

Appendix 1 – Value Area Information and Residential Property Values

The Whole Plan Viability Assessment (WPVA) for the
Chesterfield Borough Council

by
Bailey Venning Associates Limited on behalf of
Chesterfield Borough Council

December 2018

Price Paid	Date	Door Number	Address	Postcode	Type	Unique ID
£ 124,950	26/4/16	39	POTTERS PLACE	S40 2FA	F	61D8894D-CB95-3DE6-E053-6C04A8C01207
£ 75,000	19/2/16	5	CHATSWORTH ROAD	S40 2FZ	T	39140479-8462-3206-E050-A8C063057647
£ 158,000	30/3/16	2	POND STREET	S40 2LE	S	3B7E0B8F-BA52-EA99-E050-A8C062057E77
£ 155,000	24/3/16	4	POND STREET	S40 2LE	S	3B7E0B90-BDFB-EA99-E050-A8C062057E77
£ 150,000	30/3/16	57	BOYTHORPE CRESCENT	S40 2NX	S	31FB4C17-2417-57B9-E050-A8C063053436
£ 150,950	19/2/16	61	BOYTHORPE CRESCENT	S40 2NX	S	2FD36065-66CF-4BF8-E050-A8C0620562B1
£ 135,000	7/3/16	65	BOYTHORPE CRESCENT	S40 2NX	S	2FD36066-5398-4BF8-E050-A8C0620562B1
£ 249,950	24/6/16	32	GREENBANK DRIVE	S40 4BT	D	3E0330EF-A27B-8D89-E050-A8C062052140
£ 262,000	26/10/16	142	SPITAL LANE	S41 0HN	D	50F18102-EDA4-9FD5-E050-A8C063054923
£ 274,950	26/7/16	142A	SPITAL LANE	S41 0HN	D	42A5A709-0A98-56E8-E050-A8C06205331E
£ 264,950	17/6/16	144	SPITAL LANE	S41 0HN	D	42A5A709-0AA1-56E8-E050-A8C06205331E
£ 267,000	22/7/16	144A	SPITAL LANE	S41 0HN	D	42A5A709-0AB6-56E8-E050-A8C06205331E
£ 271,950	12/8/16	146	SPITAL LANE	S41 0HN	D	42A5A709-0ACD-56E8-E050-A8C06205331E
£ 273,950	17/8/16	148	SPITAL LANE	S41 0HN	D	42A5A709-0AD7-56E8-E050-A8C06205331E
£ 224,950	29/1/16	10	STEEPLE GRANGE	S41 0HU	D	2FD36065-66C1-4BF8-E050-A8C0620562B1
£ 274,950	9/6/16	2	STEEPLE GRANGE	S41 0HU	D	3E0330EF-A216-8D89-E050-A8C062052140
£ 224,950	14/7/16	4	STEEPLE GRANGE	S41 0HU	D	42A5A709-0AC0-56E8-E050-A8C06205331E
£ 179,950	23/6/17	100A	STORFORTH LANE	S41 0QA	S	5A9D8B55-0220-68EB-E053-6B04A8C0D293
£ 167,000	15/9/17	102	STORFORTH LANE	S41 0QA	S	61D8894D-CBFA-3DE6-E053-6C04A8C01207
£ 209,000	13/4/17	1	ST PHILIPS DRIVE	S41 ORG	D	55BDCAE5-D31E-521D-E053-6B04A8C0DD7A
£ 272,000	10/3/17	1A	ST PHILIPS DRIVE	S41 ORG	D	5376B385-4C97-34C1-E053-6B04A8C09FF6
£ 264,500	28/4/17	5	ST PHILIPS DRIVE	S41 ORG	D	5F54B81C-F978-2B45-E053-6B04A8C01FB0
£ 278,500	27/4/17	7	ST PHILIPS DRIVE	S41 ORG	D	55BDCAE5-D308-521D-E053-6B04A8C0DD7A
£ 172,500	28/7/17	1	BRICK KILN DRIVE	S41 0UJ	S	5F54B81C-F97B-2B45-E053-6B04A8C01FB0
£ 172,000	19/5/17	10	BRICK KILN DRIVE	S41 0UJ	S	55BDCAE5-D336-521D-E053-6B04A8C0DD7A
£ 171,500	19/5/17	12	BRICK KILN DRIVE	S41 0UJ	S	55BDCAE5-D335-521D-E053-6B04A8C0DD7A
£ 182,950	30/6/17	2	BRICK KILN DRIVE	S41 0UJ	S	61D8894D-CBB6-3DE6-E053-6C04A8C01207
£ 173,500	18/8/17	3	BRICK KILN DRIVE	S41 0UJ	S	5CF9903B-C70E-7F13-E053-6C04A8C074B1
£ 181,000	2/6/17	4	BRICK KILN DRIVE	S41 0UJ	S	55BDCAE5-D348-521D-E053-6B04A8C0DD7A
£ 184,500	30/6/17	5	BRICK KILN DRIVE	S41 0UJ	S	55BDCAE5-D37A-521D-E053-6B04A8C0DD7A
£ 180,500	26/5/17	6	BRICK KILN DRIVE	S41 0UJ	S	5376B385-4D5E-34C1-E053-6B04A8C09FF6
£ 182,950	26/5/17	8	BRICK KILN DRIVE	S41 0UJ	S	55BDCAE5-D338-521D-E053-6B04A8C0DD7A
£ 375,000	27/1/17	1	POMEGRANATE ROAD	S41 7BL	D	4E95D757-4F9D-EDA1-E050-A8C0630539E2
£ 376,995	5/6/17	11	POMEGRANATE ROAD	S41 7BL	D	5F54B81C-F95F-2B45-E053-6B04A8C01FB0
£ 384,995	28/4/17	15	POMEGRANATE ROAD	S41 7BL	D	5A9D8B55-0167-68EB-E053-6B04A8C0D293
£ 339,995	28/4/17	17	POMEGRANATE ROAD	S41 7BL	D	55BDCAE5-D2EC-521D-E053-6B04A8C0DD7A
£ 379,995	28/4/17	19	POMEGRANATE ROAD	S41 7BL	D	5A9D8B55-016D-68EB-E053-6B04A8C0D293
£ 309,995	30/6/17	21	POMEGRANATE ROAD	S41 7BL	D	5F54B81C-F964-2B45-E053-6B04A8C01FB0
£ 319,995	30/6/17	23	POMEGRANATE ROAD	S41 7BL	D	61D8894D-CBF9-3DE6-E053-6C04A8C01207
£ 389,995	14/7/17	25	POMEGRANATE ROAD	S41 7BL	D	64342BFE-0A47-422C-E053-6C04A8C0FB8A
£ 310,000	16/12/16	3	POMEGRANATE ROAD	S41 7BL	D	5A9D8B55-014C-68EB-E053-6B04A8C0D293
£ 355,000	1/9/17	31	POMEGRANATE ROAD	S41 7BL	D	5F54B81C-F97A-2B45-E053-6B04A8C01FB0
£ 369,995	16/10/17	35	POMEGRANATE ROAD	S41 7BL	D	61D8894D-CC24-3DE6-E053-6C04A8C01207
£ 419,995	16/10/17	37	POMEGRANATE ROAD	S41 7BL	D	61D8894D-CC23-3DE6-E053-6C04A8C01207
£ 379,995	26/10/17	39	POMEGRANATE ROAD	S41 7BL	D	64342BFE-0A3F-422C-E053-6C04A8C0FB8A
£ 399,995	26/10/17	41	POMEGRANATE ROAD	S41 7BL	D	64342BFE-0A5E-422C-E053-6C04A8C0FB8A
£ 319,995	27/10/17	43	POMEGRANATE ROAD	S41 7BL	D	64342BFE-0A67-422C-E053-6C04A8C0FB8A
£ 319,995	27/10/17	45	POMEGRANATE ROAD	S41 7BL	D	64342BFE-0A69-422C-E053-6C04A8C0FB8A
£ 419,995	26/10/17	47	POMEGRANATE ROAD	S41 7BL	D	64342BFE-0A40-422C-E053-6C04A8C0FB8A
£ 408,995	24/3/17	5	POMEGRANATE ROAD	S41 7BL	D	5A9D8B55-014F-68EB-E053-6B04A8C0D293
£ 369,495	21/4/17	7	POMEGRANATE ROAD	S41 7BL	D	5CF9903B-C610-7F13-E053-6C04A8C074B1
£ 385,000	28/4/17	9	POMEGRANATE ROAD	S41 7BL	D	64342BFE-0A22-422C-E053-6C04A8C0FB8A
£ 411,995	21/7/17	27	POMEGRANATE ROAD	S41 7BL	D	5F54B81C-F88B-2B45-E053-6B04A8C01FB0
£ 399,995	25/8/17	29	POMEGRANATE ROAD	S41 7BL	D	5F54B81C-F95A-2B45-E053-6B04A8C01FB0
£ 389,995	24/10/17	33	POMEGRANATE ROAD	S41 7BL	D	64342BFE-0A39-422C-E053-6C04A8C0FB8A
£ 399,995	10/2/17	10	POMEGRANATE ROAD	S41 7BN	D	4E95D757-4FA6-EDA1-E050-A8C0630539E2
£ 399,995	31/3/17	14	POMEGRANATE ROAD	S41 7BN	D	50F18102-EE0B-9FD5-E050-A8C063054923
£ 334,995	31/3/17	16	POMEGRANATE ROAD	S41 7BN	D	50F18102-EDFC-9FD5-E050-A8C063054923
£ 280,000	31/8/17	18	POMEGRANATE ROAD	S41 7BN	D	5F54B81C-F966-2B45-E053-6B04A8C01FB0
£ 399,995	28/7/17	6	POMEGRANATE ROAD	S41 7BN	D	5F54B81C-F90D-2B45-E053-6B04A8C01FB0
£ 429,995	16/12/16	8	POMEGRANATE ROAD	S41 7BN	D	5A9D8B55-014B-68EB-E053-6B04A8C0D293
£ 439,995	9/3/17	12	POMEGRANATE ROAD	S41 7BN	D	5CF9903B-C619-7F13-E053-6C04A8C074B1
£ 328,495	13/10/17	2	MAGPIE WAY	S41 7FA	D	61D8894D-CC21-3DE6-E053-6C04A8C01207
£ 249,000	24/6/16	10	RUGBY DRIVE	S41 7GW	D	404A5AF3-5923-CD2B-E050-A8C063055C7B
£ 149,000	29/1/16	4	RUGBY DRIVE	S41 7GW	S	34428D7D-EEB3-B86C-E050-A8C06205059C
£ 254,950	24/6/16	6	RUGBY DRIVE	S41 7GW	D	404A5AF3-5925-CD2B-E050-A8C063055C7B
£ 255,000	22/7/16	8	RUGBY DRIVE	S41 7GW	D	42A5A709-0AD5-56E8-E050-A8C06205331E
£ 159,950	14/3/16	100	MANOR HOUSE COURT	S41 7GX	T	34428D7D-EEE3-B86C-E050-A8C06205059C
£ 139,950	21/3/16	102	MANOR HOUSE COURT	S41 7GX	T	369DFB15-95CA-3A19-E050-A8C0620518C6
£ 139,950	24/3/16	104	MANOR HOUSE COURT	S41 7GX	T	34428D7D-EEFA-B86C-E050-A8C06205059C
£ 159,950	24/3/16	106	MANOR HOUSE COURT	S41 7GX	T	3E0330EF-A21B-8D89-E050-A8C062052140
£ 142,000	24/3/16	108	MANOR HOUSE COURT	S41 7GX	S	369DFB15-95A4-3A19-E050-A8C0620518C6
£ 142,000	27/4/16	110	MANOR HOUSE COURT	S41 7GX	S	369DFB15-95D6-3A19-E050-A8C0620518C6
£ 188,950	29/4/16	112	MANOR HOUSE COURT	S41 7GX	D	369DFB15-95BC-3A19-E050-A8C0620518C6
£ 188,950	29/4/16	114	MANOR HOUSE COURT	S41 7GX	D	369DFB15-95D0-3A19-E050-A8C0620518C6
£ 159,950	24/3/16	86	MANOR HOUSE COURT	S41 7GX	T	34428D7D-EEF1-B86C-E050-A8C06205059C
£ 180,000	24/6/16	10	PANTHERS PLACE	S41 7GZ	S	404A5AF3-5924-CD2B-E050-A8C063055C7B

Price Paid	Date	Door Number	Address	Postcode	Type	Unique ID
£ 180,000	24/6/16	12	PANTHERS PLACE	S41 7GZ	S	3E0330EF-A24B-8D89-E050-A8C062052140
£ 181,250	24/6/16	16	PANTHERS PLACE	S41 7GZ	S	3E0330EF-A247-8D89-E050-A8C062052140
£ 141,000	30/6/16	18	PANTHERS PLACE	S41 7GZ	T	3E0330EF-A24A-8D89-E050-A8C062052140
£ 160,000	27/5/16	2	PANTHERS PLACE	S41 7GZ	T	404A5AF3-593B-CD2B-E050-A8C063055C7B
£ 140,000	5/8/16	20	PANTHERS PLACE	S41 7GZ	T	42A5A709-0ADE-56E8-E050-A8C06205331E
£ 140,000	27/5/16	4	PANTHERS PLACE	S41 7GZ	T	3E0330EF-A228-8D89-E050-A8C062052140
£ 138,000	3/6/16	6	PANTHERS PLACE	S41 7GZ	T	47844C7F-A5E6-8986-E050-A8C063056488
£ 160,000	27/5/16	8	PANTHERS PLACE	S41 7GZ	T	3E0330EF-A249-8D89-E050-A8C062052140
£ 217,500	8/11/17	2	RINGWOOD MEADOWS	S43 1FE	D	64342BFE-0A8E-422C-E053-6C04A8C0FB8A
£ 217,500	26/9/17	4	RINGWOOD MEADOWS	S43 1FE	D	64342BFE-09C3-422C-E053-6C04A8C0FB8A
£ 90,000	7/3/17	10	DEVONSHIRE PARK	S43 1GA	F	5F54B81C-F8F9-2B45-E053-6B04A8C01FB0
£ 92,500	14/6/16	13	DEVONSHIRE PARK	S43 1GA	F	453D27A2-E7FA-EF91-E050-A8C0630574D7
£ 92,500	15/12/16	15	DEVONSHIRE PARK	S43 1GA	F	5376B385-4D2A-34C1-E053-6B04A8C09FF6
£ 115,000	30/3/16	16	DEVONSHIRE PARK	S43 1GA	F	453D27A2-E826-EF91-E050-A8C0630574D7
£ 115,000	4/3/16	18	DEVONSHIRE PARK	S43 1GA	F	453D27A2-E850-EF91-E050-A8C0630574D7
£ 70,000	20/1/17	5	DEVONSHIRE PARK	S43 1GA	F	5376B385-4C9E-34C1-E053-6B04A8C09FF6
£ 110,000	26/2/16	54	SOUTH STREET NORTH	S43 2AB	T	3B7E0B8F-BA28-EA99-E050-A8C062057E77
£ 229,500	16/6/17	10	COURT VIEW	S43 4BU	D	5A9D8B55-020C-68EB-E053-6B04A8C0D293
£ 183,000	7/6/17	18	COURT VIEW	S43 4BU	D	5A9D8B55-01EE-68EB-E053-6B04A8C0D293
£ 229,500	30/5/17	8	COURT VIEW	S43 4BU	D	5A9D8B55-01DB-68EB-E053-6B04A8C0D293
£ 171,995	28/4/17	17	WHEATSHEAF WAY	S43 4FA	S	5A9D8B55-023A-68EB-E053-6B04A8C0D293
£ 177,995	28/4/17	19	WHEATSHEAF WAY	S43 4FA	S	5376B385-4D18-34C1-E053-6B04A8C09FF6
£ 166,995	21/4/17	21	WHEATSHEAF WAY	S43 4FA	S	5376B385-4D3C-34C1-E053-6B04A8C09FF6
£ 246,995	10/3/16	22	WHEATSHEAF WAY	S43 4FA	D	404A5AF3-590D-CD2B-E050-A8C063055C7B
£ 166,995	28/4/17	23	WHEATSHEAF WAY	S43 4FA	S	5376B385-4D13-34C1-E053-6B04A8C09FF6
£ 290,000	19/12/17	24	WHEATSHEAF WAY	S43 4FA	D	64342BFE-0ADF-422C-E053-6C04A8C0FB8A
£ 225,995	28/4/17	25	WHEATSHEAF WAY	S43 4FA	D	5A9D8B55-022B-68EB-E053-6B04A8C0D293
£ 270,995	9/1/18	26	WHEATSHEAF WAY	S43 4FA	D	64342BFE-0B20-422C-E053-6C04A8C0FB8A
£ 255,995	28/4/17	27	WHEATSHEAF WAY	S43 4FA	D	5376B385-4D1C-34C1-E053-6B04A8C09FF6
£ 225,995	23/3/17	29	WHEATSHEAF WAY	S43 4FA	D	50F18102-EDF9-9FD5-E050-A8C063054923
£ 181,995	17/11/17	30	WHEATSHEAF WAY	S43 4FA	S	64342BFE-0AAC-422C-E053-6C04A8C0FB8A
£ 235,995	30/3/17	31	WHEATSHEAF WAY	S43 4FA	D	5376B385-4CCA-34C1-E053-6B04A8C09FF6
£ 240,995	27/10/17	32	WHEATSHEAF WAY	S43 4FA	D	64342BFE-0A5A-422C-E053-6C04A8C0FB8A
£ 229,995	24/3/17	33	WHEATSHEAF WAY	S43 4FA	D	5376B385-4D0D-34C1-E053-6B04A8C09FF6
£ 229,995	20/10/17	34	WHEATSHEAF WAY	S43 4FA	D	64342BFE-0A60-422C-E053-6C04A8C0FB8A
£ 222,995	22/3/17	35	WHEATSHEAF WAY	S43 4FA	D	50F18102-EDF5-9FD5-E050-A8C063054923
£ 167,995	25/8/17	36	WHEATSHEAF WAY	S43 4FA	S	5A9D8B55-0241-68EB-E053-6B04A8C0D293
£ 249,995	24/2/17	37	WHEATSHEAF WAY	S43 4FA	D	50F18102-EDF4-9FD5-E050-A8C063054923
£ 158,995	27/10/17	38	WHEATSHEAF WAY	S43 4FA	S	64342BFE-0A5D-422C-E053-6C04A8C0FB8A
£ 209,995	23/2/17	39	WHEATSHEAF WAY	S43 4FA	D	4C4EDFFF-3A7A-1854-E050-A8C063054F34
£ 164,995	20/10/17	40	WHEATSHEAF WAY	S43 4FA	S	64342BFE-0A2F-422C-E053-6C04A8C0FB8A
£ 162,995	24/2/17	41	WHEATSHEAF WAY	S43 4FA	O	4C4EE000-3DE6-1854-E050-A8C063054F34
£ 160,995	25/8/17	42	WHEATSHEAF WAY	S43 4FA	S	5CF9903B-C710-7F13-E053-6C04A8C074B1
£ 162,995	20/2/17	43	WHEATSHEAF WAY	S43 4FA	S	5376B385-4CF4-34C1-E053-6B04A8C09FF6
£ 227,995	18/8/17	44	WHEATSHEAF WAY	S43 4FA	D	5A9D8B55-0240-68EB-E053-6B04A8C0D293
£ 169,995	24/2/17	45	WHEATSHEAF WAY	S43 4FA	S	50F18102-EDD3-9FD5-E050-A8C063054923
£ 235,995	17/8/17	46	WHEATSHEAF WAY	S43 4FA	D	5A9D8B55-023E-68EB-E053-6B04A8C0D293
£ 169,995	13/4/17	47	WHEATSHEAF WAY	S43 4FA	S	5A9D8B55-0227-68EB-E053-6B04A8C0D293
£ 168,995	28/7/17	48	WHEATSHEAF WAY	S43 4FA	S	5A9D8B55-0233-68EB-E053-6B04A8C0D293
£ 189,995	3/11/16	49	WHEATSHEAF WAY	S43 4FA	D	47844C7F-A617-8986-E050-A8C063056488
£ 168,995	31/7/17	50	WHEATSHEAF WAY	S43 4FA	S	64342BFE-0AD1-422C-E053-6C04A8C0FB8A
£ 189,995	28/10/16	51	WHEATSHEAF WAY	S43 4FA	D	47844C7F-A630-8986-E050-A8C063056488
£ 174,200	27/10/16	53	WHEATSHEAF WAY	S43 4FA	D	47844C7F-A60A-8986-E050-A8C063056488
£ 175,995	16/12/16	54	WHEATSHEAF WAY	S43 4FA	S	5CF9903B-C70F-7F13-E053-6C04A8C074B1
£ 164,995	13/12/16	56	WHEATSHEAF WAY	S43 4FA	S	47844C7F-A664-8986-E050-A8C063056488
£ 164,995	9/12/16	58	WHEATSHEAF WAY	S43 4FA	S	5A9D8B55-022C-68EB-E053-6B04A8C0D293
£ 235,995	23/11/16	60	WHEATSHEAF WAY	S43 4FA	D	47844C7F-A65F-8986-E050-A8C063056488
£ 219,995	23/11/16	62	WHEATSHEAF WAY	S43 4FA	D	49B78529-E89C-7921-E050-A8C063056E8D
£ 162,000	25/11/16	64	WHEATSHEAF WAY	S43 4FA	S	5A9D8B55-0226-68EB-E053-6B04A8C0D293
£ 160,000	25/11/16	66	WHEATSHEAF WAY	S43 4FA	S	49B78529-E86C-7921-E050-A8C063056E8D
£ 180,000	22/12/16	68	WHEATSHEAF WAY	S43 4FA	S	5376B385-4CCE-34C1-E053-6B04A8C09FF6
£ 176,995	25/11/16	70	WHEATSHEAF WAY	S43 4FA	S	47844C7F-A661-8986-E050-A8C063056488
£ 249,995	14/10/16	72	WHEATSHEAF WAY	S43 4FA	D	47844C7F-A5FF-8986-E050-A8C063056488
£ 249,995	17/10/16	74	WHEATSHEAF WAY	S43 4FA	D	47844C7F-A627-8986-E050-A8C063056488
£ 309,995	30/9/16	76	WHEATSHEAF WAY	S43 4FA	D	5376B385-4CC3-34C1-E053-6B04A8C09FF6
£ 178,995	20/10/17	10	HARVESTER WAY	S43 4FF	S	64342BFE-0A43-422C-E053-6C04A8C0FB8A
£ 178,995	27/10/17	12	HARVESTER WAY	S43 4FF	S	64342BFE-0A51-422C-E053-6C04A8C0FB8A
£ 240,995	20/10/17	14	HARVESTER WAY	S43 4FF	D	64342BFE-0A2E-422C-E053-6C04A8C0FB8A
£ 299,995	18/11/17	2	HARVESTER WAY	S43 4FF	D	64342BFE-0AE1-422C-E053-6C04A8C0FB8A
£ 237,995	24/6/16	59	HARVESTER WAY	S43 4FF	D	404A5AF3-598C-CD2B-E050-A8C063055C7B
£ 239,995	29/9/17	6	HARVESTER WAY	S43 4FF	D	64342BFE-0A31-422C-E053-6C04A8C0FB8A
£ 174,995	24/6/16	61	HARVESTER WAY	S43 4FF	S	49B78529-E8DC-7921-E050-A8C063056E8D
£ 172,995	30/9/16	63	HARVESTER WAY	S43 4FF	S	47844C7F-A5E4-8986-E050-A8C063056488
£ 232,995	27/10/17	8	HARVESTER WAY	S43 4FF	D	64342BFE-0A50-422C-E053-6C04A8C0FB8A
£ 167,995	31/3/16	29	VICARAGE WALK	S43 4FG	S	3B7E0B8F-BA3B-EA99-E050-A8C062057E77
£ 163,995	26/2/16	31	VICARAGE WALK	S43 4FG	T	49B78529-E885-7921-E050-A8C063056E8D
£ 89,995	28/4/16	33	VICARAGE WALK	S43 4FG	F	404A5AF3-5891-CD2B-E050-A8C063055C7B

Price Paid	Date	Door Number	Address	Postcode	Type	Unique ID
£ 92,995	27/5/16	37	VICARAGE WALK	S43 4FG	F	404A5AF3-58B6-CD2B-E050-A8C063055C7B
£ 93,995	30/6/16	39	VICARAGE WALK	S43 4FG	F	5376B385-4CE3-34C1-E053-6B04A8C09FF6
£ 92,995	31/5/16	41	VICARAGE WALK	S43 4FG	F	42A5A709-0AC9-56E8-E050-A8C06205331E
£ 96,995	30/6/16	43	VICARAGE WALK	S43 4FG	F	453D27A2-E85C-EF91-E050-A8C0630574D7
£ 96,995	26/5/16	45	VICARAGE WALK	S43 4FG	F	404A5AF3-58E8-CD2B-E050-A8C063055C7B
£ 90,000	27/2/17	47	VICARAGE WALK	S43 4FG	F	5376B385-4C89-34C1-E053-6B04A8C09FF6
£ 96,995	5/8/16	49	VICARAGE WALK	S43 4FG	F	4C4EDFFF-3A6E-1854-E050-A8C063054F34
£ 230,000	19/2/16	10	VICARAGE WALK	S43 4FH	D	404A5AF3-5962-CD2B-E050-A8C063055C7B
£ 94,500	27/10/16	12	VICARAGE WALK	S43 4FH	F	49B78529-E88B-7921-E050-A8C063056E8D
£ 77,000	13/5/16	14	VICARAGE WALK	S43 4FH	F	4C4EDFFF-3A2B-1854-E050-A8C063054F34
£ 85,000	4/3/16	16	VICARAGE WALK	S43 4FH	F	49B78529-E87C-7921-E050-A8C063056E8D
£ 85,000	29/4/16	20	VICARAGE WALK	S43 4FH	F	47844C7F-A662-8986-E050-A8C063056488
£ 87,995	22/1/16	22	VICARAGE WALK	S43 4FH	F	42A5A709-0B07-56E8-E050-A8C06205331E
£ 93,995	22/1/16	24	VICARAGE WALK	S43 4FH	F	4C4EDFFF-3A93-1854-E050-A8C063054F34
£ 85,000	29/4/16	26	VICARAGE WALK	S43 4FH	F	3B7E0B8F-BA71-EA99-E050-A8C062057E77
£ 90,000	29/4/16	28	VICARAGE WALK	S43 4FH	F	3B7E0B8F-BA8D-EA99-E050-A8C062057E77
£ 90,000	31/3/17	32	VICARAGE WALK	S43 4FH	F	55BDCAE5-D2C8-521D-E053-6B04A8C0DD7A
£ 85,000	15/7/16	34	VICARAGE WALK	S43 4FH	F	4C4EDFFF-3A2D-1854-E050-A8C063054F34
£ 84,995	30/6/16	36	VICARAGE WALK	S43 4FH	F	5376B385-4D1B-34C1-E053-6B04A8C09FF6
£ 114,995	11/3/16	44	VICARAGE WALK	S43 4FH	T	42A5A709-0B18-56E8-E050-A8C06305331E
£ 169,995	29/4/16	10	RED PINE CLOSE	S43 4FP	S	47844C7F-A650-8986-E050-A8C063056488
£ 193,995	22/4/16	11	RED PINE CLOSE	S43 4FP	D	3B7E0B8F-BA86-EA99-E050-A8C062057E77
£ 225,995	11/4/16	15	RED PINE CLOSE	S43 4FP	D	3B7E0B8F-BA83-EA99-E050-A8C062057E77
£ 173,995	6/5/16	17	RED PINE CLOSE	S43 4FP	S	3B7E0B8F-BA9B-EA99-E050-A8C062057E77
£ 137,000	4/3/16	2	RED PINE CLOSE	S43 4FP	D	39140479-8493-3206-E050-A8C063057647
£ 226,995	26/5/16	3	RED PINE CLOSE	S43 4FP	D	404A5AF3-58EE-CD2B-E050-A8C063055C7B
£ 229,995	29/2/16	4	RED PINE CLOSE	S43 4FP	D	404A5AF3-599B-CD2B-E050-A8C063055C7B
£ 225,995	29/4/16	5	RED PINE CLOSE	S43 4FP	D	404A5AF3-58A8-CD2B-E050-A8C063055C7B
£ 187,995	15/3/16	6	RED PINE CLOSE	S43 4FP	D	404A5AF3-59E9-CD2B-E050-A8C063055C7B
£ 239,995	19/5/16	7	RED PINE CLOSE	S43 4FP	D	404A5AF3-58A9-CD2B-E050-A8C063055C7B
£ 224,995	15/4/16	8	RED PINE CLOSE	S43 4FP	D	3B7E0B8F-BA7C-EA99-E050-A8C062057E77
£ 224,995	29/4/16	9	RED PINE CLOSE	S43 4FP	D	3B7E0B8F-BA9B-EA99-E050-A8C062057E77
£ 200,000	26/7/16	10	POPPYFIELDS	S43 4FT	D	404A5AF3-5A12-CD2B-E050-A8C063055C7B
£ 217,995	29/7/16	12	POPPYFIELDS	S43 4FT	D	404A5AF3-5963-CD2B-E050-A8C063055C7B
£ 235,995	18/8/16	14	POPPYFIELDS	S43 4FT	D	47844C7F-A642-8986-E050-A8C063056488
£ 235,995	26/8/16	16	POPPYFIELDS	S43 4FT	D	47844C7F-A652-8986-E050-A8C063056488
£ 245,000	26/8/16	18	POPPYFIELDS	S43 4FT	D	47844C7F-A5C0-8986-E050-A8C063056488
£ 214,995	13/7/16	2	POPPYFIELDS	S43 4FT	D	47844C7F-A64E-8986-E050-A8C063056488
£ 207,995	26/8/16	20	POPPYFIELDS	S43 4FT	D	404A5AF3-59AF-CD2B-E050-A8C063055C7B
£ 244,995	13/7/16	4	POPPYFIELDS	S43 4FT	D	47844C7F-A63F-8986-E050-A8C063056488
£ 234,995	29/7/16	6	POPPYFIELDS	S43 4FT	D	404A5AF3-5951-CD2B-E050-A8C063055C7B
£ 244,995	29/7/16	8	POPPYFIELDS	S43 4FT	D	404A5AF3-5950-CD2B-E050-A8C063055C7B
£ 176,995	30/6/17	10	PENNY BUN LANE	S43 4FU	S	5A9D8B55-0230-68EB-E053-6B04A8C0D293
£ 176,995	28/7/17	4	PENNY BUN LANE	S43 4FU	S	5A9D8B55-0234-68EB-E053-6B04A8C0D293
£ 173,995	20/9/17	6	PENNY BUN LANE	S43 4FU	S	5CF9903B-C717-7F13-E053-6C04A8C074B1
£ 176,995	28/6/17	8	PENNY BUN LANE	S43 4FU	S	5A9D8B55-022A-68EB-E053-6B04A8C0D293
£ 125,995	22/1/16	12	SPINNAKER ROAD	S43 4FW	S	2FD36065-66AE-4BF8-E050-A8C0620562B1
£ 125,995	20/1/16	14	SPINNAKER ROAD	S43 4FW	S	2FD36065-66D0-4BF8-E050-A8C0620562B1
£ 120,995	22/7/16	15	SPINNAKER ROAD	S43 4FW	S	404A5AF3-59C5-CD2B-E050-A8C063055C7B
£ 127,995	22/8/16	16	SPINNAKER ROAD	S43 4FW	S	404A5AF3-5998-CD2B-E050-A8C063055C7B
£ 116,995	29/7/16	17	SPINNAKER ROAD	S43 4FW	S	3B7E0B8F-BAEA-EA99-E050-A8C062057E77
£ 117,995	15/8/16	18	SPINNAKER ROAD	S43 4FW	S	404A5AF3-59CD-CD2B-E050-A8C063055C7B
£ 119,995	23/9/16	19	SPINNAKER ROAD	S43 4FW	S	404A5AF3-59B1-CD2B-E050-A8C063055C7B
£ 132,995	30/6/17	2	SPINNAKER ROAD	S43 4FW	D	55BDCAE5-D373-521D-E053-6B04A8C0DD7A
£ 138,995	30/8/16	20	SPINNAKER ROAD	S43 4FW	D	49B78529-E8D0-7921-E050-A8C063056E8D
£ 127,995	22/9/16	21	SPINNAKER ROAD	S43 4FW	S	42A5A709-0B29-56E8-E050-A8C06205331E
£ 128,995	7/9/16	22	SPINNAKER ROAD	S43 4FW	S	404A5AF3-599D-CD2B-E050-A8C063055C7B
£ 127,995	8/9/16	23	SPINNAKER ROAD	S43 4FW	S	404A5AF3-59AE-CD2B-E050-A8C063055C7B
£ 127,995	13/9/16	24	SPINNAKER ROAD	S43 4FW	S	42A5A709-0B3D-56E8-E050-A8C06205331E
£ 127,995	9/9/16	25	SPINNAKER ROAD	S43 4FW	S	42A5A709-0B20-56E8-E050-A8C06205331E
£ 173,995	27/3/17	26	SPINNAKER ROAD	S43 4FW	D	4E95D757-4FC6-EDA1-E050-A8C0630539E2
£ 137,995	26/9/16	27	SPINNAKER ROAD	S43 4FW	D	404A5AF3-59B4-CD2B-E050-A8C063055C7B
£ 182,995	28/4/17	28	SPINNAKER ROAD	S43 4FW	D	55BDCAE5-D398-521D-E053-6B04A8C0DD7A
£ 139,995	28/10/16	29	SPINNAKER ROAD	S43 4FW	D	42A5A709-0B7E-56E8-E050-A8C06205331E
£ 128,995	28/4/17	30	SPINNAKER ROAD	S43 4FW	S	50F18102-EE42-9FD5-E050-A8C063054923
£ 181,995	16/12/16	31	SPINNAKER ROAD	S43 4FW	D	47844C7F-A67B-8986-E050-A8C063056488
£ 114,995	28/4/17	32	SPINNAKER ROAD	S43 4FW	S	50F18102-EE37-9FD5-E050-A8C063054923
£ 121,995	23/12/16	33	SPINNAKER ROAD	S43 4FW	S	47844C7F-A6A9-8986-E050-A8C063056488
£ 122,995	31/5/17	34	SPINNAKER ROAD	S43 4FW	S	55BDCAE5-D32B-521D-E053-6B04A8C0DD7A
£ 113,995	23/12/16	35	SPINNAKER ROAD	S43 4FW	S	49B78529-E88A-7921-E050-A8C063056E8D
£ 122,995	9/6/17	36	SPINNAKER ROAD	S43 4FW	S	55BDCAE5-D351-521D-E053-6B04A8C0DD7A
£ 115,995	31/1/17	37	SPINNAKER ROAD	S43 4FW	S	49B78529-E8A3-7921-E050-A8C063056E8D
£ 129,995	30/6/17	38	SPINNAKER ROAD	S43 4FW	S	55BDCAE5-D379-521D-E053-6B04A8C0DD7A
£ 121,995	1/2/17	39	SPINNAKER ROAD	S43 4FW	S	49B78529-E8A4-7921-E050-A8C063056E8D
£ 132,995	27/6/17	4	SPINNAKER ROAD	S43 4FW	D	55BDCAE5-D371-521D-E053-6B04A8C0DD7A
£ 128,995	30/6/17	40	SPINNAKER ROAD	S43 4FW	S	55BDCAE5-D387-521D-E053-6B04A8C0DD7A
£ 128,995	31/1/17	41	SPINNAKER ROAD	S43 4FW	S	49B78529-E8D1-7921-E050-A8C063056E8D

Price Paid	Date	Door Number	Address	Postcode	Type	Unique ID
£ 128,995	3/2/17	43	SPINNAKER ROAD	S43 4FW	S	49B78529-E8D2-7921-E050-A8C063056E8D
£ 138,995	2/3/17	45	SPINNAKER ROAD	S43 4FW	D	4E95D757-4FB6-EDA1-E050-A8C0630539E2
£ 172,995	3/3/17	47	SPINNAKER ROAD	S43 4FW	D	4C4EDFFF-3A84-1854-E050-A8C063054F34
£ 125,995	15/1/16	8	SPINNAKER ROAD	S43 4FW	S	2FD36065-66CD-4BF8-E050-A8C0620562B1
£ 125,995	31/3/16	10	MIZZEN ROAD	S43 4FX	S	369DFB15-957F-3A19-E050-A8C0620518C6
£ 120,995	24/6/16	11	MIZZEN ROAD	S43 4FX	S	39140479-855D-3206-E050-A8C063057647
£ 169,995	27/4/16	12	MIZZEN ROAD	S43 4FX	D	369DFB15-95A8-3A19-E050-A8C0620518C6
£ 125,995	14/4/16	14	MIZZEN ROAD	S43 4FX	S	369DFB15-95AD-3A19-E050-A8C0620518C6
£ 126,995	30/6/16	15	MIZZEN ROAD	S43 4FX	S	39140479-8568-3206-E050-A8C063057647
£ 119,995	13/4/16	16	MIZZEN ROAD	S43 4FX	S	369DFB15-959D-3A19-E050-A8C0620518C6
£ 115,995	3/6/16	17	MIZZEN ROAD	S43 4FX	S	369DFB15-9607-3A19-E050-A8C0620518C6
£ 135,995	19/4/16	18	MIZZEN ROAD	S43 4FX	D	369DFB15-959C-3A19-E050-A8C0620518C6
£ 126,995	10/6/16	19	MIZZEN ROAD	S43 4FX	S	369DFB15-960B-3A19-E050-A8C0620518C6
£ 127,995	16/6/17	2	MIZZEN ROAD	S43 4FX	S	5376B385-4D6B-34C1-E053-6B04A8C09FF6
£ 169,995	29/4/16	20	MIZZEN ROAD	S43 4FX	D	39140479-8532-3206-E050-A8C063057647
£ 170,995	9/6/16	21	MIZZEN ROAD	S43 4FX	D	369DFB15-960C-3A19-E050-A8C0620518C6
£ 169,995	29/4/16	22	MIZZEN ROAD	S43 4FX	D	369DFB15-9603-3A19-E050-A8C0620518C6
£ 139,995	29/8/17	23	MIZZEN ROAD	S43 4FX	D	5F54B81C-F96B-2B45-E053-6B04A8C01FB0
£ 121,995	31/8/17	25	MIZZEN ROAD	S43 4FX	S	5F54B81C-F963-2B45-E053-6B04A8C01FB0
£ 123,995	31/8/17	27	MIZZEN ROAD	S43 4FX	S	5F54B81C-F979-2B45-E053-6B04A8C01FB0
£ 140,995	30/6/17	29	MIZZEN ROAD	S43 4FX	D	55BDCAE5-D364-521D-E053-6B04A8C0DD7A
£ 178,995	30/6/16	3	MIZZEN ROAD	S43 4FX	D	3B7E0B8F-BAD4-EA99-E050-A8C062057E77
£ 139,995	30/6/17	30	MIZZEN ROAD	S43 4FX	D	55BDCAE5-D374-521D-E053-6B04A8C0DD7A
£ 142,995	16/6/17	4	MIZZEN ROAD	S43 4FX	S	55BDCAE5-D340-521D-E053-6B04A8C0DD7A
£ 108,995	3/6/16	5	MIZZEN ROAD	S43 4FX	S	369DFB15-9602-3A19-E050-A8C0620518C6
£ 137,995	22/4/16	6	MIZZEN ROAD	S43 4FX	D	42A5A709-0B17-56E8-E050-A8C06205331E
£ 119,995	17/6/16	7	MIZZEN ROAD	S43 4FX	S	404A5AF3-5983-CD2B-E050-A8C063055C7B
£ 126,995	31/3/16	8	MIZZEN ROAD	S43 4FX	S	369DFB15-9571-3A19-E050-A8C0620518C6
£ 170,995	24/6/16	9	MIZZEN ROAD	S43 4FX	D	39140479-8589-3206-E050-A8C063057647
£ 270,000	19/6/17	1	FALLOWFIELD	S43 4GE	D	5A9D8B55-0218-68EB-E053-6B04A8C0D293
£ 136,000	6/10/17	11	FALLOWFIELD	S43 4GE	T	64342BFE-0A07-422C-E053-6C04A8C0FB8A
£ 139,500	10/4/17	15	FALLOWFIELD	S43 4GE	T	5376B385-4D28-34C1-E053-6B04A8C09FF6
£ 143,500	27/1/17	17	FALLOWFIELD	S43 4GE	T	4C4EDFFF-3A33-1854-E050-A8C063054F34
£ 143,500	4/10/16	19	FALLOWFIELD	S43 4GE	S	42A5A709-0B2C-56E8-E050-A8C06205331E
£ 143,500	14/10/16	21	FALLOWFIELD	S43 4GE	S	404A5AF3-59FD-CD2B-E050-A8C063055C7B
£ 249,500	28/10/16	23	FALLOWFIELD	S43 4GE	D	47844C7F-A602-8986-E050-A8C063056488
£ 245,000	2/11/16	25	FALLOWFIELD	S43 4GE	D	42A5A709-0B78-56E8-E050-A8C06205331E
£ 230,000	23/9/16	27	FALLOWFIELD	S43 4GE	D	404A5AF3-59AB-CD2B-E050-A8C063055C7B
£ 275,000	30/8/16	29	FALLOWFIELD	S43 4GE	D	404A5AF3-59D2-CD2B-E050-A8C063055C7B
£ 268,500	28/7/17	3	FALLOWFIELD	S43 4GE	D	5F54B81C-F8F3-2B45-E053-6B04A8C01FB0
£ 230,000	11/11/16	31	FALLOWFIELD	S43 4GE	D	42A5A709-0B93-56E8-E050-A8C06205331E
£ 280,000	2/12/16	33	FALLOWFIELD	S43 4GE	D	47844C7F-A6DA-8986-E050-A8C063056488
£ 249,500	9/12/16	35	FALLOWFIELD	S43 4GE	D	4C4EDFFF-3A54-1854-E050-A8C063054F34
£ 275,000	24/3/17	37	FALLOWFIELD	S43 4GE	D	5376B385-4CC7-34C1-E053-6B04A8C09FF6
£ 285,000	14/7/17	38	FALLOWFIELD	S43 4GE	D	5F54B81C-F8B6-2B45-E053-6B04A8C01FB0
£ 249,500	16/12/16	39	FALLOWFIELD	S43 4GE	D	4C4EDFFF-39BC-1854-E050-A8C063054F34
£ 202,500	21/4/17	40	FALLOWFIELD	S43 4GE	D	5376B385-4D32-34C1-E053-6B04A8C09FF6
£ 252,500	4/10/17	41	FALLOWFIELD	S43 4GE	D	64342BFE-09EA-422C-E053-6C04A8C0FB8A
£ 265,000	13/4/17	42	FALLOWFIELD	S43 4GE	D	5F54B81C-F89E-2B45-E053-6B04A8C01FB0
£ 199,500	3/2/17	43	FALLOWFIELD	S43 4GE	D	4E95D757-4F91-EDA1-E050-A8C0630539E2
£ 275,000	17/2/17	44	FALLOWFIELD	S43 4GE	D	4C4EDFFF-3A5E-1854-E050-A8C063054F34
£ 199,500	27/1/17	45	FALLOWFIELD	S43 4GE	D	49B78529-E896-7921-E050-A8C063056E8D
£ 237,000	21/4/17	46	FALLOWFIELD	S43 4GE	D	5376B385-4D25-34C1-E053-6B04A8C09FF6
£ 250,000	10/3/17	47	FALLOWFIELD	S43 4GE	D	4C4EDFFF-3A9E-1854-E050-A8C063054F34
£ 247,500	3/3/17	48	FALLOWFIELD	S43 4GE	D	64342BFE-098A-422C-E053-6C04A8C0FB8A
£ 237,500	23/6/17	49	FALLOWFIELD	S43 4GE	D	5CF9903B-C6C8-7F13-E053-6C04A8C074B1
£ 198,500	30/8/16	5	FALLOWFIELD	S43 4GE	D	404A5AF3-598E-CD2B-E050-A8C063055C7B
£ 217,500	3/4/17	50	FALLOWFIELD	S43 4GE	D	5F54B81C-F8C8-2B45-E053-6B04A8C01FB0
£ 237,500	28/4/17	51	FALLOWFIELD	S43 4GE	D	5376B385-4D3F-34C1-E053-6B04A8C09FF6
£ 257,500	25/8/16	7	FALLOWFIELD	S43 4GE	D	47844C7F-A693-8986-E050-A8C063056488
£ 230,000	3/10/16	9	FALLOWFIELD	S43 4GE	D	404A5AF3-59F3-CD2B-E050-A8C063055C7B

Appendix 2 – Stakeholder Methodology and Feedback

The Whole Plan Viability Assessment (WPVA) for Chesterfield
Borough Council

by
Bailey Venning Associates Limited on behalf of
Chesterfield Borough Council

December 2018

Chesterfield Whole Plan Viability Assessment (WPVA): Stakeholder Methodology

In consultation with Chesterfield Borough Council, it was agreed that the most appropriate method of stakeholder engagement for this study would be the use of a stakeholder questionnaire. A copy of the questionnaire can be found at the end of this appendix. BVA also produced separate stakeholder questionnaires for Bolsover District Council and North East Derbyshire District Council. A number of stakeholders noted that their responses apply equally to all three Council areas and completed one questionnaire as a comprehensive response for the whole study.

Stakeholder Questionnaire

The questionnaire sought to ascertain the views of stakeholders on key assumptions that would be modelled to assess the impact upon development of a range of Emerging Plan policy options. The questionnaire outlined a range of key assumptions in order that development conditions within each Local Authority could be fairly reflected within the parameters of the study.

The Councils provided a comprehensive contact list of stakeholders for Bolsover, Chesterfield and North East Derbyshire. These included, not exclusively, Registered Providers (RPs), private developers, house builders, planning and other development consultants and landowners.

A copy of the questionnaire and letter was sent to all stakeholders with a requested response date of 14th July 2017. In total, 12 responses were received. The questionnaire responses were used to inform the modelling assumptions.

Response to Specific Questions

Q1. Residential and Mixed Use Scheme Types

Respondents were asked to select appropriate site types that reflect the land being brought forward for development.

Respondents were also asked to include any other scheme types that have not been considered and the comments recommend that:

- The viability study must be reflective of the sites that have the potential to be allocated within the local plans, as well as any existing commitments that each respective local planning authority is seeking to include within its housing trajectory over the plan period.
- It is suggested that site typologies tested are representative of sites in the Council's housing land supply, and that both greenfield and brownfield sites should be tested, in different value areas. It is also suggested that the larger sites which are contributing to the majority of the housing land supply are tested on an individual basis and the results should be clearly set out.
- For each typology, appropriate build out rates should be selected based on local evidence.

- Another stakeholder noted that the larger strategic sites to be assessed under 'Residential 7' cover a very large range and recommended that these should be split into two separate groupings of 301-600 dwellings and then 601-900 dwellings.
- It is important not to ignore the viability of sites below 10 dwellings, particularly if additional costs that are directly associated with planning policies will be applied to such schemes. Furthermore, the consideration/re-consideration of CIL would need to be informed by this information.
- All strategic scale sites that are being considered for inclusion within the plan should be specifically tested, taking into account relevant site specific issues such as site assembly and infrastructure delivery.
- One stakeholder noted that the proposed typologies are not considered to be the most appropriate and that it is important that the site typologies tested are representative of sites in the Council's housing land supply. The stakeholder further noted that it is important that the typologies tested include both greenfield and brownfield sites in each category of site size. The respondent commented that there are 4 value areas (high, medium, low & regeneration areas) in the CIL charging schedule as viability varies across the Borough.
- It was suggested that there should be 3 categories for Small Sites less than 10 dwellings, 11 – 25 dwellings and 26 – 50 dwellings. It was further suggested that there should be 2 categories for Medium Sites 51 – 100 dwellings and 101 – 400 dwellings. The stakeholder noted that, 'these categories are most representative of the 69 allocated sites in the Draft Local Plan of which :-
 - 8 sites are 10 or less dwellings;
 - 22 sites are 11 – 25 dwellings;
 - 13 sites are 26 – 50 dwellings;
 - 8 sites are 51 – 100 dwellings;
 - 14 sites are 101 – 400 dwellings.'
- The Draft Local Plan proposes strategic brownfield regeneration site allocations at Chesterfield Waterside for 1,531 dwellings (Policy PS3) and Staveley & Rother Valley Corridor for 1,500 dwellings (Policy PS5). These 2 strategic sites comprise almost 50% of the total housing land supply. Therefore it is suggested that there should be a separate viability assessment for each individual strategic site undertaken in collaboration with landowners, promoters, developers and agents.
- One stakeholder recommends that the strategic scenarios should seek input from landowners/developers regarding known costs relating to development, particularly on brownfield sites. The scenarios should model both brownfield and greenfield scenarios to reflect the cost differentials associated with each type of site.

Q2a. Affordable Housing Policy

The Council propose to maintain the level of affordable housing sought from new developments at a percentage target rate of 30% (Draft Policy CS11). BVA will also test other targets between 10% and 40%. In terms of affordable housing threshold, the Council is considering the 15 unit threshold (as set out in the adopted 2013 Core Strategy), or alternatively a lower threshold of 11 units. **Do you have any comments regarding the threshold and percentage of affordable housing proposed in relation to the potential impact upon viability?**

The comments received recommend that:

- Viability testing is an iterative process which should assess a range of proposed site thresholds and affordable housing provision targets. The conclusion may be variable site thresholds and targets differentiated on brownfield / greenfield and value areas.
- Under the duty to co-operate, local authorities should give consideration to the requirements proposed in neighbouring authorities to ensure that varying requirements across a single housing market area do not undermine the delivery of the housing on sites adjacent to the boundary.
- As part of the viability assessment process, a range of affordable housing scenarios should be tested to ensure that the proposed requirement is justified and will not prevent the delivery of proposed allocations.
- As the policy target is “up to 30%” one stakeholder considered that the range to be tested should be 10%-30%. The respondent further noted that is no need to test over 30%, as this would fall outside of the policy.
- A range of affordable housing targets should be tested through the Study across different value areas and site sizes (including any strategic sites).
- It is also considered likely that any sites requiring remediation and/or any abnormal works are likely to experience difficulties in accommodating levels of affordable housing required.
- The thresholds for affordable housing are considered high and, at these levels, will have a significant impact in reducing gross development value generate for projects.
- The Council may have to consider further differentiation for brownfield / greenfield sites.

Question 2.B: Affordable Housing Tenure

The Council is currently considering a 90:10 (Affordable Rent/ Social Rent: Intermediate Affordable Housing) tenure split. Alternative 60:40 and 50:50 (Affordable Rent/ Social Rent: Intermediate Affordable Housing) tenure splits will also be tested. **Are there any other specific affordable housing tenure mixes you think we should consider?**

The comments received recommend that:

- A wide range of scenarios should be tested, which should reflect a Council's wider evidence and potential policy choices with regard to meeting affordable housing needs within an area over the plan period.
- In some instances, the combination of mortgage costs on the percentage acquired, in addition to rental costs on the remaining portion, can be in excess of mortgage or rental costs in totality and this can create affordability issues.
- It is an iterative process in which different affordable tenure mixes should be tested.
- The evidence prepared and options tested must be reflective of local needs and local markets. Policy choices associated with any testing should be sufficiently flexible to enable councils to adapt to differing circumstances across local authority areas as well as any changes in national policy over the plan period.
- Issues have been encountered with lack of take-up for intermediate housing, where rent is payable on the share that is not subject to the freehold purchase.
- There is merit in including a full range of tenure mixes including 80:20 Social/Affordable rent and intermediate, and 70:30.
- Councils must consider all of the options for increasing the supply of affordable housing. This should include a range of tenure mixes, including the provision of Starter Homes as part of a package of affordable housing. This is particularly pertinent given the Government's stated intention to redefine affordable housing over the coming months. Another respondent suggested the viability testing of Starter Homes/ Discounted Open Market Value tenure with a suggested 20% discount.
- The mix considered should reflect projected housing need and consider input from registered providers in respect of the tenure of housing likely to be supported into the future based on available funding regimes.
- All affordable tenures as defined by NPPF should be considered and matched up to the local demand.
- Affordable rent is a worthwhile approach but also giving the option for developers to become the designated Registered Social Landlord (RSL) would provide the most flexibility to developers who are piloting their own initiatives.

Q2c. This question is aimed mainly at Registered Providers – What rent levels should the study allow for when testing the affordable rented product? Can you also give an indication on management, maintenance, void levels and major repairs allowances (expressed as a percentage or as an amount) of the gross rent. We would also appreciate your views on the capitalised value of each unit type assuming nil grant.

Unfortunately, there was no response to this question.

Q2d. Specialist Housing

The Council is of the view that there is sufficient local evidence on need for adaptable and accessible housing to support a policy requiring a proportion of new homes to meet the new higher building regulations. The options being considered under Draft Policy CS11 include:

1. Do not have a specific policy and continue to negotiate on a case by case basis;
2. A policy to require 25% of all new housing to be adaptable housing (M4(2) Building regulations standard), and a proportion of wheelchair accessible (M4(3) building regulations standard) will be sought by negotiation. This is the Council's preferred option and may need to be viability tested.

Do you have any comments regarding the delivery of this proposed policy and/or any potential implications that the viability assessment may need to take account of?

- The requirement for 25% M4(2) should be tested, including the impact of any additional build costs associated with Part M4(2). The requirement for M4(3) dwellings is unspecific. It is noted that build costs increase significantly for M4(3) dwellings however the Council may only require such standards for dwellings over which the Council has nomination rights (see NPPG ID 56-009-20150327). It is suggested any reference to M4(3) dwellings is deleted from Policy CS11.
- One stakeholder noted that the additional costs associated with the delivery of all proposed policy requirements should be fully tested within the Study. Consideration should also be given in the report to the manner in which specialist housing is funded and the impact that this can have on viability.
- Another stakeholder recommended that Draft policy CS11 could reasonably include Option No. 2 as proposed; however the Council should be open to testing this on a site by site basis, in accordance with the individual circumstances of each site. Otherwise, this may be a deterrent to developers if it perceived that the Council may be unwilling to be reasonable in their application of this policy.
- Any policy requirement for M4(2) and M4(3) must be shown to be based upon a robust evidence of need and its impact on viability considered in the WPVA. The Assessment must therefore consider the additional costs of M4(2) and M4(3) provision.

- Other forms of specialist housing can also impact on viability as this can be more expensive to provide, unless it is a purely market retirement/sheltered housing-type scheme, where additional charges are levied in relation to the adaptations and range of facilities provided. The ability therefore to provide market products for elderly residents can be prevented in areas where low values are achievable, because developers do not have the ability to recover costs of providing this type of housing through values achievable.
- Bungalows have a larger footprint and therefore land requirement and this impact should also be considered. Apartments/ flatted schemes also provide an opportunity for specialist accommodation.
- For specially adapted homes, the policy should take care when quoting percentages. The market will be the prime generator and delivery should not be considered purely on a needs basis.
- Specialist housing should be tested in terms of the impact of loss of plots and any additional build costs.
- The delivery of specialist housing is an important dimension to the sustainability of development and one respondent recommended that the requirement should be factored into the requirement for affordable homes, particularly on schemes that may exceed the desired threshold for specialist housing.

Q4.1 Residential Build Costs

Stakeholders were asked for their views on an appropriate build cost per m² on the basis of Gross Internal Floor Area.

A variety of responses were received and the ranges of recommended build costs are summarised as part of the following table:

Development type	Build Cost per m ² GIFA (private housing)	Build cost per m ² GIFA (public housing)
Flatted Development	£1,290 per m ²	£1,290 per m ²
Terraced Housing/Town Houses	£1,075 per m ²	£1,075 per m ²
Semi-Detached	£1,025 per m ²	£1,025 per m ²
Detached	n/a	n/a

Respondents also noted that:

- Build costs should be fully reflective of all relevant policy requirements that are contained within the plan. Any costs should also provide adequate allowance for site acquisition, abnormal costs associated with development in the area (including land stability and contamination) and infrastructure requirements (both on and off site).
- In relation to brownfield sites, testing should be fully reflective of the levels of mitigation and investment required to enable delivery and take into account the availability of funding mechanisms to support this, the likelihood that such funding will be secured and the impact that this will have on the timing of site delivery.
- BCIS build costs should be applied, plus a 10-15% allowance for external areas.
- Local evidence should also be gathered to determine whether there are clear distinctions across the area in terms of value that will require different policy responses. The Council should carefully consider the need to apply any additional costs associated with all of the policy choices made within the local plan through its viability modelling. Failure to do so could result in a situation whereby policies may be considered unjustified at examination. All build cost assumptions should be clearly set out within the final report.
- One respondent noted that whilst it is reasonable to use BCIS as the baseline cost plus 10 – 15% allowance for external areas other costs should be appropriate including site acquisition costs (for agent fees, legal fees & stamp duty), site specific mitigation (SUDs & off site works), sales & marketing costs, finance & overhead costs, site abnormal costs

(over & above external works such as land stabilisation for the effects of coal mining & remediation of contaminated land). The cumulative cost of policy requirements should also be fully accounted for.

- One stakeholder considered that general build costs for this area (excluding flatted development) are circa £110/sq.ft. (£1184/sq.m.). This would exclude any allowance for external infrastructure, abnormal foundations and other remedial works. The respondent also indicated that, *'The allowance noted of 10-15% is insufficient for Chesterfield Borough because of the history of ex-mining which adversely affects many parts of the district (both greenfield and brownfield).'*

Q4.2. Residential Developer Profit

Respondents were asked to indicate a figure expressed as a percentage of Gross Development Value which may represent reasonable levels of gross profit given the likelihood that a range of market conditions will be experienced.

The responses received indicate that:

- A profit level of 20% of GDV is typically targeted to support delivery. This figure may reduce to 17% in order to reach an agreed position with local authorities, however a figure below this is unacceptable to support the delivery of residential developments.
- A blended approach to profit associated with affordable and housing market provision is applied in some instances. However, the respondent did not consider this to be a robust approach for the purposes of Local Plan viability assessments as a cautionary approach must be taken to reflect potential changes in the market over the plan period.
- The Study should ensure that the Plan will be based on an approach that seeks to provide a competitive return to willing developers and land owners (including equity resulting from those building their own homes) (PPG ID: 10-014-20140306).
- One stakeholder recommended a developer profit of 15% of revenue, or alternatively 18% of costs.
- Another Stakeholder recommended 15% for low-risk schemes, or those which are benefitting from public sector support and/or grants. The stakeholder also recommended 17.5% for relatively low-risk schemes and 20-22.5% for more complex projects and/or those with significant abnormal works to be undertaken.
- 20% of GDV should be applied as an absolute minimum.
- Another stakeholder recommended private housing profit at 20% of GDV and affordable at 6% of GDV.
- A further respondent indicated that in line with similar studies elsewhere (and industry practice) they would expect to see an allowance of 20% of GDV.

- It is important that a competitive return is provided to a willing developer. The Council should not assume a rigid approach to profit levels (NPPG ID 10-015-20140306). In principle the stakeholder disagrees with the disaggregation of developer profit between market and affordable housing. The assessment should also consider any additional levels of risk associated with the provision of self-build plots and / or starter homes.
- Minimum profit of 20%, particularly on larger/ more complex schemes which may incorporate higher levels of risk and one developer of mixed use scheme indicated that profit rates of up to 26% have been applied in some instances.

Q5a. Values Required to Bring Land Forward for Development

Stakeholders were asked what values can be assumed to be sufficient to bring land forward for development in Chesterfield. The NPPF recognises that to ensure viability, cost of requirements applied to development should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing landowner and willing developer.

One stakeholder recommended that across the three Local Authority areas, land values considerations should take into account market demand for specific area.

In Chesterfield, one stakeholder noted that they would expect greenfield sites with planning consent to achieve a land value of between £1,000,000 and £1,200,000 per hectare. The respondent noted that the value is likely to fall between £850,000 and £1,000,000 per hectare for schemes without the benefit of a planning consent. The respondent noted that brownfield land (without consent - with no significant abnormalities) is likely to achieve a land value of about £600,000 to £700,000 per hectare. The respondent recommended that benchmark land values may increase to about £700,000 to £800,000 on brownfield land with planning consent.

One respondent didn't see a need to distinguish between '*with consent*' and '*without consent*' for the purposes of the study as all suitable sites should be considered the same. The stakeholder considered that a gross benchmark or threshold value of £500k/ha (£200k/acre) should be assumed as being required to allow greenfield land to be brought forward for development

Another respondent recommended that it is important that the gross / net acreage ratio is properly calculated. There are a number of policy requirements which will impact on this ratio. This is a particular concern raised in the Harman Report on the Viability Testing of Local Plans.

One stakeholder noted that a significant proportion of the Council's housing land supply is previously developed land. Brownfield land is often more expensive to develop (NPPG ID 10-025-20140306) and assumptions about brownfield land values should reflect the levels of mitigation and investment required to bring sites back into use.

Q6.1 Commercial Site Typologies

Stakeholders were asked their views regarding a number of proposed commercial site types to be tested by the WPVA, including:

- ***Food Retail 1: 3,000 sqm Supermarket;***
- ***Food Retail 2: 300 sqm Roadside Retail Unit;***
- ***Office Uses: 2,000 sqm Office Building;***
- ***General Industrial: 1,000 sqm Factory; and***

A number of respondents commented that the proposed commercial site types are representative of developments coming forward in the Borough.

One stakeholder noted that the majority of demand for commercial space, particularly offices, is below 500 sq. m. for offices. Demand for this type of property tends to be short term flexible leasehold arrangements, which also impacts on values generated and, particularly investment values, where developers will be seeking to sell on property as an investment.

Q6.2 Commercial Build Costs

Respondents were asked to provide their views regarding an appropriate build cost for the proposed commercial units.

One respondent recommended the following build cost rates:

- Food Retail 1 -3,000 sqm Supermarket: £700 per m²
- Food Retail 2 -300 sqm Roadside Retail: n/a
- Office Uses – 2,000 sqm Office Building: £1,200 per m²
- General Industrial - 1,000 sqm Factory: £540 per m²

Another stakeholder recommended that food retail build cost vary between £620 per m² (shell) and £825 per m² (fitted out). The respondent recommended an office build cost of £1,250 per m² and £825 per m² for the general industrial unit.

Q6.3 Commercial Revenue

Stakeholders were asked to provide their views regarding the current rental and yield levels for the proposed commercial site types.

In relation to commercial values in Chesterfield, one respondent recommended:

	Rent	Yield
Food Retail 1 Supermarket	n/a	n/a
Food Retail 2 Roadside Retail	n/a	n/a
Office uses	£172 per m ²	8%
General Industrial	£65 per m ²	7.5-8%

Q6.4 Commercial Profit

Stakeholders were asked to provide their views regarding an appropriate level of developer profit for the proposed commercial site types.

One stakeholder recommended a profit rate based upon 15% of Gross Development Value.

Another respondent recommended 12.5% to 18% as a typical range.

Q7a. Planning Obligations

The Council's CIL Charging Schedule includes charges of £80/sqm in the defined high-7.1 value zone, £50/sqm in the medium value zone, £20/sqm in the low-value zone and no charge in the Staveley and Rother Valley Corridor regeneration area ["the Staveley Corridor"]. Retail development is to be charged at £80/sqm across the borough, except for the Staveley Corridor. No charge is set for any other category of development.

It would be helpful if respondents could give an idea of the impact of the adopted CIL rates upon overall delivery. In the case of residential development, an overview of the impact of the CIL rates upon the delivery of affordable housing would also be useful. Finally, it would be helpful if respondents could provide a view as to the level of Section 106 contributions (per unit), currently sought, in addition to CIL.

The respondents noted that:

- Any assumptions made using recent s106 agreements should be based on LPA monitoring data to provide an accurate reflection of the whole range of payments that have been made under s106.
- One would expect s106 assumptions to fully reflect the policy requirements that are set out in the emerging plan(s).
- One stakeholder recommended a cost of £1,000 per plot, in order to account for design enhancements. Highways improvements were advised at £500 per plot. The respondent also advised that contributions such as park maintenance/landscaping may cost in the region of £1,000 per plot.

Q.7b Emerging Local Plan Policies

BVA provided a summary table regarding some of the Emerging Local Plan Policies. Stakeholders were invited to make comments regarding any cost implications which the proposed policies may have for the delivery of residential and commercial uses.

Respondents noted that:

- Design based policies should be carefully drafted to ensure that uncertainty and undue burden is not placed on the development and that policy requirements are reflective of the variety of areas within each Borough.
- The Study should include a comprehensive list of local plan policies (for each local authority) as an appendix. This should set out the assumptions being applied and the conclusions on the costs associated with each policy together with the justification for reaching each of these conclusions.
- Policy CS11 includes a recommended housing mix to be sought on sites in accordance with predicted needs but without reference to market demand. This will affect viability on specific sites and the cost implications should be taken into account in the study. The stakeholder also raised concern regarding the policy justification for Percent for Art in the light of latest Planning Practice Guidance.
- One respondent raised concerns at the suggestion at the presentation on 12/07/17 that a number of policy requirements would not have an impact on build costs. Any such conclusion would need to be fully justified within the Study (e.g. a policy requirement for enhanced design standards etc).
- One stakeholder noted that development costs should include appropriate costings for:
 - Affordable housing in Policy CS11;
 - M4(2) & M4(3) dwellings in Policy CS11;
 - Provision of facilities within 800m walking distance in Policy CS2 ;
 - S106 contributions under Policy CS4;
 - Connection to community heating networks in Policy CS5;
 - Maintenance and management of SUDs in Policy CS7 and open space in Policy CS9;
 - Treatment of unstable and contaminated land in Policy CS8;
 - Water usage, reduction of CO2 emissions and renewable energy proposals in Policy CS18;
 - 1% public art in Policy CS18;
 - Preparation of Travel Plans, improvements to public transport, car clubs and charging electric cars in Policy CS20;
 - Preparation of Local Employment Agreements and any on-going costs in Policy LP1.

Further Comments

Stakeholders were asked to provide any additional comments that may be relevant to the WPVA. The comments received indicate that:

- A build rate of 1 plot per week is excessively optimistic in terms of delivery rates on sites across the three districts. A more appropriate rate of 2.5 dwellings a month should be adopted.
- In areas of known marginal viability such as the strategic mixed use brownfield allocations greater detail will be necessary as set out in the NPPG (ID 10-005-20140306). It is important that the Council does not plan to the margins of viability (NPPG ID 10-008-20140306).

The Chesterfield Whole Plan Viability Assessment (WPVA)

Stakeholder Questionnaire: To Inform the Emerging
Chesterfield Local Plan (2016 to 2033), Updated
Community Infrastructure Levy (CIL) and Associated
Policies

by
Bailey Venning Associates Limited on behalf of
Chesterfield Borough Council

June 2017

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Report prepared by Bailey Venning Associates Limited

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1.0 Introduction and Background

- 1.1 Chesterfield Borough Council has recently appointed Bailey Venning Associates (BVA) to undertake a Whole Plan Viability Assessment (“The WPVA”). The study will examine the viability of emerging planning policy (including affordable housing and other developer contributions), across a range of potential residential, commercial and mixed use developments in the Borough.
- 1.2 The Council’s CIL Charging Schedule includes charges of £80/sqm in the defined high-value zone, £50/sqm in the medium value zone, £20/sqm in the low-value zone and no charge in the Staveley and Rother Valley Corridor regeneration area [“the Staveley Corridor”]. Retail development is to be charged at £80/sqm across the borough, except for the Staveley Corridor. No charge is set for any other category of development. BVA is then also instructed to reassess the viability of the adopted Community Infrastructure Levy ‘CIL’ rates.
- 1.3 BVA is also appointed to undertake a similar study for both Bolsover District Council and North East Derbyshire District Council, for whom we have produced separate Stakeholder Questionnaires. If your responses apply equally across all three Council areas, by all means complete only one questionnaire, but indicate clearly that it is submitted as a comprehensive response for the whole study.
- 1.4 Chesterfield Borough Council is preparing a new local plan (Current Draft is dated October 2016) which will cover the period 2016-33 and will replace the 2013 Core Strategy and local development framework documents. The WPVA will inform the preparation of the Emerging Local Plan and will be undertaken in the context of the National Planning Policy Framework (NPPF) March 2012. The latest Emerging Local Plan can be accessed from the following link:

<https://www.chesterfield.gov.uk/planning-and-building-control/local-plan-and-strategic-planning/new-local-plan.aspx>

Key Stakeholder Engagement

- 1.5 The advice and opinions of house builders, Registered Providers, land agents, and other relevant key stakeholders are crucial to ensure the study approach is appropriate and robust. Any assistance you can provide BVA will be gratefully received. Should you have any questions or queries regarding this work, please do not hesitate to contact BVA through the details provided at the end of the questionnaire.

- 1.6 We would be very grateful if you could return this questionnaire by close of business on **14th July 2017** via email to:

consultation@bailey-venning.com

- 1.7 For respondents who would prefer to submit by post, the questionnaires can also be sent to: Bailey Venning Associates, Tayfield House, 38 Poole Road, Bournemouth, Dorset, BH4 9DW. If respondents have any queries in relation to the consultation, please contact BVA on 01202 639 444.

- 1.8 The Council Officer with whom to liaise should you have any general queries is:

Rick Long, Infrastructure Planning Officer: Rick.Long@Chesterfield.gov.uk

Stakeholder Meeting

- 1.9 A Stakeholder Meeting has been organised to take place on **12th July 2017** at 1.30pm and the consultation will focus upon the topics set out in the Stakeholder Questionnaire. The Stakeholder Meeting will include a discussion regarding the deliverability of planning policies across Bolsover District, Chesterfield Borough and the District of North East Derbyshire. We will be collecting information and comments through your responses to this questionnaire which will inform our assessments.

- 1.10 The Stakeholder Meeting will take place at the following venue:

Bolsover District Council Chamber

The Arc

High Street

Clowne

S43 4JY

- 1.11 There are limited spaces at the venue so to ensure a place is available please let us know if you are going to attend this meeting by filling out the attached '**Confirmation of Attendance Form**' (Attached Separately) and return by email no later than **7th July 2017** to:

consultation@bailey-venning.com

For respondents who would prefer to submit by post, the form can also be sent to: Bailey Venning Associates, Tayfield House, 38 Poole Road, Bournemouth, Dorset, BH4 9DW.

2.0 Item 1: Residential and Mixed Use Site Types to be Tested

- 2.1 As part of the study, we will choose a number of notional schemes on which to carry out development appraisals to ensure that future policy does not reduce land values to a level which will prevent land being brought forward for development. Our aim is to assess a range of development types which are likely to come forward in each housing market area throughout the Borough. In this regard, your views are sought on the Residential site types which are set out in the following table. The WPVA will examine development densities of 30dph and 50dph.
- 2.2 The residential development types will each be assessed as if they were being developed on parcels of land throughout the Borough in order to account for geographical variations in the value of housing which have an effect on development viability. Please note that the following site types are draft typologies which may be subject to change, depending upon the results of the consultation exercise and the final review of Council officers.

	Site Category	One Notional Site Typology from the Following Range
Small Sites	Residential 1	1-5 Dwellings;
	Residential 2	6-9 dwellings;
	Residential 3	10 – 25 dwellings
Medium Sites	Residential 4	26-50 dwellings; and
	Residential 5	51-100 dwellings.
Large/ Strategic Sites	Residential 6	101 to 300 dwellings;
	Residential 7	301 – 900 dwellings; and
	Residential 8	Mixed Use scheme of over 1,500 dwellings, including employment uses.

Table 2.1: Chesterfield Proposed Residential Site Types

Q1 Do the above development types adequately cover the range of residential schemes coming forward in the Borough of Chesterfield?

YES

NO

If NO, please include details of scheme types we have not considered in the following comment box.

Comment Box 2.2: Further Comments Regarding Site Typologies.

3.0 Item 2 – Adaptable Housing, Affordable Housing Policy and Delivery of Self Build

Affordable Housing Policy Tests

- 3.1 **Q2a.** The Council propose to maintain the level of affordable housing sought from new developments at a percentage target rate of 30% (Draft Policy CS11). BVA will also test other targets between 10% and 40%. In terms of affordable housing threshold, the Council is considering the 15 unit threshold (as set out in the adopted 2013 Core Strategy), or alternatively a lower threshold of 11 units. **Do you have any comments regarding the threshold and percentage of affordable housing proposed in relation to the potential impact upon viability?**

Comment Box 3.1: Affordable Housing Target and Threshold

Affordable Housing Tenure

- 3.2 **Q2b.** The Council is currently considering a 90:10 (Affordable Rent/ Social Rent: Intermediate Affordable Housing) tenure split. Alternative 60:40 and 50:50 (Affordable Rent/ Social Rent: Intermediate Affordable Housing) tenure splits will also be tested. **Are there any other specific affordable housing tenure mixes you think we should consider?**

Comment Box 3.2: Affordable Housing Tenure

Affordable Housing Revenue

- 3.3 In order to ensure we are properly assessing the value of the affordable housing to the developer it would be helpful if we had real values for assumed rents and costs of social rented housing.
- 3.4 **Q2c. This question is aimed mainly at Registered Providers – What rent levels should the study allow for when testing the affordable rented product?** Can you also give an indication on management, maintenance, void levels and major repairs allowances (expressed as a percentage or as an amount) of the gross rent. We would also appreciate your views on the capitalised value of each unit type assuming nil grant.

TYPE	GROSS RENT – For the Affordable Rented Product	GROSS RENT – For the Social Rented Product	MANAGEMENT	MAINTENANCE	VOIDS	MAJOR REPAIRS	CAPITALISED VALUE OF UNIT WITHOUT GRANT
1 BED FLAT							
2 BED FLAT							
2 BED HOUSE							
3 BED HOUSE							
4 BED HOUSE							

Table 3.3: Affordable Housing Revenue Assumptions (Registered Providers).

Specialist Housing

3.5 **Q2d.** The Council is of the view that there is sufficient local evidence on need for adaptable and accessible housing to support a policy requiring a proportion of new homes to meet the new higher building regulations. The options being considered under **Draft Policy CS11** include:

- 1. Do not have a specific policy and continue to negotiate on a case by case basis;
- 2. A policy to require 25% of all new housing to be adaptable housing (M4(2) Building regulations standard), and a proportion of wheelchair accessible (M4(3) building regulations standard) will be sought by negotiation. This is the Council's preferred option and may need to be viability tested.

3.6 **Do you have any comments regarding the delivery of this proposed policy and/or any potential implications that the viability assessment may need to take account of?**

Comment Box 3.4: Specialist Housing

4.0 Residential Cost Assumptions

Build Costs - Residential

4.1 We will assume basic build costs aligned to the appropriate measure from the Royal Institute of Chartered Surveyors Build Cost Information Service (BCIS) as a baseline build cost for the local authority area plus 10 -15% as an allowance for external areas (dependent upon the built form of development).

4.2 **Q4.1 In order to compare this to “on the ground” costs, we would appreciate your views on a per m² build cost below (on the basis of Gross Internal Floor Area)**

Development type	Build Cost per m ² GIFA (private housing)	Build cost per m ² GIFA (public housing)
Flatted Development		
Terraced Housing/Town Houses		
Semi-Detached		
Detached		

Table 4.1: Residential Build Costs – Chesterfield Borough

Developer Profit (Residential)

Profit levels can be affected by the level of risk attached to a particular development.

- 4.3 **Q4.2 Please indicate a figure (expressed as a percentage of Gross Development Value) or a range of figures which you feel represent acceptable levels of gross profit, not including head office or other allocated costs.**

Comment Box 4.2: Developer Profit Assumptions

5.0 Item 4 – Land Values

- 5.1 The NPPF requires that careful attention is paid to matters of deliverability and viability. The NPPF recognises that to ensure viability, costs of requirements applied to development should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
- 5.2 It is therefore important for the study to ensure that it has as clear a view as possible of the land values which are necessary to bring land forward for development in Chesterfield. In answering this question, it would be helpful if respondents could be as clear as possible whether they are discussing the cost of serviced land with planning consent or of unserviced land.
- 5.3 **Q5a. What values can be assumed to be sufficient to bring land forward for development (Greenfield and Brownfield) in the Borough of Chesterfield?** Please express this on a per hectare basis if possible.

	With Consent	Without Consent (But with Potential for Planning).
Greenfield Land (Please identify if this includes/ excludes significant abnormals).		

Table 5.1: Greenfield Land Values

	With Consent	Without Consent (But with Potential for Planning).
Brownfield Land (Please identify if this includes/excludes significant abnormals).		

Table 5.2: Brownfield Land Values

6.0 Commercial Development

Commercial Site Types

- 6.1 The Commercial Unit types to be tested as part of the WPVA for Chesterfield are included in Table 6.1. **Q6.1: Do the following development types adequately cover the range of commercial schemes coming forward in the Borough?**

Development type
Food Retail: 3,000sqm Supermarket
Retail 2: 300 sqm Roadside Retail Unit
Office Use: 2000sqm Office Building
General Industrial: 1000sqm Factory

Table 6.1: Chesterfield Commercial Site Types.

YES NO

If NO, please include details of scheme types we have not considered in the following comment box.

Commercial Build Costs

- 6.2 We will assume basic build costs aligned to the appropriate measure from the Royal Institute of Chartered Surveyors Build Cost Information Service (BCIS).
- 6.3 **Q6.2 We would appreciate your views on a per m² build cost below (on the basis of Gross Internal Floor Area) across the Borough of Chesterfield.**

Development type	Build Cost per m ² GIFA
Food Retail: 3,000sqm Supermarket	
Retail 2: 300 sqm Roadside Retail Unit	
Office Uses: 2000sqm Office Building	
General Industrial: 1000sqm Factory	

Table 6.2: Commercial Build Costs

Commercial Revenue

6.4 **Q6.3. Please could you advise the current rental and yield levels in Chesterfield for the following categories of development.**

Development type	Rental level - If appropriate, Please distinguish between primary and secondary areas.	Yield - If appropriate, Please distinguish between primary and secondary areas.
Food Retail: 3,000sqm Supermarket		
Retail 2: 300 sqm Roadside Retail Unit		
Office Uses: 2000sqm Office Building		
General Industrial: 1000sqm Factory		

Table 6.3: Commercial Revenue

Commercial Profit

- 6.5 **Q6.4. Please indicate a figure or a range of figures which you feel represent acceptable levels of gross profit for speculative commercial developments.** (Gross profit means the return on all costs related to the scheme not including head office or other allocated costs or general taxation).

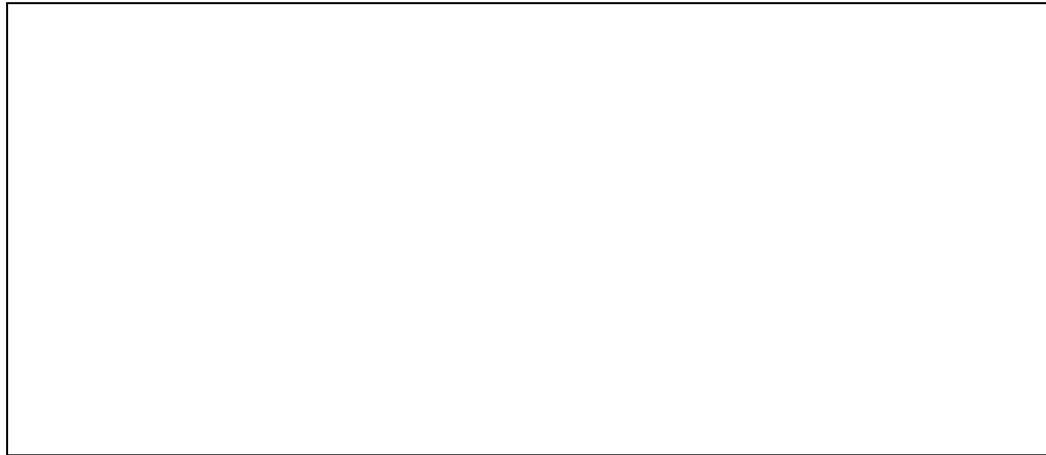


Table 6.4: Commercial Profit

7.0 Item 6: CIL, Planning Obligations

Impact of Adopted CIL Rates upon Delivery

- 7.1 The Council's CIL Charging Schedule includes charges of £80/sqm in the defined high-value zone, £50/sqm in the medium value zone, £20/sqm in the low-value zone and no charge in the Staveley and Rother Valley Corridor regeneration area ["the Staveley Corridor"]. Retail development is to be charged at £80/sqm across the borough, except for the Staveley Corridor. No charge is set for any other category of development.
- 7.2 **It would be helpful if respondents could give an idea of the impact of the adopted CIL rates upon overall delivery. In the case of residential development, an overview of the impact of the CIL rates upon the delivery of affordable housing would also be useful. Finally, it would be helpful if respondents could provide a view as to the level of Section 106 contributions (per unit), currently sought, in addition to CIL.**

The Emerging Plan Policies

7.4 The following table provides a brief summary of just some of the relevant policies provided by the Council. The Emerging Local Plan Policies for Chesterfield can be accessed via the following link:

<https://www.chesterfield.gov.uk/planning-and-building-control/local-plan-and-strategic-planning/new-local-plan.aspx>

Policy Reference	Further Comments
Policy CS4 Infrastructure Delivery	The Borough Council will normally require that on-site infrastructure requirements are met via planning conditions or a Section 106 agreement. Developers will be required to demonstrate that the necessary infrastructure (green, social and physical) will be in place in advance of, or can be provided in tandem with, new development, and where appropriate arrangements are in place for its subsequent maintenance.
Policy CS5 Renewable Energy	The Council will support proposals for renewable energy generation particularly where they have wider social, economic and environmental benefits. Please see above link for full policy text. The proposals relate to items such as Wind Energy, Renewable Energy and Renewable Heat.
Policy CS7 Managing the Water Cycle	The council will require flood risk to be considered for all development commensurate with the scale and impact of the proposed development.
Policy CS8 A Healthy Environment	The quality of the environment will be recognised at all levels of the planning and development process with the aim of protecting and enhancing environmental quality.
Policy CS 9 Green Infrastructure and Biodiversity	Chesterfield borough's green infrastructure network will be recognised at all levels of the planning and development process

	<p>with the aim of protecting and enhancing the network. Development proposals should demonstrate that they will not adversely affect, or result in the loss of, features of recognised importance.</p> <p>Where new green infrastructure is proposed, there must be clear funding and delivery mechanisms in place for its long term management and maintenance, prior to the development commencing.</p> <p>In cases where loss of a green infrastructure asset is unavoidable, include provision of alternative green infrastructure, on site where possible, to ensure a net gain in quantity, quality or function.</p>
<p>Policy CS9 (b) Open Space, Play Provision, Sports Facilities and Allotments</p>	<p>Where a need is identified, developments must contribute to public open space, sports and play provision in accordance with the Council’s adopted standards through on and/or off-site provision.</p> <p>Contributions to off-site provision will be secured through CIL and/or S106 agreement as appropriate.</p> <p>On-site provision will be incorporated into development proposals with suitable management and maintenance arrangements secured through S106 agreements.</p>
<p>Policy CS11 Range of Housing</p>	<p>The Council propose that the proportion of affordable housing sought from new development will remain at up to 30%. In terms of AH thresholds, the Council is currently considering a number of options, including:</p> <ol style="list-style-type: none"> 1. Option 1 – continue to threshold of 15 from Core Strategy. 2. Option 2 – adopt new threshold of 11 to be in line with national government threshold on small site contributions – This is our preferred option. <p>The Council is of the view that there is sufficient local evidence on need for adaptable and accessible housing to support a policy requiring a proportion of new homes to meet the new higher building regulations. The options being considered include:</p>

	<ol style="list-style-type: none"> 1. Do not have a specific policy and continue to negotiate on a case by case basis 2. A policy to require 25% of all new housing to be adaptable housing (M4(2) Building regulations standard), and a proportion of wheelchair accessible (M4(3) building regulations standard) will be sought by negotiation. This is the Council’s preferred option and may need to be viability tested.
<p>Policy CS18 Design</p>	<p>All development should identify, respond to and integrate with the character of the site and surroundings and respect the local distinctiveness of its context.</p> <p><u>Reducing Emissions</u></p> <p>All development should, as far as possible, contribute towards reduction of CO2 emissions and generation of renewable energy.</p> <p><u>Percent for Art</u></p> <p>For major developments with a value in excess of £1 million, the council will seek to negotiate up to 1% of the total development cost of the scheme for the design, installation and maintenance of public artwork, secured by a legal agreement and/or conditions where necessary.</p>
<p>In addition to the above policies, the draft plan also contains a series of area-specific policies</p>	<p>The relevant Policies include:</p> <ul style="list-style-type: none"> • Policy LP1 Regeneration Priority Areas • Policy LP2 Chesterfield Canal • Policy LP3 River Corridors • Policy PS1 Chesterfield Town Centre • Policy PS2 Chatsworth Road Corridor • Policy PS3 Chesterfield Waterside and the Potteries • Policy PS4 Markham Vale • Policy PS5 Staveley and Rother Valley Corridor • Policy PS6 Neighbourhood Plans

Table 7.2: Brief summary of Some of the Emerging Local Plan Policies (please see above link for full policy text and other Local Plan Policies proposed).

7.5 **We would welcome your comments regarding any cost implications which the proposed policies in Table 7.2 may have for the delivery of residential and commercial uses across the Borough. Are there any other Emerging Plan Policies which may need to be accounted for as part of the viability study?** The full list of Emerging Local Plan Policies for Chesterfield can be accessed via the following link:

<https://www.chesterfield.gov.uk/planning-and-building-control/local-plan-and-strategic-planning/new-local-plan.aspx>

8.0 Further Comments

- 8.1 If you have any further comments about our assumptions, including any that we have not mentioned above, please feel free to include them here. The above questions do not cover every assumption we are making and we want to make sure that the parameters and principles that we are taking into account are clear and open and acceptable to local stakeholders. We want the process to be as inclusive as possible.

9.0 Contact Details and Instructions for Questionnaire Return

- 9.1 We will not attribute your name to the views expressed within this questionnaire or provide them to any other party without your express permission.
- 9.2 We may wish to follow up this questionnaire with telephone discussions where we feel further clarification is necessary. Your help is very much appreciated.

Name _____

Position _____

Company _____

Address _____

_____ POST CODE _____

Contact telephone _____

Email address _____@_____

May we contact you further? YES

NO

PLEASE RETURN THIS QUESTIONNAIRE BY 14th July 2017 to:

consultation@bailey-venning.com

or via post to:

Bailey Venning Associates, Tayfield House, 38 Poole Road, Bournemouth, Dorset, BH4 9DW

Telephone 01202 639444

www.bailey-venning.com

Appendix 3 – Land Valuation Report

The Whole Plan Viability Assessment (WPVA) for Chesterfield
Borough Council

Valuation Audit Services (VAS) - November 2017

VAS



Valuation Audit Services UK Ltd

Bailey Venning Associates Limited

Report on Land Valuation and Commercial Revenue Assessment in connection with the provision of a Whole Plan Viability Assessment of the Local Plans of Bolsover District Council, North East Derbyshire District Council and Chesterfield Borough Council

November 2017

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APPENDIX

Appendix 1.....	Instruction Email
Appendix 2.....	Terms and Conditions
Appendix 3.....	Schedule of Comparable Land Sales
Appendix 4.....	Schedule of Commercial Revenue Assessment

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24 November 2017

Report on Land Valuation and Commercial Revenue Assessment in connection with the provision of a Whole Plan Viability Assessment of the Local Plans of Bolsover District Council, North East Derbyshire District Council and Chesterfield Borough Council.

1. PURPOSE AND REQUIRED OUTPUTS

- 1.1. Bailey Venning Associates Limited (“BVA”) are instructed by Bolsover District Council (DC) to provide consultancy support for the production of Whole Plan Viability Assessments (the “WPVA”) of the Local Plan for Bolsover District Council, the North East Derbyshire Local Plan and the Chesterfield Borough Council Local Plan.
- 1.2. Bolsover DC, NE Derbyshire DC and Chesterfield BC are each currently producing new Local Plans for their respective authority areas and require consulting support to undertake a WPVA to test and inform the preparation of policies in the forthcoming Regulation 19 Publication versions of each authority’s new Local Plan.
- 1.3. In particular, the setting of threshold and policy requirements for the provision of social housing.
- 1.4. The work on the WPVA is intended to provide the evidence base to assist each Authority to determine whether their emerging policy requirements are realistic and can deliver the sustainable development without putting the implementation of their Plans at serious risk.
- 1.5. In support of the provision of consultancy services by BVA, Valuation Audit Services UK Limited (“VAS”) have been sub instructed by BVA (instruction email provided within appendix 1) to provide advice in respect of the Land Valuation and Commercial Revenue aspects of the WPVA provision. More specifically, this comprises of a number of principal outputs:
 - 1.5.1. A recommended residual Threshold Land Value (“TLV”), or ‘Site Value’ as it is referred to in the RICS Financial Viability in Planning Guidance Note (GN94/2012), representing the

minimum price per hectare at which landowners would be prepared to release land for development, both by District and by a number of site categories, within each District.

1.5.2. An assessment of likely rents and yields of various stated commercial uses within each Local Authority to assist in the viability testing of commercial uses. The rent and yield assessments are also required on a number of site size thresholds to be examined as part of the WPVA.

1.5.3. A validation of residential sale prices to support a Value Area approach being compiled by BVA.

1.6. These outputs will form part of the evidence base incorporated into the WPVA

1.7. VAS recognises that the requirement is for objective and unbiased advice and we confirm that we have no conflict of interest in acting in this matter.

1.8. The report has been prepared by Stephen Todd, MRICS and Nick George, MRICS, both registered valuers.

1.9. The advice contained within this report is not a formal valuation and should not be taken as such. We confirm that, to the best of our knowledge and belief, we have had no previous material involvement in providing valuation advice to the individual districts and therefore consider that we do not have any conflict of interest in providing this report.

1.10. Our letter confirming instructions, including our Standard Terms and Conditions of Engagement, forms an integral part of this valuation report. They should be read in full as they contain important caveats and conditions relevant to this valuation including limits of liability, non-publication restrictions, condition and contamination.

2. DEFINITIONS

2.1 In order to reduce the scope for ambiguity around this report, and in the interest of user transparency, the principal definitions adopted are set out below. Where they are established / recognised definitions, their source is stated.

2.2 Market Value (where it is not based on an evidenced transaction) – the estimated amount for which for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

2.3 Achievable Market Value – Market Value with a 'reasonable' and implementable planning consent.

2.4 Threshold Land Value

2.4.1 This is treated as being 'Site Value' as defined in GN94/2012; 'Site Value should equate to the market value subject to the following assumption; that the value has regard to development plan policies and all the other material planning considerations and disregards that which is contrary to the Development Plan'.

2.4.2 This concept is variously referred to as providing 'competitive returns to a willing land owner' (National Planning Policy Framework ("NPPF"), an 'appropriate level' (below which land will not be released (GN94/2012), an 'acceptable Site Value' (GN94/2012) and 'land value.....sufficiently above the site's existing use value or alternative use value to support a land acquisition price acceptable to the land owner'.

2.4.3 Further, (GN94/2012) suggests that when undertaking Local Plan or CIL (area-wide) viability testing, a second assumption needs to be applied to the definition of Site Value. 'Site Value may need to be further adjusted to reflect the emerging policy/CIL charging level. The level of adjustment assumes that site delivery would not be prejudiced.

2.4.4 TLV can therefore be said to be the reasonably expected level of price that is acceptable to a willing vendor landowner, having regard to relevant planning policies, for potential residential development sites assuming planning permission has not been granted.

2.5 Current Use Value – Market Value for the continuing existing use of the site or property assuming all hope is excluded, including any value arising from any planning permission or alternative use (GN94/2012).

2.6 Greenfield – Land that has not previously been developed (Planning Portal).

2.7 Brownfield – Previously developed land which is or was occupied by a permanent structure, including the curtilage of the development land and any associated fixed surface infrastructure (Planning Portal).

2.8 Honey Pot Locations – Settlements or sites which by virtue of their location command premium house prices and may include a premium proportion of second homes.

2.9 Mainstream – The typical house product (s) appropriate to the location they are in, typically constructed by volume housebuilders & reasonably sized developers.

2.10 Potential Residential Development Site – Plots of land which do not have planning permission for development but, due to specific circumstances, are considered to provide opportunities for such and are therefore deemed to be part way along the planning process. Specific circumstances could, for example, be a location with a settlement limits, land identified/allocated for future development, etc. Potential Residential Development Sites offer

greater risk than consented sites because of the uncertainty of gaining an appropriate consent, but less risk than sites that are unallocated or located in more sensitive locations.

3. METHODOLOGY

3.1 Residential Threshold Land Values (Site Value).

3.2 The parameters in which to assess obligations are essentially set between the residual land values, ignoring planning obligations and assuming planning consent, and Current Use Value.

3.3 The obligation, however, cannot take up the whole of this difference as this would remove the likelihood of the land being released for development.

3.4 For any development to be financially viable. Any uplift from CUV to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering the project (NPPF).

3.5 The point between the parameters where an appropriate balance is reached is the TLV's.

3.6 Requirements of the NPPF, Government practice guidance contained within the 'Viability Testing Local Plans' publication, known as the 'Harman' guidance and the RICS GN94/2012 all place a degree of emphasis on the use of evidence of comparable transaction, suitably adjusted as appropriate.

3.7 Information on previous sales and the current marketing of sites was therefore gathered in order to determine TLV's for the following site categories:

3.8 All the Districts

- Greenfield – no abnormals
- Greenfield – significant abnormals
- Brownfield – no abnormals
- Brownfield – significant abnormals

3.9 Chesterfield BC

- Variations in the figures for the above for the Staveley area

3.10 North East Derbyshire DC

- Honey Pot settlements (popular villages)

3.11 Basic transactional data was noted along with contextual information for each site under the headings:

- Land type
- Size
- Planning status
- Price
- Status of sale

This involved extensive online and telephone enquiries.

3.12 A proportion of the available evidence was in respect of sites currently being marketed and so some adjustments were made to bridge the anticipated differential between 'asking price' and likely sale price.

3.13 The gathered evidence was also adjusted having regard to the planning status in order to arrive at a 'risk free adjusted' land price and formulate opinion as to where appropriate and fair TLV's may lie.

3.14 The resulting evidence base is small and relatively limited and in some cases the findings were inconsistent. A 'stand back and look' exercise was therefore also undertaken to ascertain 'reasonable' consented land values.

4. THRESHOLD LAND VALUES APPROACH

4.1 From the evidence gathered and research undertaken, the tone levels of achieved or realistic Market Values for consented sites is as set out in the section 5, together with suggested TLV's.

4.2 We have carried out online enquires and have spoken to local agents familiar with land sales transactions in the different boroughs. We have collected land sales transactions that have taken place in the different boroughs and have recorded them including the land size, planning position, whether the sites were brownfield / greenfield etc.

4.3 As you might expect the land sales varied significantly in terms of size, condition and planning position and we have sought to analyse these transactions to establish a reasonable tone of land values, which have been supported by conversations with local agents.

4.4 We have set out below our tone of values for land with permission for residential development, and have broken these down based on brownfield, greenfield sites and sites with and without significant abnormalities.

4.5 In assessing the above, for all sites, we have assumed the following:

- All sites are held with unencumbered freehold title
- All sites are sold with vacant possession

- The sites do not have a higher 'Current Use Value'
- The sites have incurred no significant holding costs

4.6 We have made no specific assumptions on site ratios or development densities, assuming that the developable areas are reasonable for the locations and size of site.

4.7 There is little direct evidence for site sales which have no planning consent, whether deemed Potential Residential Development Sites or not and the exercise of assessing TLV's is therefore very much an academic one.

4.8 Developer purchasers are generally fairly risk adverse and have little appetite for acquiring sites where the whole risk of obtaining planning consent lies directly with them. It is therefore much more common for developers to enter option agreements or, increasingly popular promotion agreements. Offers to purchase sites are also often 'subject to planning'.

4.9 Landowners are reluctant to offer land for sale without planning permission in the knowledge that a positive planning position, even outline consent, could have a significant impact on price achieved.

4.10 We have provided our opinion on threshold land values, assuming the sites have potential for planning permission. Having spoken to local agents in the area, we made a general allowance of £100,000 between sites with no abnormal costs and sites with significant abnormal costs, which we believe is a fair overall average deduction.

4.11 As you can see we have made only a slight reduction between greenfield and brownfield sites, whilst there are advantages of developing on both sites, we have made a small deduction to reflect potential for additional ground conditions/likely demolition costs etc, for brownfield sites.

4.12 There is an argument for some variations within the district values. There are some village locations in North East Derbyshire which could potentially attract premium levels due to the desirability of location although obtaining accurate evidence for this is difficult. Conversely, there is an argument that the Staveley area, which comes within Chesterfield Borough, is treated as a special case due to the specific regeneration issues.

4.13 We have attached to appendix 3 a schedule of comparable land sales within all 3 districts, including information on sales price, sales status, planning status and achieved rate per acre. These have formed the basis of our assessment of TLV's.

4.14 We have adopted a TLV for unconsented land at 50% of our assessment of net value for both greenfield and brownfield sites. As we have discussed throughout the report, a site with potential for residential development would be assessed by a potential purchaser on its own

individual unique merits in terms of location, size and current planning position, with the levels of bids likely to vary depending on the different characteristics and level of 'hope value' that a prospective purchaser is willing to pay to offset the risk of gaining a successful planning consent. We consider that this is a reasonable deduction however the reality is that any landowners with good chances of gaining a successful residential planning consent are likely to either wait for the decision or agree an option agreement with a developer. If an immediate sale is required, then there is a good chance that an overage agreement will be entered into for the seller to realise some improvement in value once permission is granted or once the development is completed. As such there is a scarcity of land sales that have sold without permission and we have used our professional judgement when selecting the level of discount adopted.

5. THRESHOLD LAND VALUES

5.1 **Chesterfield Borough Council**

5.1.1 Chesterfield is a market town located in Derbyshire and is located 13 miles to the south of Sheffield and 26 miles to the north of Derby. The M1 motorway is situated 13 miles to the east providing access to other nearby conurbations including Mansfield and Nottingham.

5.1.2 Chesterfield is the largest town in Derbyshire and the borough as a whole. It has 2 distinct areas including Chesterfield town centre to the west and more rural / smaller settlements including Brimington and Staveley.

5.1.3 Chesterfield is considered to be the most desirable borough when compared to North East Derbyshire and Bolsover, its population and demand for housing makes development more sustainable and as such house builders want to build there.

5.1.4 Our assessment of achievable net land values for Chesterfield Borough Council are as follows:

	No Abnormals	Threshold Land Value	Significant Abnormals	Threshold Land Value
	(£/acre, £/ha)	(50% deduction)	(£/acre, £/ha)	(50% deduction)
Greenfield	£500,000 / £1,235,000	£250,000 / £620,000	£400,000 / £990,000	£200,000 / £490,000
Brownfield	£490,000 / £1,200,000	£245,000 / £600,000	£390,000 / £960,000	£195,000 / £480,000

5.1.5 We have carried out an additional assessment of achievable land values for the Staveley area, which comprises of a small former mining town to the north east of Chesterfield as we

consider that associated values would be lower than those assessed for the wider Chesterfield area:

	No Abnormals	Threshold Land Value	Significant Abnormals	Threshold Land Value
	(£/acre, £/ha)	(50% deduction)	(£/acre, £/ha)	(50% deduction)
Greenfield	£375,000 / £927,000	£190,000 / £470,000	£275,000 / £660,000	£140,000 / £330,000
Brownfield	£370,000 / £890,000	£185,000 / £445,000	£270,000 / £650,000	£135,000 / £325,000

5.2 North East Derbyshire District Council

- 5.2.1 North East Derbyshire borders the districts of Chesterfield, Bolsover, Amber Valley and Derbyshire Dales and Sheffield and Rotherham in South Yorkshire.
- 5.2.2 Chesterfield, which the district surrounds on three sides, provides a centre for shopping and employment for the district.
- 5.2.3 The district, along with the district of Bolsover and much of the surrounding area of South Yorkshire, was a major producer of coal and as such various pit villages formed due to the concentration of employment provided up to the 1980's when the pits started to close and like similar pit towns/villages, witnessed a downturn in prosperity.
- 5.2.4 Our assessment of achievable net land values for North East Derbyshire District Council are as follows:

	No Abnormals	Threshold Land Value	Significant Abnormals	Threshold Land Value
	(£/acre, £/ha)	(50% deduction)	(£/acre, £/ha)	(50% deduction)
Greenfield	£445,000 / £1,100,000	£222,600 / £555,000	£350,000 / £865,000	£175,000 / £432,500
Brownfield	£440,000 / £1,085,000	£220,000 / £542,500	£340,000 / £840,000	£170,000 / £420,000

5.3 Bolsover District Council

- 5.3.1 Bolsover is a district near Chesterfield and is situated in the north east of the county of Derbyshire. There are 14 towns and parish councils within the district, including Old Bolsover and Shirebrook.

5.3.2 Coal mining formed the major industry and employer in Bolsover and the former pit towns / villages were deeply affected when the pits closed. Bolsover is considered to be a less desirable location to live when compared to the Chesterfield, where there are a range of amenities available and North East Derbyshire, which benefits from some superior towns / villages and are more desirable commuter locations.

5.3.3 Our assessment of achievable net land values for Bolsover District Council are as follows:

	No Abnormals	Threshold Land Value	Significant Abnormals	Threshold Land Value
	(£/acre, £/ha)	(50% deduction)	(£/acre, £/ha)	(50% deduction)
Greenfield	£340,000 / £840,000	£170,000 / £420,000	£240,000 / £590,000	£120,000 / £300,000
Brownfield	£330,000 / £815,000	£165,000 / £405,000	£230,000 / £570,000	£115,000 / £275,000

6. COMMERCIAL REVENUE ASSESSMENT

In order to assist viability testing of commercial uses, the scope of works included a requirement to provide rent and yield advice for a number of stated commercial uses within selected local authorities. The likely rent and yield of commercial premises in any development will be specific to the characteristics of that development but we have endeavoured to provide a general guide following the categories provided within the scope of works. These are outlined in the table in Appendix 4 and we provide further comment as follows:

6.1 Retail

Roadside retail units are less location specific and we would therefore anticipate similar rentals throughout each district, subject to levels of competition and potential catchment. Rents will be location driven with accessibility and transport links a key issue together with competition levels, proximity to established centres, etc. For yields, these are very much influenced by the investment drivers of income growth and security and capital growth and security. We have generally anticipated a tenant of regional covenant but the yields advised would be lower if, for example, a letting to a national tenant could be reasonably expected.

Supermarket units are locational specific, with catchment area, accessibility and transport links being a key issue together with competition levels, which will determine the level of rent accordingly. For yields, these are very much driven by the strength of the tenant's covenants and remaining unexpired lease lengths. We assume national supermarket covenants, the yield would be higher if the tenant was to be more regional / local with lesser covenant strength, as the security of income becomes riskier.

6.2 Offices

Although rents are influenced by accessibility of location, our investigations indicate that office rents are less location specific than probably anticipated with similar levels for both town centre and out of town locations. Office yields will be driven by tenant covenant and lease length, which could vary significantly, and so our indicative guide assumes tenants of average covenant with leases of 3 to 5 years term certain. For an office building of 2,000 sq m, we would envisage a difference in rent in the region of £2.50 per sq ft if the office was to be single let vs multi let. We envisage that there would be limited demand in the area for a single letting of a unit of this size.

6.3 General Industrial

Although location is an important factor for industrial premises, rentals tend to be less location specific, particularly for smaller local businesses for which national transport links are less crucial. Rentals therefore vary less throughout the districts but there are some variations with regard to size and type of unit. In providing our guideline we have assumed units of 2,000 to 5,000 sq, ft, but higher rentals are likely to be achieved for smaller 'start up' units. Rentals will also be increased for units that have a 'trade counter' element. For yields, we have assumed generally local or regional covenant tenants.

6.4 Storage or Distribution

Rentals for storage or distribution are very much location driven, with access to the national road network often a paramount consideration. Within the respective districts, these premises tend to be concentrated towards the M1 and A61 corridors. For a unit of 10,000 sq m, we would envisage a difference in rent in the region of £1.50 per sq ft if the unit was to be single let vs multi let. We envisage that there could be more limited demand in the area for a single letting of a unit of this size. For yields, we have generally assumed national or regional occupier tenants.

7. PUBLICATION AND THIRD PARTIES

Finally, and in accordance with our normal practice we confirm that this letter is confidential to the party to whom it is addressed for the specific purpose to which it refers and should be read in line with our general Terms and Conditions. No responsibility whatsoever is accepted to any third party and neither the whole of the Report, nor any part, nor references thereto, may be published in any document, statement or circular, nor in any communication with third parties without our prior written approval of the form and context in which it will appear.

Yours faithfully



Stephen Todd MRICS
Director

For and on behalf of Valuation Audit Services UK Ltd

Appendix 1 - Instruction Email

Stephen Todd

From: Ciaran Ryan <Ciaran.Ryan@bailey-venning.com>
Sent: 05 May 2017 16:35
To: 'Stephen Todd'
Subject: WPVA Scope of Works

Steve

I thought that it may be useful to put together an overview of the scope of works regarding the land valuation/commercial revenue assessment, in relation to the Whole Plan Viability Assessments for Bolsover District Council, North East Derbyshire Council and Chesterfield Borough Council. The deadline for the return of tenders is noon on 12th May.

Item 1- Threshold Land Valuation

Land values will be determined by using data from comparable market transactions and other data. As such, we will require you to research the local property market to determine suitable threshold land values against which to measure viability. Benchmark land value figures can be assessed through consideration of land transactions over the previous period. Your role will be to examine land transactions in each Local Authority, both currently and in the past to determine values, along with information regarding the volume of land sales. The information gathered will investigate and report on the relative values of a variety of land uses, also highlighting variances in different locations. This information will be required in assessing the baseline land value position. Page 20 of Section B of the Invitation to Tender sets out the type of land that each Council requires a threshold land valuation for, including:

- Greenfield: sites with no significant abnormalities;
- Greenfield: sites with potentially significant abnormal costs;
- Brownfield 1: Urban land with no significant abnormalities;
- Brownfield 2: Urban land with potentially significant abnormal costs.

The NPPG reiterates that, *'estimated land or site value should reflect emerging policy requirements and planning obligations, provide a competitive return to willing developers and land owners; and be informed by comparable, market-based evidence wherever possible.'* The Benchmark Land Value will also need to account for the guidance set out by the RICS (Financial Viability in Planning) [Guidance Note](#) and the Harman Report ([Viability Testing Local Plans](#)).

Item 2 – Commercial Revenue Assumptions

The Invitation to tender requires the testing of various commercial uses. As part of the viability assessment, we will require relevant commercial rents and yield for the of the Local Authorities (including any sub-market areas, within each Council area) for the following commercial uses:

Site Category	Further Details to include schemes of:
Commercial 1	Convenience Retail Uses
Commercial 2	Comparative Retail Uses
Commercial 3	Office Business Uses
Commercial 4	General Industrial Uses
Commercial 5	Storage or Distribution Uses

Table 1: Commercial Site Types to be Tested

The project brief also requires the viability testing of the following commercial site size thresholds which will be examined as part of the WPVA:

- a. Less than 100 square metres of new build (unlikely to trigger CIL payments);
- b. 0.1-5 hectares of new build; and
- c. 5+ hectares of new build.

We will then require an assessment of likely rents/ yields for the above commercial use types. The commercial valuation will also need to account for revenue assumptions that are appropriate for each Local Authority and any sub-markets they include.

Item 3 - Validation of Residential Values

The methodological approach to house prices will involve BVA putting together up to date data through the use of the Land Registry Index and other recognised data sources to reflect current values. The house prices will also distinguish between broad property types (typically flats, terrace, semi, detached, etc.). We advocate a Value Area approach, grouping similar areas together and defining values on this basis. This allows for variations in value which urban, suburban and rural areas attract. The WPVA will be based upon the testing of a maximum of 4 Value Areas in each of the Local Authorities. As part of the assessment, we will require you to validate the assumptions through engagement with local agents and the use other relevant data sources.

Kind regards

Ciaran

Ciaran Ryan MSc
Senior Development Consultant
for and on behalf of Bailey Venning Associates Limited
Tayfield House, 38 Poole Road, Bournemouth, BH4 9DW
Tel: 01202 639 444

www.bailey-venning.com

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Stephen Todd

From: Ciaran Ryan <Ciaran.Ryan@bailey-venning.com>
Sent: 11 May 2017 10:14
To: 'Stephen Todd'
Subject: RE: Tender

Thanks Steve

Ciaran Ryan MSc
Senior Development Consultant
for and on behalf of Bailey Venning Associates Limited Tayfield House, 38 Poole Road, Bournemouth, BH4 9DW
Tel: 01202 639 444

www.bailey-venning.com

-----Original Message-----

From: Stephen Todd [mailto:stephentodd@vasuk.org]
Sent: 11 May 2017 09:09
To: Ciaran Ryan
Subject: Tender

Good Morning Ciaran

Please find attached my CV as requested.

As discussed my fee would be £5,000 + Vat.

Good luck with the tender and thank you for thinking of me.

Stephen

This e-mail has been scanned by MailProtect, the service powered by G3 Solutions. We recommend that you still use your own internal virus protection software.

Stephen Todd

From: Ciaran Ryan <Ciaran.Ryan@bailey-venning.com>
Sent: 05 June 2017 09:09
To: 'Stephen Todd'
Subject: Bolsover Tender

Good morning Steve

We have successfully won the tender for the Whole Plan Viability Assessments for Bolsover District Council, North East Derbyshire Council and Chesterfield Borough Council.

Kind regards

Ciaran

Ciaran Ryan MSc
Senior Development Consultant
for and on behalf of Bailey Venning Associates Limited
Tayfield House, 38 Poole Road, Bournemouth, BH4 9DW
Tel: 01202 639 444

www.bailey-venning.com

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Appendix 2 - Terms and Conditions

VALUATION AUDIT SERVICES UK LTD

TERMS AND CONDITIONS OF SERVICE

Valuation Audit Services UK Ltd (**VAS**), a company registered in England with company number 09719651 and with the registered address 76 Moor Lane, Wilmslow, Cheshire, United Kingdom, SK9 6BR, offers property valuation auditing services.

These terms apply to all services which are provided by VAS to the Client, and by agreeing to proceed both parties agree to be bound by these terms along with the terms of the Terms of Engagement.

1. DEFINITIONS

In these terms, the following definitions shall apply:

Terms of Engagement

means the Terms of Engagement agreed between the parties in relation to the specific services to be provided to the Client and the fees and timescales in relation to such services as set out in the Terms of Engagement;

Client

means the person, organisation or company instructing VAS as set out in the Terms of Engagement;

Confidential Information

means any and all know-how, documentation and information, whether commercial, financial, technical, operational or otherwise relating to the business, affairs, customers, suppliers or methods of one party and disclosed to or otherwise obtained by the other party in connection with the Services or these terms;

Original Valuation

means any original valuation completed by a third party which VAS is to audit and or review under the Terms of Engagement; and

Services

means the services set out in clause 3.

2. BASIS OF CONTRACT

- 2.1 Schedules and Terms of Engagements shall have the same force and effect as if set out in the body of these terms.
- 2.2 Any reference to the singular shall include the plural and vice versa, and any reference to a person shall, unless the context otherwise requires, include individuals, partnerships, companies and all other legal persons.
- 2.3 The words **include, includes, including and included** and like words and expressions will be construed without limitation unless inconsistent with the context.
- 2.4 Any reference to a notice or other communication in writing includes such notice or communication sent by email, provided this is done in accordance with any notice requirements where applicable. A reference to a signature shall include an electronic signature, such as a scanned or typed signature.
- 2.5 Working days shall be all other days than Saturdays, Sundays and public holidays in England.
- 2.6 Each contract between the parties comprises these terms and a Terms of Engagement. Each Terms of Engagement shall create a separate contract. In the event that there is any conflict between these Terms and the terms in the Terms of Engagement these terms shall prevail unless it is explicitly stated otherwise in the Terms of Engagement.

3. **SUPPLY OF SERVICES**

- 3.1 VAS shall provide the services described in each Terms of Engagement. Such services will normally be limited to the review and advice on Original Valuations and an opinion as to the accuracy of the Original Valuations and the relevant market value as at the date the opinion is given. For these purposes "market value" is the estimated amount for which an asset should exchange on the date of inspection between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each action knowledgeably, prudently and without compulsion. Any special assumptions made in calculating the market value will set out in the Terms of Engagement.
- 3.2 The Original Valuation will be reviewed in line with the RICS Valuation, Global Standards 2017 (the Red Book) or the latest edition of the same in force from time to time and will be undertaken by a reviewer who has the necessary market knowledge, skills and understanding to competently undertake the review of the Original Valuation.
- 3.3 The Client shall make available to VAS (free of charge) any documentation or other information relating to the Original Valuation which is requested by VAS in order to complete the Service. VAS will base their valuations on such information and therefore will be able to rely on and accept any such information as being correct.
- 3.4 Unless otherwise stated in the Terms of Engagement, dates for performance of the Services are indicative only and shall not be of the essence, although VAS will use reasonable endeavours to meet any deadlines imposed by the Client set out in each Terms of Engagement.

4. **PRICE AND PAYMENT**

- 4.1 The fees for the Service will be as set out in the Terms of Engagement unless otherwise agreed in writing between the parties.
- 4.2 The fees can be amended should the information provided by the Client in relation to the Original Valuation be in any way incomplete or inaccurate and extra work and/or time is incurred by VAS as a result.
- 4.3 The Client is responsible for the payment for any disbursements, which include travel, maps, photography and research.
- 4.4 In the event that VAS must undertake additional work other than that originally set out in the Terms of Engagement, any additional fees for such additional work will be agreed in writing before any such work is undertaken. In the absence of such agreement, additional fees shall be based on VAS's standard rates which shall be provided to the Client prior to the additional works being undertaken.
- 4.5 All fees and disbursements are exclusive of VAT unless specified otherwise. VAT will be added or charged on the invoice at the appropriate rates.
- 4.6 The Client will be provided with an invoice which will be payable within 30 days of presentation. If the invoice is not paid by the due date, VAS may, without prejudice to any other right or remedy available to it, charge interest on any outstanding fees or expenses at a rate of 5% above the base rate for the time being of Barclay's Bank plc from the due date until the date payment is made.
- 4.7 In the event of late payment of an invoice, VAS is entitled to suspend any Services it is undertaking for the Client at that time until such payment is made.

5. **WARRANTY**

- 5.1 VAS warrants to the Client that it will perform the Services with reasonable skill and care.
- 5.2 Unless it notifies VAS in writing otherwise, the Client warrants the accuracy and completeness of all information and documentation provided to VAS.

6. **LIABILITY**

- 6.1 Any report or information provided by VAS under the Services is provided solely for the use of the Client and its professional advisors. Such information may not be relied upon by any other third party without VAS's consent in writing. The Client indemnifies VAS for any costs, claims and expenses incurred by any claim from a third party in relation to the use of such information.

- 6.2 Any opinions stated by VAS in relation to the Original Valuation, the relevant property or other information or documentation it has been provided with by the Client are to be treated as guidance only. It is for the Client to draw its own conclusions about any discrepancies between the Original Valuation and any opinions stated by VAS. It remains the responsibility of the Client to ensure that all the usual and prudent enquiries are carried out prior to reliance on such opinions.
- 6.3 If the Client is a lender, it is for the Client to assess the risk involved in lending for the relevant property.
- 6.4 If the Services require a site visit, VAS shall not be liable for any damage attributable to them whether by negligence or otherwise. VAS is under no duty to examine those parts of such a site which are covered, unexposed or inaccessible.
- 6.5 Save as provided by clause 6.7 below:
- 6.5.1 VAS's total aggregate liability in respect of all causes of action arising out of or in connection with each Terms of Engagement (whether for breach of contract, strict liability, tort (including negligence), misrepresentation or otherwise) shall not exceed £100,000 in aggregate.
- 6.5.2 VAS will not be liable for any claim arising out of or in connection with the Terms of Engagement and/or these terms to the extent that it relates to loss of profits, goodwill, business opportunity or anticipated savings, wasted management time or indirect, consequential or special loss or damage regardless of the form of action and regardless of whether VAS knew or had reason to know of the possibility of the loss or damage in question.
- 6.6 The express terms set out herein are in lieu of all warranties, conditions, terms, undertakings and obligations implied by statute, common law, custom, trade usage, course of dealing or otherwise, all of which are hereby excluded to the fullest extent permitted by law.
- 6.7 Nothing in these terms or the Terms of Engagement shall limit or exclude VAS's liability for death or personal injury caused by its negligence, for fraud or for fraudulent misrepresentation, and/or any other loss or damage the exclusion or limitation of which is prohibited by English law.
- 7. CONFIDENTIAL INFORMATION**
- 7.1 Each party undertakes that it shall not at any time disclose to any third party any Confidential Information, nor use such information for any purpose other than to exercise its rights and perform its obligations under the Terms of Engagement, except as otherwise permitted by the Terms of Engagement or these terms or with the prior written consent of the other party.
- 7.2 The provisions of this clause 7 shall not apply to any confidential information that the receiving party can demonstrate:
- 7.2.1 is in the public domain in substantially the same combination as that in which it was disclosed to the receiving party other than as a result of a breach of these terms or any other obligations of confidentiality;
- 7.2.2 is or was lawfully received from a third party not under an obligation of confidentiality with respect to it;
- 7.2.3 is required to be disclosed under operation of law, by court order or by any regulatory body of competent jurisdiction (but then only to the extent and for the purpose required); or
- 7.2.4 was developed independently of and without reference to confidential information disclosed by the other party,
- provided always that, except where it is prohibited from doing so by law or court order, a party wishing to rely on an exception contained in this clause 7.2 shall provide the other with at least 10 days' written notice of its intention to do so, such notice specifying details of the exception to be relied upon and the information concerned.
- 7.3 Each party shall be entitled to divulge the other party's confidential information to its employees, agents, directors, officers, authorised sub-contractors, professional advisors and

consultants who have a need to know the same in connection with the Services, provided that the receiving party shall ensure that such persons are aware of, and shall procure that such persons comply with, these obligations as to confidentiality.

8. DATA PROTECTION

8.1 Each party agrees that, in the performance of its respective obligations, it shall comply with the provisions of the Data Protection Act 1998 (in this clause 8, referred to as the Act) to the extent it applies to each of them. Where used in this clause 8, the expressions Personal Data, Data Controller, Process and Data Processor shall bear their respective meanings given in the Act.

8.2 To the extent that VAS is acting as a Data Processor for Personal Data of which Customer is a Data Controller, we, VAS shall:

8.2.1 Process such Personal Data in accordance with Client's instructions from time to time provided that such instructions are consistent with VAS's obligations in these terms and the Terms of Engagement unless otherwise required by law or any other regulatory body;

8.2.2 take such security measures as required to enable such Personal Data to be processed in compliance with obligations equivalent to those imposed on Client by the seventh principle of the Act; and

8.2.3 not transfer such Personal Data outside the European Economic Area unless authorised in writing to do so by the Client.

9. TERMINATION

9.1 Termination of the Terms of Engagement shall be without prejudice to any other rights or remedies which the parties may have.

9.2 VAS may terminate the Terms of Engagement immediately on giving written notice to the Client in the event that:

9.2.1 any invoiced and undisputed fees and/or disbursements remain unpaid following the date set out in the relevant invoice;

9.2.2 VAS reasonably believes that it is not in either its or the Client's best interests to continue acting on the Client's behalf; or

9.2.3 VAS reasonably believes that performance of the Services is rendered impossible for whatever reason.

If VAS has the right to terminate one Terms of Engagement, it shall have the right to terminate any other or all Terms of Engagements with the Client.

9.3 A party may terminate an Terms of Engagement immediately on giving written notice to the Client in the event that:

9.3.1 the other party commits a material breach of the terms of these terms and/or the relevant Terms of Engagement and fails to remedy that breach within 30 days of that party being notified in writing of such a breach; or

9.3.2 the other party makes an arrangement with or enters into a compromise with its creditors, becomes the subject of a voluntary arrangement, receivership, administration, liquidation or winding up, is unable to pay its debts or otherwise becomes insolvent or suffers or is the subject of any distraint, execution, event of insolvency or event of bankruptcy or any other similar process or event, whether in the United Kingdom or elsewhere.

9.4 If an Terms of Engagement is terminated for any reason set out in clause 9.2 or 9.3, the Client will be liable for any fees and/or disbursements incurred by VAS in respect of the Services prior to such termination.

10. **FORCE MAJEURE**

10.1 Neither party shall be in breach of the Terms of Engagement or these terms nor liable for delay in performing, or failure to perform, any of its obligations under the Terms of Engagement or these terms if such delay or failure result from events, circumstances or causes beyond its reasonable control. Should such an event occur the affected party shall be entitled to a reasonable extension of the time for performing its obligations under the Terms of Engagement provided that it informs the other party of the event and the subsequent delay as soon as reasonably possible.

11. **GENERAL**

11.1 These terms and each Terms of Engagement and any dispute or claim arising out of, or in connection with, them or their subject matter (including non-contractual disputes and claims), shall be governed by, and construed in accordance with, the laws of England and the parties irrevocably submit to the exclusive jurisdiction of the courts of England.

11.2 Nothing in these terms or a Terms of Engagement shall confer any rights upon any person who is not a party to the Terms of Engagement, whether under the Contract (Rights of Third Parties) Act 1999, or otherwise.

11.3 No failure or delay by a party to enforce or exercise at any time any right or remedy provided under these terms or by law shall constitute a waiver of that or any other right or remedy, nor shall it prevent or restrict its further exercise of that or any other right or remedy. No single or partial exercise of such a right or remedy shall prevent or restrict the further exercise of that or any other right or remedy.

11.4 If any provision of these terms or the Terms of Engagement is or becomes invalid, illegal or unenforceable, it shall not in any way affect the remaining provisions, which shall be construed as if such invalid, illegal or unenforceable part did not exist.

11.5 The Terms of Engagement and these terms constitute the entire agreement between the parties and supersede and extinguish all previous agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter. Each party acknowledges and accepts that, in entering into the Terms of Engagement, it has not relied upon any representation, undertaking or promise except as set out in the Terms of Engagement and these terms.

11.6 Any notice or other communication given to a party in relation to the Terms of Engagement and/or these terms shall be in writing, addressed that party at its registered office or principal place of business and shall be delivered personally or by first class pre-paid recorded delivery post. Such notice shall be deemed to have been received: if delivered personally, on the day left at the address and if by post, at the date and time it is stated to have been delivered.

Appendix 3 - Schedule of Comparable Land Sales

	No	Address	Land type	Size (acres)	Local Authority	Planning Status	Price (£)	Price (£/acre)	Price (£/hectare)	Sale status
Bolsover	1	Rectory Road, Clowne	Brownfield	0.79	BDC	Consent granted	175,000	221,519	547,152	Asking
	2	Newbandmill Lane, Pleasley	Greenfield	1.13	BDC	Consent granted	250,000	221,239	546,460	Asking
	3	The Edge, Mansfield Road, Clowne	Residential	21	BDC	Consent granted	1,665,000	79,286	195,836	Sold in 2 phases between 2015 + 2016, purchased by Gladedales Ltd.
	4	Croft Vale, Carr Vale Road, Bolsover	Residential	6.56	BDC	Consent granted	2,838,913	432,761	1,068,920	
	5	Land West of Spa Croft, Doe Hill Lane, Tib Shelf	Greenfield	4.5	BDC	Consent granted	1,390,000	308,889	762,956	Sold
	6	Land at Carter Lane West, South Normanton	Residential	4.69	BDC	Consent granted	1,286,000	274,200	677,275	Sold
	7	Shuttlewood Road, Chesterfield	Brownfield	1.5	BDC	Consent granted	530,000	353,333	872,733	Asking
Chesterfield	8	Swadale Avenue, Tapton	Brownfield	2.19	CBC	outline with s.106 agreed	500,000	228,311	563,927	Asking
	9	New Hall Road	Brownfield	0.2	CBC	Detailed PP for 7 townhouses	250,000	1,250,000	3,087,500	Guide price
	10	Hady Lane	Greenfield	2.2	CBC	Consent granted				STC, we do not know the sales price.
	11	Hasland Road	Greenfield	1.7	CBC	Outline outline with s.106 agreed				On market, unaware of asking price as it is being marketed with POA (price upon application)
	12	Brimington	Residential	2.4	CBC	agreed	1,300,000	541,667	1,337,917	STC
	13	Amber Lane, Chesterfield	Residential	0.34	CBC	outline	300,000	882,353	2,179,412	Asking
	14	Land r/o 109 Middlecroft Road, Staveley, Chesterfield	Residential		CBC	outline	89,000		-	Sold
North East Derbyshire	15	Allotments, Maesfield Avenue, Holmewood	Greenbelt	14.6	NED	Consent granted	1,080,000	73,973	182,712	Sold March 2014. Granted detailed permission on 5th December 2014.
	16	Land at Wolley Moor	Brownfield	1.2	NED	Outline	600,000	500,000	1,235,000	STC
	17	Land to the rear of 1-59 Adlington Avenue, Wingerworth	Greenfield	12.8	NED	Consent granted	2,100,000	164,063	405,234	Purchased Jan 15 with permission granted July 15
	18	Land at Windwhistle Farm, Southend, Grassmoor	Greenfield	16.48	NED	Consent granted potential - within settlement	2,392,250	145,161	358,547	Sold in Oct 2015. Detailed permission granted on 9th October 2015.
	19	Land at Pilsley Road, Danesmoor, Chesterfield	Residential	0.267	NED		67,000	250,936	619,813	Sold
Other	20	Huthwaite, Notts	Greenfield	2.99	Other	outline	850,000	284,281	702,174	Asking
	21	L/a Hillside Park, Oakerthorpe, Alfreton	Residential	0.28	Other	Consent granted	85,000	303,571	749,821	Unsold - last bid
	22	Station Road, Pilsley	Greenfield	5.4	Other	Consent granted	1,200,000	222,222	548,889	Asking

Appendix 4 - Schedule of Commercial Revenue Assessment

Site Categories*	Use type*	Bolsover DC		North East Derbyshire DC		Chesterfield BC	
		Rent (£/ft ²)	Yield	Rent (£/ft ²)	Yield	Rent (£/ft ²)	Yield
Retail 1	Roadside Retail – 300 sq m					12.50	7.50%
Retail 2	Supermarket – 1,500 sq m	12.50	6.00%	15.00	5.75%	15.00	5.75%
Retail 3	Supermarket – 3,000 sq m					15.00	5.25%
Office – multi let	Office – 2,000 sq m	9.00	9.00%	10.00	8.00%	10.00	8.00%
Office – single let	Office – 2,000 sq m	6.50	9.00%	7.50	8.00%	9.00	8.00%
Industrial	Factory – 1,000 sq m	4.00	11.00%	4.50	10.00%	5.00	10.00%
Storage and Distribution – multi let	B8 – 10,000 sq m	5.00	8.50%	5.00	8.50%	5.00	8.50%
Storage and Distribution – single let	B8 – 10,000 sq m	3.50	8.50%	3.50	8.50%	3.50	8.50%

*Categories and selected boroughs as advised by Bailey Venning

Appendix 4 – Notional Site Composition

The Whole Plan Viability Assessment (WPVA) for Chesterfield
Borough Council

by
Bailey Venning Associates Limited on behalf of
Chesterfield Borough Council

December 2018

Appendix 4: Notional Site Composition

The unit type, size profile and density of each notional development scheme assessed as part of the Whole Plan Viability Assessment for Chesterfield can be found in the tables below.

5 Unit Scheme

5 Units at 30dph

Type	m²	Bedrooms	Persons	Value Type	Numbers
house	79	2	4	terrace	2
house	95	3	6	semi	2
house	140	4	7	detached	1
Total					5

11 Unit Developments

11 Units at 30dph

Type	m²	Bedrooms	Persons	Value Type	Numbers
house	58	1	2	terrace	1
house	79	2	4	terrace	3
house	95	3	6	semi	4
house	140	4	7	detached	3
Total					11

11 Units at 40dph

Type	m²	Bedrooms	Persons	Value Type	Numbers
house	58	2	3	terrace	1
house	79	2	4	terrace	5
house	95	3	6	semi	4
house	140	4	7	detached	1
Total					11

25 Unit Developments

25 Units at 30dph

Type	m ²	Bedrooms	Persons	Value Type	Numbers
house	58	1	2	terrace	2
house	79	2	4	terrace	9
house	95	3	6	semi	10
house	140	4	7	detached	4
Total					25

25 Units at 40dph

Type	m ²	Bedrooms	Persons	Value Type	Numbers
house	58	2	3	terrace	3
house	79	2	4	terrace	9
house	95	3	6	semi	10
house	140	4	7	detached	3
Total					25

40 Unit Developments

40 Units at 30dph

Type	m ²	Bedrooms	Persons	Value Type	Numbers
house	58	1	2	terrace	3
house	79	2	4	terrace	14
house	95	3	6	semi	16
house	140	4	7	detached	7
Total					40

40 Units at 40dph

Type	m ²	Bedrooms	Persons	Value Type	Numbers
house	58	2	3	terrace	4
house	79	2	4	terrace	15
house	95	3	6	semi	16
house	140	4	7	detached	5
Total					40

75 Unit Developments

75 Units at 30dph

Type	m ²	Bedrooms	Persons	Value Type	Numbers
house	58	1	2	terrace	6
house	79	2	4	terrace	26
house	95	3	6	semi	31
house	140	4	7	detached	12
Total					75

75 Units at 40dph

Type	m ²	Bedrooms	Persons	Value Type	Numbers
house	58	2	3	terrace	9
house	79	2	4	terrace	26
house	95	3	6	semi	31
house	140	4	7	detached	9
Total					75

200 Unit Developments

200 Units at 30dph

Type	m ²	Bedrooms	Persons	Value Type	Numbers
house	58	1	2	terrace	17
house	79	2	4	terrace	69
house	95	3	6	semi	83
house	140	4	7	detached	31
Total					200

200 Units at 40dph

Type	m ²	Bedrooms	Persons	Value Type	Numbers
house	58	2	3	terrace	24
house	79	2	4	terrace	70
house	102	3	6	semi	82
house	115	4	7	detached	24
Total					200

400 Unit Developments

400 Units at 30dph

Type	m ²	Bedrooms	Persons	Value Type	Numbers
house	58	1	2	terrace	34
house	79	2	4	terrace	139
house	95	3	6	semi	166
house	140	4	7	detached	61
Total					400

400 Units at 40dph

Type	m ²	Bedrooms	Persons	Value Type	Numbers
house	58	2	3	terrace	48
house	79	2	4	terrace	140
house	102	3	6	semi	164
house	115	4	7	detached	48
Total					400

The Strategic Site Scenarios

Strategic Site 1 – The Staveley and Rother Corridor

Type	m ²	Bedrooms	Persons	Value Type	Numbers
house	58	1	2	terrace	129
house	79	2	4	terrace	517
house	95	3	6	semi	622
house	140	4	7	detached	232
				Total	1500

Strategic Site 2 – The Chesterfield Waterside Site

Type	m ²	Bedrooms	Persons	Value Type	Numbers
flat	50	1	2	flat	526
flat	61	2	3	flat	734
flat	84	2	4	flat	45
house	95	2	3	terrace	162
house	140	2	4	terrace	83
				Total	1550

Appendix 5 – Sites of 11 to 400 Units at 40dph – VAS TLV

The Whole Plan Viability Assessment (WPVA) for Chesterfield
Borough Council

by
Bailey Venning Associates Limited on behalf of
Chesterfield Borough Council

December 2018

Appendix 5 – VAS Based TLV Results: 11 to 400 Units

Viability Results: 11 Units at 40dph

Residual Land Value Compared to VAS TLV

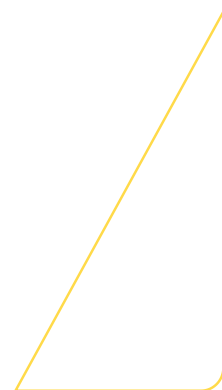
	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£290,217	-£91,321	£107,575	£306,470	£395,282
Value Area 2	-£38,774	£186,535	£404,764	£624,811	£735,729
Value Area 3	£296,482	£547,526	£798,613	£1,046,782	£1,178,671
Value Area 4	£861,859	£1,165,855	£1,467,254	£1,769,782	£1,944,121

Table Appendix 5.1: Residual Land Value 11 Units at 40dph - 0% to 40% Affordable Housing Provision at Value Points 1 to 4 (RLV per Gross Hectare) - Assuming VAS Threshold Land Values

Deliverable CIL Rate (Per m²) - Based Upon VAS TLV

	40% AH	30% AH	20% AH	10% AH
Value Area 1	£0	£0	£0	£0
Value Area 2	£0	£0	£0	£1 to £37
Value Area 3	£0	£0 to £21	£51 to £91	£110 to £147
Value Area 4	£84 to £133	£171 to £214	£240 to £279	£297 to £333

Table Appendix 5.2: CIL Rate per m², 10% to 40% Affordable Housing Provision at Value Points 1 to 4 – Assuming VAS Threshold Land Values



Viability Results: 25 Units at 40dph

Residual Land Value Compared to VAS TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£551,685	-£308,869	£63,385	£272,692	£391,462
Value Area 2	-£330,178	-£56,694	£352,202	£578,947	£717,330
Value Area 3	-£34,835	£274,139	£724,826	£982,272	£1,151,872
Value Area 4	£467,755	£829,348	£1,374,433	£1,687,454	£1,911,522

Table Appendix 5.3: Residual Land Value 25 Units at 40dph - 0% to 40% Affordable Housing Provision at Value Points 1 to 4 (RLV per Gross Hectare) - Assuming VAS Threshold Land Values

Deliverable CIL Rate (Per m²) - Based Upon VAS TLV

	40% AH	30% AH	20% AH	10% AH
Value Area 1	£0	£0	£0	£0
Value Area 2	£0	£0	£0	£29 to £55
Value Area 3	£0	£0	£71 to £100	£130 to £156
Value Area 4	£1 to £41	£120 to £155	£250 to £279	£307 to £334

Table Appendix 5.4: CIL Rate per m², 25 Units at 40dph - 0% to 40% Affordable Housing Provision at Value Points 1 to 4 – Assuming VAS Threshold Land Values

Viability Results: 40 Units at 40dph

Residual Land Value Compared to VAS TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£246,649	-£77,738	£60,080	£301,001	£370,936
Value Area 2	-£77,475	£112,886	£259,933	£527,608	£611,618
Value Area 3	£145,743	£355,882	£521,399	£829,496	£932,529
Value Area 4	£518,628	£777,372	£978,678	£1,357,800	£1,494,121

Table Appendix 5.5: Residual Land Value 40 Units at 40dph - 0% to 40% Affordable Housing Provision at Value Points 1 to 4 (RLV per Gross Hectare) - Assuming VAS Threshold Land Values

Deliverable CIL Rate (Per m²) - Based Upon VAS TLV

	40% AH	30% AH	20% AH	10% AH
Value Area 1	£0	£0	£0	£0
Value Area 2	£0	£0	£0	£20 to £54
Value Area 3	£0	£0	£21 to £61	£117 to £150
Value Area 4	£25 to £75	£128 to £171	£193 to £232	£286 to £320

Table Appendix 5.6: CIL Rate per m², 40 Units at 40dph - 0% to 40% Affordable Housing Provision at Value Points 1 to 4 - Assuming VAS Threshold Land Values

Viability Results: 75 Units at 40dph

Residual Land Value Compared to VAS TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£285,388	£12,218	£210,181	£328,243	£398,023
Value Area 2	-£138,233	£187,025	£405,104	£539,706	£624,162
Value Area 3	£57,369	£415,819	£665,373	£822,356	£926,005
Value Area 4	£380,921	£816,714	£1,121,499	£1,316,993	£1,454,232

Table Appendix 5.6: Residual Land Value 75 Units at 40dph - 0% to 40% Affordable Housing Provision at Value Points 1 to 4 (RLV per Gross Hectare) - Assuming VAS Threshold Land Values

Deliverable CIL Rate (Per m²) - Based Upon VAS TLV

	40% AH	30% AH	20% AH	10% AH
Value Area 1	£0	£0	£0	£0
Value Area 2	£0	£0	£0 to £15	£26 - £58
Value Area 3	£0	£0 - £21	£67 - £102	£109 - £142
Value Area 4	£0 - £10	£135 - £176	£220 - £255	£261 - £293

Table Appendix 5.7: CIL Rate per m², 75 Units at 40dph - 0% to 40% Affordable Housing Provision at Value Points 1 to 4 - Assuming VAS Threshold Land Values

Viability Results: 200 Units at 40dph

Residual Land Value Compared to VAS TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£159,006	£19,274	£182,035	£316,788	£378,763
Value Area 2	-£20,115	£171,508	£354,323	£506,303	£580,366
Value Area 3	£156,815	£374,030	£584,169	£759,027	£849,169
Value Area 4	£462,323	£728,576	£986,579	£1,201,293	£1,319,575

Table Appendix 5.8: Residual Land Value 200 Units at 40dph - 0% to 40% Affordable Housing Provision at Value Points 1 to 4 (RLV per Gross Hectare) - Assuming VAS Threshold Land Values

Deliverable CIL Rate (Per m²) - Based Upon VAS TLV

	40% AH	30% AH	20% AH	10% AH
Value Area 1	£0	£0	£0	£0 to £7
Value Area 2	£0	£0	£0 to £19	£35 to £56
Value Area 3	£0	£1 to £28	£64 to £84	£99 to £121
Value Area 4	£35 to £67	£117 to £144	£175 to £199	£213 to £235

Table Appendix 5.9: CIL Rate per m², 200 Units at 40dph - 0% to 40% Affordable Housing Provision at Value Points 1 to 4 – Assuming VAS Threshold Land Values

Viability Results: 400 Units at 40dph

Residual Land Value Compared to VAS TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£60,858	£77,751	£206,903	£314,210	£363,488
Value Area 2	£47,557	£198,835	£344,451	£465,377	£524,298
Value Area 3	£186,562	£360,525	£527,848	£666,998	£738,824
Value Area 4	£430,255	£643,483	£848,919	£1,019,966	£1,114,246

Table Appendix 5.9: Residual Land Value 400 Units at 40dph - 0% to 40% Affordable Housing Provision at Value Points 1 to 4 (RLV per Gross Hectare) - Assuming VAS Threshold Land Values

Deliverable CIL Rate (Per m²) - Based Upon VAS TLV

	40% AH	30% AH	20% AH	10% AH
Value Area 1	£0	£0	£0	£0 to £8
Value Area 2	£0	£0	£0 to £19	£28 to £54
Value Area 3	£0	£0 to £28	£53 to £81	£90 to £116
Value Area 4	£27 to £65	£105 to £138	£161 to £190	£198 to £223

Table Appendix 5.10: CIL Rate per m², 400 Units at 40dph - 0% to 40% Affordable Housing Provision at Value Points 1 to 4 - Assuming VAS Threshold Land Values

Appendix 6 – Sites of 11 to 400 Units at 40dph – Shinfield

The Whole Plan Viability Assessment (WPVA) for Chesterfield
Borough Council

by
Bailey Venning Associates Limited on behalf of
Chesterfield Borough Council

December 2018

Appendix 6– Shinfield Based TLV Results: 11 to 400 Units

Viability Results: 11 Units at 40dph

Residual Land Value Compared to Shinfield TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£290,217	-£91,321	£107,575	£306,470	£395,282
Value Area 2	-£38,774	£186,535	£404,764	£624,811	£735,729
Value Area 3	£296,482	£547,526	£798,613	£1,046,782	£1,178,671
Value Area 4	£861,859	£1,165,855	£1,467,254	£1,769,782	£1,944,121

Appendix Table 6.1: 11 Units at 40dph – Residual Land Value per Gross Hectare – 0% to 40% Affordable Housing, Value Points 1 to 4

Deliverable CIL Rate (Per m²) - Based Upon Shinfield TLV

	40% AH	30% AH	20% AH	10% AH
Value Area 1	£0	£0	£0	£18
Value Area 2	£0	£0	£0	£57
Value Area 3	£0	£0	£49	£109
Value Area 4	£0	£49	£130	£197

Appendix Table 6.2: 11 Units at 40dph – Deliverable level of CIL (£ per m²) – 0% to 40% Affordable Housing, Value Points 1 to 4

Viability Results: 25 Units at 40dph

Residual Land Value Compared to Shinfield TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£551,685	-£308,869	£63,385	£272,692	£391,462
Value Area 2	-£330,178	-£56,694	£352,202	£578,947	£717,330
Value Area 3	-£34,835	£274,139	£724,826	£982,272	£1,151,872
Value Area 4	£467,755	£829,348	£1,374,433	£1,687,454	£1,911,522

Appendix Table 6.3: 25 Units at 40dph – Residual Land Value per Gross Hectare – 0% to 40% Affordable Housing, Value Points 1 to 4

Deliverable CIL Rate (Per m²) - Based Upon Shinfield TLV

	40% AH	30% AH	20% AH	10% AH
Value Area 1	£0	£0	£0	£10
Value Area 2	£0	£0	£0	£46
Value Area 3	£0	£0	£31	£93
Value Area 4	£0	£0	£105	£175

Appendix Table 6.4: 25 Units at 40dph – Deliverable level of CIL (£ per m²) – 0% to 40% Affordable Housing, Value Points 1 to 4

Viability Results: 40 Units at 40dph

Residual Land Value Compared to Shinfield TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£246,649	-£77,738	£60,080	£301,001	£370,936
Value Area 2	-£77,475	£112,886	£259,933	£527,608	£611,618
Value Area 3	£145,743	£355,882	£521,399	£829,496	£932,529
Value Area 4	£518,628	£777,372	£978,678	£1,357,800	£1,494,121

Appendix Table 6.5: 40 Units at 40dph – Residual Land Value per Gross Hectare – 0% to 40% Affordable Housing, Value Points 1 to 4

Deliverable CIL Rate (Per m²) - Based Upon Shinfield TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	£0	£0	£0	£28	
Value Area 2	£0	£0	£0	£62	
Value Area 3	£0	£0	£16	£107	
Value Area 4	£0	£0	£76	£186	

Appendix Table 6.6: 40 Units at 40dph – Deliverable level of CIL (£ per m²) – 0% to 40% Affordable Housing, Value Points 1 to 4

Viability Results: 75 Units at 40dph

Residual Land Value Compared to Shinfield TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£285,388	£12,218	£210,181	£328,243	£398,023
Value Area 2	-£138,233	£187,025	£405,104	£539,706	£624,162
Value Area 3	£57,369	£415,819	£665,373	£822,356	£926,005
Value Area 4	£380,921	£816,714	£1,121,499	£1,316,993	£1,454,232

Appendix Table 6.7: 75 Units at 40dph – Residual Land Value per Gross Hectare – 0% to 40% Affordable Housing, Value Points 1 to 4

Deliverable CIL Rate (Per m²) - Based Upon Shinfield TLV

	40% AH	30% AH	20% AH	10% AH
Value Area 1	£0	£0	£0	£46
Value Area 2	£0	£0	£21	£64
Value Area 3	£0	£0	£58	£101
Value Area 4	£0	£23	£122	£172

Appendix Table 6.8: 75 Units at 40dph – Deliverable level of CIL (£ per m²) – 0% to 40% Affordable Housing, Value Points 1 to 4

Viability Results: 200 Units at 40dph

200 Units at 40dph - Residual Land Value Compared to Shinfield TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£159,006	£19,274	£182,035	£316,788	£378,763
Value Area 2	-£20,115	£171,508	£354,323	£506,303	£580,366
Value Area 3	£156,815	£374,030	£584,169	£759,027	£849,169
Value Area 4	£462,323	£728,576	£986,579	£1,201,293	£1,319,575

Appendix Table 6.9: 200 Units at 40dph – Residual Land Value per Gross Hectare – 0% to 40% Affordable Housing, Value Points 1 to 4

200 Units at 40dph - Deliverable CIL Rate (Per m²) - Based Upon Shinfield TLV

	40% AH	30% AH	20% AH	10% AH
Value Area 1	£0	£0	£0	£26
Value Area 2	£0	£0	£11	£49
Value Area 3	£0	£0	£38	£79
Value Area 4	£0	£14	£86	£132

Appendix Table 6.10: : 200 Units at 40dph – Deliverable level of CIL (£ per m²) – 0% to 40% Affordable Housing, Value Points 1 to 4

Viability Results: 400 Units at 40dph

400 Units at 40dph - Residual Land Value Compared to Shinfield TLV

	40% AH	30% AH	20% AH	10% AH	0% AH
Value Area 1	-£60,858	£77,751	£206,903	£314,210	£363,488
Value Area 2	£47,557	£198,835	£344,451	£465,377	£524,298
Value Area 3	£186,562	£360,525	£527,848	£666,998	£738,824
Value Area 4	£430,255	£643,483	£848,919	£1,019,966	£1,114,246

Appendix Table 6.11: 400 Units at 40dph – Residual Land Value per Gross Hectare – 0% to 40% Affordable Housing, Value Points 1 to 4

400 Units at 40dph - Deliverable CIL Rate (Per m²) - Based Upon Shinfield TLV

	40% AH	30% AH	20% AH	10% AH
Value Area 1	£0	£0	£0	£33
Value Area 2	£0	£0	£20	£55
Value Area 3	£0	£0	£46	£84
Value Area 4	£0	£24	£91	£134

Appendix Table 6.12: 400 Units at 40dph – Deliverable level of CIL (£ per m²) – 0% to 40% Affordable Housing, Value Points 1 to 4