duration-only | | Finish-only | | Progress | |
| Milestone | | Inactive Milestone | | Manual Summary Rollup | | External Tasks | | Manual Progress | |
| Summary | | Inactive Summary | | Manual Summary | | External Milestone | | | |

Appendix 6

Master Developer Cashflows

Lincolnshire Lakes - Master Developer Model (Scenario 1)

| | | Submit Planning | | | | | | | | | | | | Decision Notice Issued | | | | | | | | | | | | End J8 Period | | | | | | | | | | | | Start on Site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----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| | | Jan-25 | Feb-25 | Mar-25 | Apr-25 | May-25 | Jun-25 | Jul-25 | Aug-25 | Sep-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 | May-26 | Jun-26 | Jul-26 | Aug-26 | Sep-26 | Oct-26 | Nov-26 | Dec-26 | Jan-27 | Feb-27 | Mar-27 | Apr-27 | May-27 | Jun-27 | Jul-27 | Aug-27 | Sep-27 | Oct-27 | Nov-27 | Dec-27 | Jan-28 | Feb-28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue (Land Receipts) | | Total (£) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA1a | 10.00 | 385,000 | £3,850,000 | | 3,850,000 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA1b | 7.00 | 385,000 | £2,695,000 | | 2,695,000 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA2 | 13.02 | 385,000 | £5,012,700 | | 5,012,700 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA3 | 8.17 | 385,000 | £3,145,450 | | 3,145,450 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot LC2 | | | £0 | | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 38.19 | | £14,703,150 | | 14,703,150 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Acquisition Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value | | | £1,540,000 | | (1,540,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchasers Costs | | | £66,500 | | (66,500) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchasers Costs | | | £27,720 | | (27,720) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Effective Purchasers Costs | | | 6.12% | | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 1,634,220 | | (1,634,220) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main Infrastructure Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vehicular Access - Phase 1 | | | (1,193,592) | | (1,193,592) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pedestrian and Cycle Link | | | (525,367) | | (525,367) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vehicular Access - Phase 2 | | | (579,660) | | (579,660) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foul Drainage | | | (1,374,971) | | (1,374,971) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foul Water Pumping Station | | | (427,997) | | (427,997) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wetlands and SUDS Basins | | | (1,857,476) | | (1,857,476) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 1a | | | (2,164,395) | | (2,164,395) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 1b | | | (1,405,191) | | (1,405,191) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 2 | | | (1,343,772) | | (1,343,772) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 3 | | | (1,419,206) | | (1,419,206) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA 1b | | | (347,631) | | (347,631) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA2 | | | (347,631) | | (347,631) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA3 | | | (301,657) | | (301,657) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Wide Services | | | (370,617) | | (370,617) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | (13,708,563) | | (13,708,563) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency on Main Infrastructure | 10% | | (1,370,856) | | (1,370,856) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project Fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Design Work | | | (200,000) | | (200,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reports, Information and Advice for Planning Application | | | (290,000) | | (290,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Surveys (including ecology, site investigation, geophysics etc.) | | | (220,000) | | (220,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | (70,000) | | (70,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Surveys (Additional 5) | | | (200,000) | | (200,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Archaeology Surveys (Trial Trenching / Window Sampling etc.) | | | (150,000) | | (150,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Further Planning and Design Works (Inc Technical Design / Approval) | | | (350,000) | | (350,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees - Construction of Infrastructure (EA/QS/CDM etc.) | | | (320,000) | | (320,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | (1,800,000) | | (1,800,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S106 Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Travel Plan Monitoring Fees | | | (5,000) | | (5,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Public Transport Contribution | -300,000 | | (1,200,000) | | (1,200,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Education Contribution | -1,308,416 | | (5,233,663) | | (5,233,663) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Contribution | -137,500 | | (550,000) | | (550,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Informal Open Space Contribution | | | - | | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area of Play | -62,500 | | (250,000) | | (250,000) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Biodiversity Net Gain (BNG) | | | - | | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Health Contribution | -104,289 | | (417,155) | | (417,155) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | (7,655,817) | | (7,655,817) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM Fee (Project Costs) | 2.5% | | (654,236) | | (654,236) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | (654,236) | | (654,236) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | | 14,703,150 | 14,703,150 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | | (26,823,693) | (26,823,693) | (799,500) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Development Cash Flow | | (12,120,543) | (12,120,543) | (799,500) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest | | (1,836,104) | (2,832) | (2,842) | (2,852) | (2,862) | (3,057) | (9,297) | (9,700) | (10,327) | (11,030) | (11,661) | (12,073) | (12,449) | (12,789) | (14,501) | (18,267) | (23,621) | (28,653) | (31,357) | (33,864) | (37,391) | (39,487) | (40,578) | (42,373) | (37,326) | (39,378) | (42,062) | (43,632) | (44,433) | (45,237) | (43,018) | (43,393) | (43,770) | (44,147) | (44,526) | (44,832) | (45,139) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Net Cashflow | | (13,956,647) | (13,956,647) | (799,500) | (2,832) | (2,842) | (2,852) | (5,137) | (1,761,773) | (113,847) | (176,980) | (198,517) | (178,310) | (116,211) | (106,168) | (96,089) | (483,478) | (1,063,224) | (1,511,611) | (1,420,995) | (763,470) | (707,718) | (996,047) | (591,784) | (308,057) | (506,779) | 1,425,000 | (579,189) | (757,928) | (443,223) | (226,219) | (227,020) | 626,412 | (105,848) | (106,222) | (106,599) | (106,976) | (86,412) | (86,718) | (87,025) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative Net Cashflow | | | (13,956,647) | (14,756,147) | (15,555,647) | (16,355,147) | (17,154,647) | (17,954,147) | (18,753,647) | (19,553,147) | (20,352,647) | (21,152,147) | (21,951,647) | (22,751,147) | (23,550,647) | (24,350,147) | (25,149,647) | (25,949,147) | (26,748,647) | (27,548,147) | (28,347,647) | (29,147,147) | (29,946,647) | (30,746,147) | (31,545,647) | (32,345,147) | (33,144,647) | (33,944,147) | (34,743,647) | (35,543,147) | (36,342,647) | (37,142,147) | (37,941,647) | (38,741,147) | (39,540,647) | (40,340,147) | (41,139,647) | (41,939,147) | (42,738,647) | (43,538,147) | (44,337,647) | (45,137,147) | (45,936,647) | (46,736,147) | (47,535,647) | (48,335,147) | (49,134,647) | (49,934,147) | (50,733,647) | (51,533,147) | (52,332,647) | (53,132,147) | (53,931,647) | (54,731,147) | (55,530,647) | (56,330,147) | (57,129,647) | (57,929,147) | (58,728,647) | (59,528,147) | (60,327,647) | (61,127,147) | (61,926,647) | (62,726,147) | (63,525,647) | (64,325,147) | (65,124,647) | (65,924,147) | (66,723,647) | (67,523,147) | (68,322,647) | (69,122,147) | (69,921,647) | (70,721,147) | (71,520,647) | (72,320,147) | (73,119,647) | (73,919,147) | (74,718,647) | (75,518,147) | (76,317,647) | (77,117,147) | (77,916,647) | (78,716,147) | (79,515,647) | (80,315,147) | (81,114,647) | (81,914,147) | (82,713,647) | (83,513,147) | (84,312,647) | (85,112,147) | (85,911,647) | (86,711,147) | (87,510,647) | (88,310,147) | (89,109,647) | (89,909,147) | (90,708,647) | (91,508,147) | (92,307,647) | (93,107,147) | (93,906,647) | (94,706,147) | (95,505,647) | (96,305,147) | (97,104,647) | (97,904,147) | (98,703,647) | (99,503,147) | (100,302,647) | (101,102,147) | (101,901,647) | (102,701,147) | (103,500,647) | (104,300,147) | (105,099,647) | (105,899,147) | (106,698,647) | (107,498,147) | (108,297,647) | (109,097,147) | (109,896,647) | (110,696,147) | (111,495,647) | (112,295,147) | (113,094,647) | (113,894,147) | (114,693,647) | (115,493,147) | (116,292,647) | (117,092,147) | (117,891,647) | (118,691,147) | (119,490,647) | (120,290,147) | (121,089,647) | (121,889,147) | (122,688,647) | (123,488,147) | (124,287,647) | (125,087,147) | (125,886,647) | (126,686,147) | (127,485,647) | (128,285,147) | (129,084,647) | (129,884,147) | (130,683,647) | (131,483,147) | (132,282,647) | (133,082,147) | (133,881,647) | (134,681,147) | (135,480,647) | (136,280,147) | (137,079,647) | (137,879,147) | (138,678,647) | (139,478,147) | (140,277,647) | (141,077,147) | (141,876,647) | (142,676,147) | (143,475,647) | (144,275,147) | (145,074,647) | (145,874,147) | (146,673,647) | (147,473,147) | (148,272,647) | (149,072,147) | (149,871,647) | (150,671,147) | (151,470,647) | (152,270,147) | (153,069,647) | (153,869,147) | (154,668,647) | (155,468,147) | (156,267,647) | (157,067,147) | (157,866,647) | (158,666,147) | (159,465,647) | (160,265,147) | (161,064,647) | (161,864,147) | (162,663,647) | (163,463,147) | (164,262,647) | (165,062,147) | (165,861,647) | (166,661,147) | (167,460,647) | (168,260,147) | (169,059,647) | (169,859,147) | (170,658,647) | (171,458,147) | (172,257,647) | (173,057,147) | (173,856,647) | (174,656,147) | (175,455,647) | (176,255,147) | (177,054,647) | (177,854,147) | (178,653,647) | (179,453,147) | (180,252,647) | (181,052,147) | (181,851,647) | (182,651,147) | (183,450,647) | (184,250,147) | (185,049,647) | (185,849,147) | (186,648,647) | (187,448,147) | (188,247,647) | (189,047,147) | (189,846,647) | (190,646,147) | (191,445,647) | (192,245,147) | (193,044,647) | (193,844,147) | (194,643,647) | (195,443,147) | (196,242,647) | (197,042,147) | (197,841,647) | (198,641,147) | (199,440,647) | (200,240,147) | (201,039,647) | (201,839,147) | (202,638,647) | (203,438,147) | (204,237,647) | (205,037,147) | (205,836,647) | (206,636,147) | (207,435,647) | (208,235,147) | (209,034,647) | (209,834,147) | (210,633,647) | (211,433,147) | (212,232,647) | (213,032,147) | (213,831,647) | (214,631,147) | (215,430,647) | (216,230,147) | (217,029,647) | (217,829,147) | (218,628,647) | (219,428,147) | (220,227,647) | (221,027,147) | (221,826,647) | (222,626,147) | (223,425,647) | (224,225,147) | (225,024,647) | (225,824,147) | (226,623,647) | (227,423,147) | (228,222,647) | (229,022,147) | (229,821,647) | (230,621,147) | (231,420,647) | (232,220,147) | (233,019,647) | (233,819,147) | (234,618,647) | (235,418,147) | (236,217,647) | (237,017,147) | (237,816,647) | (238,616,147) | (239,415,647) | (240,215,147) | (241,014,647) | (241,814,147) | (242,613,647) | (243,413,147) | (244,212,647) | (245,012,147) | (245,811,647) | (246,611,147) | (247,410,647) | (248,210,147) | (249,009,647) | (249,809,147) | (250,608,647) | (251,408,147) | (252,207,647) | (253,007,147) | (253,806,647) | (254,606,147) | (255,405,647) | (256,205,147) | (257,004,647) | (257,804,147) | (258,603,647) | (259,403,147) | (260,202,647) | (261,002,147) | (261,801,647) | (262,601,147) | (263,400,647) | (264,200,147) | (265,000,647) | (265,800,147) | (266,599,647) | (267,399,147) | (268,198,647) | (269,000,147) | (269,800,647) | (270,600,147) | (271,400,647) | (272,200,147) | (273,000,647) | (273,800,147) | (274,600,647) | (275,400,147) | (276,200,647) | (277,000,147) | (277,800,647) | (278,600,147) | (279,400,647) | (280,200,147) | (281,000,647) | (281,800,147) | (282,600,647) | (283,400,147) | (284,200,647) | (285,000,147) | (285,800,647) | (286,600,147) | (287,400,647) | (288,200,147) | (289,000,647) | (289,800,147) | (290,600,647) | (291,400,147) | (292,200,647) | (293,000,147) | (293,800,647) | (294,600,147) | (295,400,647) | (296,200,147) | (297,000,647) | (297,800,147) | (298,600,647) | (299,400,147) | (300,200,647) | (301,000,147) | (301,800,647) | (302,600,147) | (303,400,647) | (304,200,147) | (305,000,647) | (305,800,147) | (306,600,647) | (307,400,147) | (308,200,647) | (309,000,147) | (309,800,647) | (310,600,147) | (311,400,647) | (312,200,147) | (313,000,647) | (313,800,147) | (314,600,647) | (315,400,147) | (316,200,647) | (317,000,147) | (317,800,647) | (318,600,147) | (319,400,647) | (320,200,147) | (321,000,647) | (321,800,147) | (322,600,647) | (323,400,147) | (324,200,647) | (325,000,147) | (325,800,647) | (326,600,147) | (327,400,647) | (328,200,147) | (329,000,647) | (329,800,147) | (330,600,647) | (331,400,147) | (332,200,647) | (333,000,147) | (333,800,647) | (334,600,147) | (335,400,647) | (336,200,147) | (337,000,647) | (337,800,147) | (338,600,647) | (339,400,147) | (340,200,647) | (341,000,147) | (341,800,647) | (342,600,147) | (343,400,647) | (344,200,147) | (345,000,647) | (345,800,147) | (346,600,647) | (347,400,147) | (348,200,647) | (349,000,147) | (349,800,647) | (350,600,147) |

Lincolnshire Lakes - Master Developer Model (Scenario 3)

| | | Submit Planning | | | | | | | | | | | | Decision Notice Issued | | | | | | | | | | | | End J/R Period | | | | | | | | | | | | Start on Site | | | | | | | | | | | | | | | |
|---|--------------|-----------------|---------------|----------------|--------------|--------------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|-----------|-----------|----------------|-----------|-----------|-----------|-----------|-----------|----------|-----------|--------------|-------------|-----------|----------|---------------|----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | Jan-25 | Feb-25 | Mar-25 | Apr-25 | May-25 | Jun-25 | Jul-25 | Aug-25 | Sep-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 | May-26 | Jun-26 | Jul-26 | Aug-26 | Sep-26 | Oct-26 | Nov-26 | Dec-26 | Jan-27 | Feb-27 | Mar-27 | Apr-27 | May-27 | Jun-27 | Jul-27 | Aug-27 | Sep-27 | Oct-27 | Nov-27 | Dec-27 | Jan-28 | Feb-28 | | | | | | | | | | | | | | |
| Revenue (Land Receipts) | | Total (£) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA1a | 10.00 | 460,000 | £4,600,000 | | 4,600,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA1b | 7.00 | 460,000 | £3,220,000 | | 3,220,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA2 | 13.02 | 460,000 | £5,989,200 | | 5,989,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA3 | 8.17 | 460,000 | £3,758,200 | | 3,758,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot LC2 | | | £0 | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 38.19 | | £17,567,400 | | 17,567,400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Acquisition Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value | | | £1,540,000 | | (1,540,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchasers Costs | | | £66,500 | | (66,500) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchasers Costs | | | £27,720 | | (27,720) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Effective Purchasers Costs | | | 6.12% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 1,634,220 | | (1,634,220) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main Infrastructure Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vehicular Access - Phase 1 | | | £(1,193,592) | | (1,193,592) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pedestrian and Cycle Link | | | £(525,367) | | (525,367) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vehicular Access - Phase 2 | | | £(579,060) | | (579,060) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foul Drainage | | | £(1,374,971) | | (1,374,971) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foul Water Pumping Station | | | £(477,997) | | (477,997) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wetlands and SUDS Basins | | | £(1,857,476) | | (1,857,476) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 1a | | | £(2,164,395) | | (2,164,395) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 1b | | | £(1,405,191) | | (1,405,191) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 2 | | | £(1,343,772) | | (1,343,772) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 3 | | | £(1,419,206) | | (1,419,206) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA 1b | | | £(347,631) | | (347,631) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA2 | | | £(347,631) | | (347,631) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA3 | | | £(301,657) | | (301,657) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Wide Services | | | £(370,617) | | (370,617) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | £(13,708,563) | | (13,708,563) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency on Main Infrastructure | 10% | | £(1,370,856) | | (1,370,856) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project Fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Design Work | | | £(200,000) | | (200,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reports, Information and Advice for Planning Application | | | £(290,000) | | (290,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Surveys (including ecology, site investigation, geophysics etc.) | | | £(220,000) | | (220,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | £(70,000) | | (70,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Surveys (Additional 5) | | | £(200,000) | | (200,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Archaeology Surveys (Trial Trenching / Window Sampling etc.) | | | £(150,000) | | (150,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Further Planning and Design Works (Inc Technical Design / Approval) | | | £(350,000) | | (350,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees - Construction of Infrastructure (EA/QS/CDM etc.) | | | £(320,000) | | (320,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | £(1,800,000) | | (1,800,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S106 Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Travel Plan Monitoring Fees | | | £(5,000) | | (5,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Public Transport Contribution | -300,000 | | £(1,200,000) | | (1,200,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Education Contribution | -1,462,347 | | £(5,849,388) | | (5,849,388) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Contribution | -137,500 | | £(550,000) | | (550,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Informal Open Space Contribution | | | £(250,000) | | (250,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area of Play | -62,500 | | £(250,000) | | (250,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Biodiversity Net Gain (BNG) | | | £(466,232) | | (466,232) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Health Contribution | -116,558 | | £(466,232) | | (466,232) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | £(8,320,619) | | (8,320,619) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM Fee (Project Costs) | 2.5% | | £(670,856) | | (670,856) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | £(670,856) | | (670,856) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | | 17,567,400 | 17,567,400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | | (27,505,115) | (27,505,115) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Development Cash Flow | | (9,937,715) | (9,937,715) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest | | (1,718,047) | (2,832) | (2,842) | (2,852) | (2,862) | (3,057) | (9,297) | (9,700) | (10,327) | (11,030) | (11,661) | (12,073) | (12,449) | (12,789) | (14,501) | (18,267) | (23,621) | (28,653) | (31,357) | (33,864) | (37,391) | (39,487) | (40,578) | (42,373) | (35,273) | (37,318) | (39,995) | (41,557) | (42,351) | (43,147) | (39,665) | (40,028) | (40,393) | (40,758) | (41,125) | (41,419) | (41,714) | | | | | | | | | | | | | | | |
| Total Net Cashflow | | (11,655,762) | (11,655,762) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative Net Cashflow | | (11,655,762) | (799,500) | (2,832) | (2,842) | (2,852) | (55,137) | (1,761,773) | (113,847) | (176,980) | (198,517) | (178,310) | (116,211) | (106,168) | (96,089) | (483,478) | (1,063,224) | (1,511,611) | (1,420,995) | (763,470) | (707,718) | (996,047) | (591,784) | (308,057) | (506,779) | 2,004,645 | (577,136) | (755,868) | (441,156) | (224,144) | (224,938) | 983,146 | (102,495) | (102,858) | (103,222) | (103,587) | (83,011) | (83,305) | (83,600) | | | | | | | | | | | | | | |
| | (29,223,162) | | | Profit | | (11,655,762) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Profit on Cost | | -39.89% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | ROCE | | -33% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | IRR | | 0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Opening Balance | | | (799,500) | (799,500) | (802,332) | (805,173) | (860,300) | (2,621,877) | (2,729,484) | (2,906,061) | (3,103,951) | (3,281,557) | (3,397,137) | (3,502,893) | (3,598,606) | (4,081,744) | (5,143,256) | (6,651,101) | (8,066,743) | (8,825,180) | (9,300,194) | ***** | | | | | | | | | | | | (11,923,639) | (9,917,199) | ***** | | | | | | | | | | | | | | | | | |
| Loan Interest | | | (2,832) | (2,842) | (2,852) | (3,057) | (9,297) | (9,700) | (10,327) | (11,030) | (11,661) | (12,073) | (12,449) | (12,789) | (14,501) | (18,267) | (23,621) | (28,653) | (31,357) | (33,864) | (37,391) | (39,487) | (40,578) | (42,373) | (35,273) | (37,318) | (39,995) | (41,557) | (42,351) | (43,147) | (39,665) | (40,028) | (40,393) | (40,758) | (41,125) | (41,419) | (41,714) | | | | | | | | | | | | | | | | |
| Closing Balance | | | (799,500) | (802,332) | (805,173) | (808,025) | (863,162) | (2,624,934) | (2,738,781) | (2,915,761) | (3,114,277) | (3,292,587) | (3,408,798) | (3,514,966) | (3,611,055) | (4,094,533) | (5,157,757) | (6,669,368) | (8,090,364) | (8,853,834) | (9,561,551) | ***** | | | | | | | | | | | | (11,964,217) | (9,959,572) | ***** | | | | | | | | | | | | | | | | | |

| Mar-28 | Apr-28 | May-28 | Jun-28 | Jul-28 | Aug-28 | Sep-28 | Oct-28 | Nov-28 | Dec-28 | Jan-29 | Feb-29 | Mar-29 | Apr-29 | May-29 | Jun-29 | Jul-29 | Aug-29 | Sep-29 | Oct-29 | Nov-29 | Dec-29 |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|-----------|--------|--------|--------|--------|--------|-----------|--------|--------|--------|--------|--------|--------|
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | 5,989,200 | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3,758,200 | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | 5,989,200 | - | - | - | - | - | 3,758,200 | - | - | - | - | - | - |

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| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

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| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | (202,671) | (260,577) | (115,812) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | (134,377) | (201,566) | (268,754) | (403,132) | (201,566) | (67,189) | (67,189) | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | (141,921) | (212,881) | (283,841) | (425,762) | (212,881) | (70,960) | (70,960) | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | (34,763) | (52,145) | (69,526) | (104,289) | (52,145) | (17,382) | (17,382) | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | (30,166) | (45,249) | (60,331) | (90,497) | (45,249) | (15,083) | (15,083) | - | - | - | - | - | - | - |
| - | - | (371,811) | (514,287) | (454,093) | (507,421) | (253,710) | (84,570) | (256,656) | (258,129) | (344,173) | (516,259) | (258,129) | (86,043) | (86,043) | - | - | - | - | - | - | - |

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|---|---|----------|----------|----------|----------|----------|---------|----------|----------|----------|----------|----------|---------|---------|---|---|---|---|---|---|---|
| - | - | (37,181) | (51,429) | (45,409) | (50,742) | (25,371) | (8,457) | (25,666) | (25,813) | (34,417) | (51,626) | (25,813) | (8,604) | (8,604) | - | - | - | - | - | - | - |
|---|---|----------|----------|----------|----------|----------|---------|----------|----------|----------|----------|----------|---------|---------|---|---|---|---|---|---|---|

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| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

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|---|---|---|---|---|---|---|---|---|-------------|---|---|---|---|---|-------------|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | (300,000) | - | - | - | - | - | (300,000) | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | (1,462,347) | - | - | - | - | - | (1,462,347) | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | (137,500) | - | - | - | - | - | (137,500) | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | (62,500) | - | - | - | - | - | (62,500) | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | (116,558) | - | - | - | - | - | (116,558) | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | (2,078,905) | - | - | - | - | - | (2,078,905) | - | - | - | - | - | - |

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|---|---|----------|----------|----------|----------|---------|---------|---------|----------|---------|----------|---------|---------|---------|----------|---|---|---|---|---|---|
| - | - | (10,225) | (14,143) | (12,488) | (13,954) | (6,977) | (2,326) | (7,058) | (59,071) | (9,465) | (14,197) | (7,099) | (2,366) | (2,366) | (51,973) | - | - | - | - | - | - |
| - | - | (10,225) | (14,143) | (12,488) | (13,954) | (6,977) | (2,326) | (7,058) | (59,071) | (9,465) | (14,197) | (7,099) | (2,366) | (2,366) | (51,973) | - | - | - | - | - | - |

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|---|---|-----------|-----------|-----------|-----------|-----------|----------|-----------|-------------|-----------|-----------|-----------|----------|----------|-------------|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | 5,989,200 | - | - | - | - | - | 3,758,200 | - | - | - | - | - | - |
| - | - | (419,217) | (579,859) | (511,989) | (572,117) | (286,059) | (95,353) | (289,380) | (2,421,918) | (388,055) | (582,082) | (291,041) | (97,014) | (97,014) | (2,130,877) | - | - | - | - | - | - |
| - | - | (419,217) | (579,859) | (511,989) | (572,117) | (286,059) | (95,353) | (289,380) | 3,567,282 | (388,055) | (582,082) | (291,041) | (97,014) | (97,014) | 1,627,323 | - | - | - | - | - | - |

| | | | | | | | | | | | | | | | | | | | | | |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| (42,010) | (42,159) | (42,308) | (43,943) | (46,152) | (48,129) | (50,326) | (51,517) | (52,037) | (53,246) | (40,801) | (42,320) | (44,531) | (45,720) | (46,225) | (46,733) | (41,135) | (146) | (1) | (0) | (0) | (0) |
| (42,010) | (42,159) | (461,526) | (623,802) | (558,142) | (620,246) | (336,384) | (146,870) | (341,417) | 3,514,035 | (428,856) | (624,402) | (335,572) | (142,733) | (143,239) | 1,580,590 | (41,135) | (146) | (1) | (0) | (0) | (0) |
| (11,903,758) | (11,945,917) | (12,407,443) | (13,031,245) | (13,589,387) | (14,209,633) | (14,546,017) | (14,692,887) | (15,034,305) | (11,520,270) | (11,949,125) | (12,573,527) | (12,909,099) | (13,051,832) | (13,195,071) | (11,614,481) | (11,655,616) | (11,655,762) | (11,655,762) | (11,655,762) | (11,655,762) | (11,655,762) |

| | | | | | | | | | | | | | | | | | | | | | |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| (11,861,748) | (11,903,758) | (12,365,134) | (12,987,302) | (13,543,234) | (14,161,504) | (14,495,691) | (14,641,370) | (14,982,267) | (11,467,023) | (11,908,324) | (12,531,207) | (12,864,568) | (13,006,113) | (13,148,846) | (11,567,749) | - | - | - | - | - | - |
| (42,010) | (42,159) | (42,308) | (43,943) | (46,152) | (48,129) | (50,326) | (51,517) | (52,037) | (53,246) | (40,801) | (42,320) | (44,531) | (45,720) | (46,225) | (46,733) | (41,135) | (146) | (1) | (0) | (0) | (0) |
| (11,903,758) | (11,945,917) | (12,407,443) | (13,031,245) | (13,589,387) | (14,209,633) | (14,546,017) | (14,692,887) | (15,034,305) | (11,520,270) | (11,949,125) | (12,573,527) | (12,909,099) | (13,051,832) | (13,195,071) | (11,614,481) | (11,655,616) | (11,655,762) | (11,655,762) | (11,655,762) | (11,655,762) | (11,655,762) |

Lincolnshire Lakes - Master Developer Model (Scenario 5)

| | | | | Decision Notice Issued | | | Start on Site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------|---------|----------------|------------------------|------------------------|---------------|---------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--|--|--|--|--|--|--|
| | | | | Submit Planning | Decision Notice Issued | End J8 Period | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Jan-25 | Feb-25 | Mar-25 | Apr-25 | May-25 | Jun-25 | Jul-25 | Aug-25 | Sep-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 | May-26 | Jun-26 | Jul-26 | Aug-26 | Sep-26 | Oct-26 | Nov-26 | Dec-26 | Jan-27 | Feb-27 | Mar-27 | Apr-27 | May-27 | Jun-27 | Jul-27 | Aug-27 | Sep-27 | Oct-27 | Nov-27 | Dec-27 | Jan-28 | Feb-28 | | | | | | | |
| Revenue (Land Receipts) | | | | Total (£) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA1a | 10.00 | 500,000 | £5,000,000 | 5,000,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA1b | 7.00 | 500,000 | £3,500,000 | 3,500,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA2 | 13.02 | 500,000 | £6,510,000 | 6,510,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA3 | 8.17 | 500,000 | £4,085,000 | 4,085,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot LC2 | | | £0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 38.19 | | £19,095,000 | 19,095,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Acquisition Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value | | | £1,540,000 | (1,540,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchasers Costs | | | £66,500 | (66,500) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchasers Costs | | | £27,720 | (27,720) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Effective Purchasers Costs | | | 6.12% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | £1,634,220 | (1,634,220) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main Infrastructure Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vehicular Access - Phase 1 | | | £(1,193,592) | (1,193,592) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pedestrian and Cycle Link | | | £(525,367) | (525,367) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vehicular Access - Phase 2 | | | £(579,660) | (579,660) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foul Drainage | | | £(1,374,971) | (1,374,971) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foul Water Pumping Station | | | £(477,997) | (477,997) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wetlands and SUDS Basins | | | £(1,857,476) | (1,857,476) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 1a | | | £(2,164,395) | (2,164,395) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 1b | | | £(1,405,191) | (1,405,191) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 2 | | | £(1,343,772) | (1,343,772) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 3 | | | £(1,419,206) | (1,419,206) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA 1b | | | £(347,631) | (347,631) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA2 | | | £(347,631) | (347,631) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA3 | | | £(301,657) | (301,657) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Wide Services | | | £(370,617) | (370,617) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | £(13,708,563) | (13,708,563) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency on Main Infrastructure | 10% | | £(1,370,856) | (1,370,856) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project Fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Design Work | | | £(200,000) | (200,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reports, Information and Advice for Planning Application | | | £(290,000) | (290,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Surveys (including ecology, site investigation, geophys etc.) | | | £(220,000) | (220,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | £(70,000) | (70,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Surveys (Additional 5) | | | £(200,000) | (200,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Archaeology Surveys (Trial Trenching / Window Sampling etc.) | | | £(150,000) | (150,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Further Planning and Design Works (Inc Technical Design / Approval) | | | £(350,000) | (350,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees - Construction of Infrastructure (EA/QS/CDM etc.) | | | £(320,000) | (320,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | £(1,800,000) | (1,800,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S106 Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Travel Plan Monitoring Fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Public Transport Contribution | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Education Contribution | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Contribution | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Informal Open Space Contribution | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area of Play | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Biodiversity Net Gain (BNG) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Health Contribution | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM Fee (Project Costs) | 2.5% | | £(462,841) | (462,841) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | £(462,841) | (462,841) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | | | 19,095,000 | 19,095,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | | | (18,976,480) | (18,976,480) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Development Cash Flow | | | 118,520 | 118,520 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest | | | (1,145,314) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Net Cashflow | | | (1,026,794) | (1,026,794) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative Net Cashflow | | | (1,026,794) | (1,026,794) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | (20,121,794) | | Profit | (1,026,794) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Profit on Cost | -5.10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | ROCE | -4% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | IRR | 0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Opening Balance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan Interest | | | £(1,145,314) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Closing Balance | | | £(1,145,314) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Lincolnshire Lakes - Master Developer Model (Scenario 7)

| | | Submit Planning | | | | | | | | | | | | Decision Notice Issued | | | | | | | | | | | | End J/R Period | | | | | | | | | | | | Start on Site | | | | | | | | | | | |
|---|--------------|-----------------|----------------|-----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------|--------|--|--|--|--|--|--|--|--|--|--|
| | | Jan-25 | Feb-25 | Mar-25 | Apr-25 | May-25 | Jun-25 | Jul-25 | Aug-25 | Sep-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 | May-26 | Jun-26 | Jul-26 | Aug-26 | Sep-26 | Oct-26 | Nov-26 | Dec-26 | Jan-27 | Feb-27 | Mar-27 | Apr-27 | May-27 | Jun-27 | Jul-27 | Aug-27 | Sep-27 | Oct-27 | Nov-27 | Dec-27 | Jan-28 | Feb-28 | | | | | | | | | | |
| Revenue (Land Receipts) | | 260% | | Total (£) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA1a | 10.00 | 910,000 | 9,100,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA1b | 7.00 | 910,000 | 6,370,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA2 | 13.02 | 910,000 | 11,848,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot HA3 | 8.17 | 910,000 | 7,434,700 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot LC2 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 38.19 | | 34,752,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Acquisition Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value | | | (1,540,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchasers Costs | | | (66,500) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchasers Costs | | | (27,720) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Effective Purchasers Costs | | | 6.12% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 1,634,220 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main Infrastructure Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vehicular Access - Phase 1 | | | (1,193,592) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pedestrian and Cycle Link | | | (525,367) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vehicular Access - Phase 2 | | | (579,060) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foul Drainage | | | (1,374,971) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foul Water Pumping Station | | | (477,997) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wetlands and SUDS Basins | | | (1,857,476) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 1a | | | (2,164,395) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 1b | | | (1,405,191) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 2 | | | (1,343,772) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Earthworks, Drainage and Ecological Works - HA 3 | | | (1,419,206) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA 1b | | | (347,631) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA2 | | | (347,631) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Services HA3 | | | (301,657) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Wide Services | | | (370,617) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | (13,708,563) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency on Main Infrastructure | 10% | | (1,370,856) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project Fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Design Work | | | (200,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reports, Information and Advice for Planning Application | | | (290,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Surveys (including ecology, site investigation, geophysics etc.) | | | (220,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | (70,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Surveys (Additional 5) | | | (200,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Archaeology Surveys (Trial Trenching / Window Sampling etc.) | | | (150,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Further Planning and Design Works (Inc Technical Design / Approval) | | | (350,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees - Construction of Infrastructure (EA/QS/CDM etc.) | | | (320,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | (1,800,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S106 Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Travel Plan Monitoring Fees | | | (5,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Public Transport Contribution | -300,000 | | (1,200,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Education Contribution | -1,231,450 | | (4,925,800) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Contribution | -137,500 | | (550,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Informal Open Space Contribution | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area of Play | -62,500 | | (250,000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Biodiversity Net Gain (BNG) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Health Contribution | -98,154 | | (392,614) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | (7,323,414) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM Fee (Project Costs) | 2.5% | | (645,926) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | (645,926) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | | 34,752,900 | 34,752,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | | (26,482,980) | (26,482,980) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Development Cash Flow | | 8,269,920 | 8,269,920 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest | | | (796,631) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Net Cashflow | | 7,473,289 | 7,473,289 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative Net Cashflow | | | (799,500) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | (27,279,611) | | Profit | 7,473,289 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Profit on Cost | 27.40% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | ROCE | 22% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | IRR | 27% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Opening Balance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan Interest | | | (796,631) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Closing Balance | | | (796,631) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4.3% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Mar-28 | Apr-28 | May-28 | Jun-28 | Jul-28 | Aug-28 | Sep-28 | Oct-28 | Nov-28 | Dec-28 | Jan-29 | Feb-29 | Mar-29 | Apr-29 | May-29 | Jun-29 | Jul-29 | Aug-29 | Sep-29 | Oct-29 | Nov-29 | Dec-29 | |
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| - | - | (202,671) | (260,577) | (115,812) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | (134,377) | (201,566) | (268,754) | (403,132) | (201,566) | (67,189) | (67,189) | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | (141,921) | (212,881) | (283,841) | (425,762) | (212,881) | (70,960) | (70,960) | - | - | - | - | - | - | - | - |
| - | - | (34,763) | (52,145) | (69,526) | (104,289) | (52,145) | (17,382) | (17,382) | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | (30,166) | (45,249) | (60,331) | (90,497) | (45,249) | (15,083) | (15,083) | - | - | - | - | - | - | - | - |
| - | - | (371,811) | (514,287) | (454,093) | (507,421) | (253,710) | (84,570) | (256,656) | (258,129) | (344,173) | (516,259) | (258,129) | (86,043) | (86,043) | - | - | - | - | - | - | - | - |

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|---|---|----------|----------|----------|----------|----------|---------|----------|----------|----------|----------|----------|---------|---------|---|---|---|---|---|---|---|---|
| - | - | (37,181) | (51,429) | (45,409) | (50,742) | (25,371) | (8,457) | (25,666) | (25,813) | (34,417) | (51,626) | (25,813) | (8,604) | (8,604) | - | - | - | - | - | - | - | - |
|---|---|----------|----------|----------|----------|----------|---------|----------|----------|----------|----------|----------|---------|---------|---|---|---|---|---|---|---|---|

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| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

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| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | (300,000) | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | (1,231,450) | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | (137,500) | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | (62,500) | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | (98,154) | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | (1,829,604) | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

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|---|---|----------|----------|----------|----------|---------|---------|---------|----------|---------|----------|---------|---------|---------|----------|---|---|---|---|---|---|---|
| - | - | (10,225) | (14,143) | (12,488) | (13,954) | (6,977) | (2,326) | (7,058) | (52,839) | (9,465) | (14,197) | (7,099) | (2,366) | (2,366) | (45,740) | - | - | - | - | - | - | - |
| - | - | (10,225) | (14,143) | (12,488) | (13,954) | (6,977) | (2,326) | (7,058) | (52,839) | (9,465) | (14,197) | (7,099) | (2,366) | (2,366) | (45,740) | - | - | - | - | - | - | - |

| | | | | | | | | | | | | | | | | | | | | | | |
|----------|----------|-----------|-----------|-----------|-----------|-----------|----------|-----------|-------------|-----------|-----------|-----------|----------|----------|-------------|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | 11,848,200 | - | - | - | - | - | 7,434,700 | - | - | - | - | - | - | - |
| - | - | (419,217) | (579,859) | (511,989) | (572,117) | (286,059) | (95,353) | (289,380) | (2,166,385) | (388,055) | (582,082) | (291,041) | (97,014) | (97,014) | (1,875,344) | - | - | - | - | - | - | - |
| - | - | (419,217) | (579,859) | (511,989) | (572,117) | (286,059) | (95,353) | (289,380) | 9,681,815 | (388,055) | (582,082) | (291,041) | (97,014) | (97,014) | 5,559,356 | - | - | - | - | - | - | - |
| (12,012) | (12,055) | (12,097) | (13,625) | (15,727) | (17,596) | (19,685) | (20,767) | (21,179) | (22,278) | - | - | - | - | - | - | - | - | - | - | - | - | - |

| | | | | | | | | | | | | | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---|---|---|---|---|---|---|
| (12,012) | (12,055) | (431,315) | (593,484) | (527,716) | (589,713) | (305,743) | (116,120) | (310,559) | 9,659,537 | (388,055) | (582,082) | (291,041) | (97,014) | (97,014) | 5,559,356 | - | - | - | - | - | - | - |
| (3,403,694) | (3,415,749) | (3,847,064) | (4,440,548) | (4,968,264) | (5,557,977) | (5,863,720) | (5,979,841) | (6,290,399) | 3,369,138 | 2,981,083 | 2,399,001 | 2,107,960 | 2,010,946 | 1,913,933 | 7,473,289 | - | - | - | - | - | - | - |

| | | | | | | | | | | | | | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---|---|---|---|---|---|---|
| (3,391,682) | (3,403,694) | (3,834,966) | (4,426,923) | (4,952,537) | (5,540,381) | (5,844,036) | (5,959,073) | (6,269,221) | 3,391,416 | 2,981,083 | 2,399,001 | 2,107,960 | 2,010,946 | 1,913,933 | 7,473,289 | - | - | - | - | - | - | - |
| (12,012) | (12,055) | (12,097) | (13,625) | (15,727) | (17,596) | (19,685) | (20,767) | (21,179) | (22,278) | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (3,403,694) | (3,415,749) | (3,847,064) | (4,440,548) | (4,968,264) | (5,557,977) | (5,863,720) | (5,979,841) | (6,290,399) | 3,369,138 | 2,981,083 | 2,399,001 | 2,107,960 | 2,010,946 | 1,913,933 | 7,473,289 | - | - | - | - | - | - | - |

Contact details

Enquiries

Dale Robinson



Visit us online

[avisonyoung.com](https://www.avisonyoung.com)

Avison Young

1 City Square, Leeds, LS1 2AL

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