

Financial Viability Appraisal Update

Salt Cross Garden Village – Area Action Plan
Viability Appraisal Update



West Oxfordshire District Council

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Limitation

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Executive Summary

- ES 1 Salt Cross Garden Village is a key element of the current West Oxfordshire Local Plan 2031 which allocates land to the north of the A40 near Eynsham for development. This area is to form a new garden village to include around 2,200 new homes, around 40 hectares of business land (comprising a new science and technology park), together with a range of supporting services and infrastructure including extensive green spaces and community facilities including new schools.
- ES 2 Policy EW1 of the current Local Plan requires that the development of the garden village is led by an Area Action Plan (AAP).
- ES 3 AspinallVerdi was appointed by West Oxfordshire District Council (WODC, the Council, the Local Planning Authority (LPA) as the context requires) in 2020 to provide a Financial Viability Assessment (FVA) in respect of the pre-submission draft AAP. A further, focused viability update was prepared in February 2022 to take account of additional work commissioned by the Council on development and infrastructure phasing. Following a successful legal challenge to the Inspector's report of 1st March 2023 regarding Policy 2 – Net Zero Carbon Development, we have been reappointed to review and update the assessment due to the re-opening of the AAP examination.
- ES 4 The primary aim of this commission is to produce an up-to-date viability assessment, which will form a robust and sound evidence base for the modified AAP to be adopted. In carrying out our second review of the AAP, we have had regard to the cumulative impact on development of the AAP policies. This includes the recommended Main Modifications that were identified in the Inspector's report of March 2023 as well as the modifications to Policy 2 which the District Council is now putting forward for consideration through the re-opened examination.
- ES 5 We have conducted our market research based on the existing available evidence of the market. In addition, following recent studies and in consideration of Policy 2 of the AAP, we have also factored in a premium for the value of eco-homes. Our appraisal includes herein different scenario testing, including the impact of an eco-premium uplift to sales values and variations in Affordable Housing (AH) percentages, with downside adjustments to 45% and 40% (the default adopted policy position being 50% subject to viability). Our appraisals also include sensitivity analysis on values and costs +/-10%. This is to provide some futureproofing to the study. The assumptions used may be subject to change and we recommend that the conclusions of this report are kept under review.

- ES 6 Our financial viability appraisal has been carried out having regard to primary legislation, planning policy, statutory regulations and guidance.
- ES 7 The general principle is that planning obligations including affordable housing, strategic and social infrastructure (etc.), will be levied on the increase in land value resulting from the grant of planning permission.
- ES 8 A scheme is viable if the Gross Development Value (GDV) of the scheme is greater than the total of all the costs of development including land acquisition, planning obligations and profit. Conversely, if the GDV is less than the total costs of development (including land, S106s and profit) the scheme will be unviable.
- ES 9 However, in order to advise on the ability of the scheme to deliver affordable housing and planning obligations we have benchmarked the residual land values (RLV) from the viability analysis against the Benchmark Land Value (BLV). In accordance with the Planning Practice Guidance (PPG) the BLV is defined as the existing land use, plus an appropriate premium to the land owner.
- ES 10 It is important to note that the Viability PPG advocates transparency in respect of land value. Paragraph 014 and 016 of the Viability PPG specifically state that: *Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement)*. This will be important transparency information at the planning application decision making stage.
- ES 11 We reviewed the Salt Cross Garden Village Pre-submission draft AAP in our report published in January 2021, and again in September 2024 to assess the cumulative impact of the modified AAP policies, following the Inspector's report and recommended Main Modifications in 2023. While we carefully considered the modifications, they did not impact our viability approach. A detailed Policies Matrix of key policies has been prepared as part of this report and this is provided at Appendix 1.
- ES 12 We have carried out market research into current sales values in and around Eynsham. This is contained at Appendix 3. We also have applied a 0.4% uplift to sale prices for 2-3 bedroom houses and a 12% uplift for 4-5 bedroom houses as a premium based on the latest studies on the matter. The following tables present both the baseline sales value assumptions and the eco-premium value adjustments.

Table ES1- AspinallVerdi 2024 Baseline Open Market Sales Value Assumptions

Unit Type	Size (sqm)	Value (£)	£ psm
1-Bed Flat	50	£250,000	£5,000
2-Bed Flat	65	£300,000	£4,615
2-Bed House	75	£355,000	£4,733
3-Bed House	95	£460,000	£4,842
4-Bed House	135	£580,000	£4,296
5-Bed House	170	£725,000	£4,265

Source: AspinallVerdi '240920 Salt Cross Garden Village Resi Market_v0.6'

Table ES2 – AspinallVerdi 2024 Eco-Premium Market Sales Value Assumptions

Unit Type	Size (sqm)	Eco- premium Value (£)	£ psm
1-Bed Flat	50	£250,000	£5,000
2-Bed Flat	65	£300,001	£4,615
2-Bed House	75	£369,200	£4,923
3-Bed House	95	£478,400	£5,036
4-Bed House	135	£649,600	£4,812
5-Bed House	170	£812,000	£4,776

Source: AspinallVerdi '240920 Salt Cross Garden Village Resi Market_v0.6'

ES 13 Note that these values do not reflect any 'garden community premium'. There may therefore be potential to achieve higher values as the garden community is established.

ES 14 The AAP requires affordable housing to be included at 50% in accordance with the West Oxfordshire Local Plan 2031, subject to viability considerations.

ES 15 We have assumed the following tenure mix as a base for our assessment in accordance with AAP Policy 23 – Housing Mix:

- Open Market Sales - 50%
- Affordable Rented - 30% (of the 50% affordable policy)
- Social Rented - 30% (ditto)
- First Homes - 25% (ditto)
- Intermediate Homes - 15% (ditto)

ES 16 We have applied the following transfer values across all modelling scenarios:

- Affordable Rented - 60% (of open market value)
- Social Rented - 44% (ditto)

- First Homes - 70% (ditto) – capped at £250,000
- Intermediate Homes - 75% (ditto)

ES 17 In addition, the Salt Cross AAP includes 40 hectares of business land comprising a new science and technology park. The value of commercial property is usually dependent on lease agreements and the covenant strength of respective tenants. Commercial appraisals are also highly sensitive to void periods and whether the property is built speculatively or pre-let. The value of serviced employment land is less sensitive, we have therefore included the commercial element of the scheme within the appraisal as serviced employment land. This is the approach that was taken in our original appraisal in 2020 and was accepted by the Inspector.

ES 18 Based on the market research herein we have adopted a conservative value of £825,000 per acre / £2,000,000 per ha for the employment land.

ES 19 Gardner & Theobald have provided an updated indicative cost plan for Salt Cross Garden Village potential infrastructure and S106 costs. This has been prepared in collaboration with WODC and Oxfordshire County Council. This is included in full at Appendix 4 and summarised below.

Table ES3 - G&T Updated Indicative Infrastructure and S106 Costs

Item	Assumptions
Enabling Works	£4,272,000
Section 278 Highways	£3,170,000
On-site Highways	£12,423,888
On-site Pedestrian / Cycle Routes	£3,528,000
Surface Water Drainage	£10,650,000
Foul Water Drainage	£7,740,000
Utilities	£5,940,000
Landscape & Nature Conservation	£25,154,634
Site Preliminaries	£7,287,852
Professional Fees	£10,015,806
Local Authority Fees	£480,000
Plot Related Items	£16,923,852
Allowance for Risk (@15%)	£16,137,905
Infrastructure Total	£123,723,937

Item	Assumptions
S106	£97,652,431
	S106 & Infrastructure Total
	£221,376,367

Source: 241009 Copy of GT cost plan version 2

- ES 20 Our other cost assumptions are set out in section 6.
- ES 21 To reflect the evidence on the Policy 2 costs, we applied a 6.6% average cost uplift to the base build costs for both flats and houses, based on findings from the Etude study (Policy 2 – Net Zero Carbon Development Evidence Base).
- ES 22 For the purposes of our AAP appraisal, we have assumed profit based on:
- 20% for Open Market Sales
 - 6% for affordable housing
 - 10% for employment land sales.
- ES 23 Land value is one of the key variables (together with profit) which determines the viability and specifically the deliverability or otherwise of a scheme.
- ES 24 The price of a site is determined by assessment of the residual land value (RLV). This is the gross development of the site (GDV) less ALL costs including planning policy requirements and developers' profit. If the RLV is positive the scheme is 'viable'. If the RLV is 'negative' the scheme is not viable.
- ES 25 The NPPF ensures that planning policies are tested and viable at a Plan level; so, the developer has planning certainty to agree the land price with the landowner; and the scheme is delivered on a policy compliant basis. The PPG advocates an existing use value plus premium (EUV +) approach to benchmark land values. The premium should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land and should provide a reasonable incentive, in comparison with other options available, for a landowner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.
- ES 26 The Gross site area of the Garden Village boundary as defined in the pre-submission draft AAP is 224 ha / 544 acres and has remained unchanged since our last assessment.
- ES 27 We have calculated the net residential area based on discussions with the District Council around the potential phasing of development, development densities and developable areas. We have assumed a net residential area of 50.8 ha / 126 acres remains the same as in our last assessment.

- ES 28 We understand that the gross area for the commercial land is expected to be 40 hectares and due to the landscaping and open space requirements there will be a 50% net-to-gross development ratio. Therefore, we have assumed the net commercial area is 20 ha / 49.4 acres (consistent with the 80,000 sqm of floorspace assumption set out in the AAP). This also remains the same as in our previous assessment.
- ES 29 In total (residential and commercial land) we calculate the net developable area to be 70.8 ha / 175 acres. This equates to an overall net to gross ratio of 31.6%. This is very low but reflects the garden village principles and extensive landscaping within the scheme which should 'add value'.
- ES 30 The existing use of the site remains agricultural (with associated farm buildings etc).
- ES 31 Having regard to the value of agricultural land in Oxfordshire, we consider the EUV to be £11,000 per acre (gross).
- ES 32 On the basis that the total site area of the AAP is around 224 hectares (544 acres), this equates to £5,984,000 (EUV).
- ES 33 The Premium element of the BLV is, by definition, the difference between policy-compliant RLV and EUV. This is in the absence of any other comparable land value evidence; however, the PPG describes this as only a 'sense-check' and it has to be on a comparable basis including policy compliant.
- ES 34 Due to the significant infrastructure requirements required for this site to come forward and the low net-to-gross development ratio, we consider that a multiplier of 10 (i.e. x 10 EUV) to be a sufficient premium. We have therefore adopted a BLV of £270,000 per ha / £110,000 per acre (gross). In this respect, it is relevant to note that our previous viability assessment for the Salt Cross AAP assumed a multiple of x 10 EUV and this was accepted by the Planning Inspector in his final report of 1st March 2023. We are also aware of the North Essex Authorities - Examination of the Shared Strategic Section 1 Plan in May 2020 where the Inspector addresses the viability evidence of three proposed garden communities. The Inspector was of the opinion that around a x10 multiple (£100,000 per gross acre) would provide sufficient incentive for a landowner to sell. But given 'the necessarily substantial requirements of the Plan's policies' a price 'below £100,000/acre could be capable of providing a competitive return to a willing landowner' (para 204). The Inspector, however, judged that 'it is extremely doubtful that, for the proposed GCs, a land price below £50,000/acre – half the figure that appears likely to reflect current market expectations – would provide a sufficient incentive to a landowner. The margin of viability is therefore likely to lie somewhere between a price of £50,000 and £100,000

per acre.’ (para 205). This reflects the complexity of garden communities and strategic sites and the quantum of land involved for the vendor.

ES 35 We set out below a summary of the results of our Base Case viability appraisal. This includes 50% affordable housing; and the required AAP infrastructure and S106 package. This also includes 20% developers profit on the residential open market sales. We provide a summary of the appraisal below. The full appraisal is included in Appendix 5.

Table ES4 - Salt Cross AAP Updated Baseline Appraisal Summary

Gross Development Value	
Residential OMS	£508,695,000
Affordable Housing (@50%)	£229,985,023
Sub-Total Residential	£738,680,023
Commercial Land Sales	£40,000,000
Total GDV	£778,680,023
Development Costs	
Residential Construction Costs	£295,016,794
Policy 2 Costs	£19,471,108
Residential Contingency (@3%)	£8,850,504
External Works (@10%)	£29,501,679
Infrastructure and Community Facilities (inc. contingency and fees) (see Appendix 4 and Table 6.1 - G&T Updated Indicative Infrastructure and S106 Costs (2024))	£221,376,367
Professional Fees (@8%)	£24,312,921
Marketing and Disposal Fees (@3.5%)	£20,783,933
Interest (@7.5%)	£6,983,754
Sub-Total Development Costs (ex. Land and Profit)	£626,297,060
Merged-Phase Profit (16.62% blended)	£129,450,330
Total Development Cost (ex. Land)	£755,747,390
Land Value	
Residual Land Value (RLV)	£15,306,791
Acquisition Costs	£7,625,843
RLV (£ per acre) - net	£121,482
RLV (£ per hectare) - net	£301,315
RLV (£ per acre) - gross	£27,630
RLV (£ per hectare) - gross	£68,334

Source: Argus appraisal - 241008 Salt Cross Garden Village_6 Phases_Base costs (50% AH)_v0.10 & 241010 Salt Cross Appraisal Summary table_v0.1)

ES 36 The RLV of £15,306,791 indicates that the project has a relatively small cushion after accounting for costs and profits. Given the BLV of £59,840,000, calculated based on a multiplier of 10 times the EUV, the project is currently not financially feasible without

adjustments, as the RLV falls significantly short in absolute terms of the required BLV for the planning stage.

ES 37 On a net acre basis, the RLV is £121,482 per acre which is a significant increase in the agricultural land EUV. However, due to the net to gross ratio the RLV per gross acre is on £27,630. This demonstrates that more value could be generated from a more efficient scheme in terms of net-to-gross site area and density etc. This will form part of the next stage of design development.

ES 38 Since the updated sales values are based on regular homes, it is reasonable to apply a premium to the sales prices, which would better reflect the added value of eco-homes compared to standard properties. The proportion of affordable homes provided also has a significant effect on the overall value of the scheme. Consequently, we have tested the Eco-Premium Sales Value with Affordable Housing (AH) percentages of 50%, 45%, and 40% in section 9. These scenarios are assessed alongside the required AAP infrastructure and S106 contributions, and account for a 20% developer profit on residential open market sales, consistent with the Base Case model.

Table ES5 - Eco-Premium Scenarios Appraisal Summary

Eco-Premium Scenarios	@ 50% AH	@ 45% AH	@ 40% AH
Gross Development Value			
Residential OMS	£542,218,600	£596,440,460	£650,662,320
Affordable Housing	£235,628,748	£212,065,873	£188,502,999
Sub-Total Residential	£777,847,348	£808,506,333	£839,165,319
Commercial Land Sales	£40,000,000	£40,000,000	£40,000,000
Total GDV	£817,847,348	£848,506,333	£879,165,319
Development Costs			
Residential Construction Costs	£295,016,794	£298,027,396	£301,041,363
Policy 2 Costs	£19,471,108	£19,669,808	£19,868,730
Residential Contingency (@3%)	£8,850,504	£8,940,822	£9,031,241
External Works (@10%)	£29,501,679	£29,802,740	£30,104,136
Infrastructure and Community Facilities (inc. contingency and fees) (see Appendix 4)	£221,376,367	£221,376,367	£221,376,367
Professional Fees (@8%)	£24,312,921	£24,561,033	£24,809,424
Marketing and Disposal Fees (@3.5%)	£21,986,901	£23,643,741	£25,300,581
Interest (@7.5%)	£7,883,884	£8,292,821	£8,707,609

Sub-Total Development Costs (ex. Land and Profit)	£628,400,158	£634,314,728	£640,239,451
Merged-Phase Profit	£137,876,784	£148,168,606	£158,637,940
Total Development Cost	£766,276,942	£782,483,334	£798,877,391
Land Value			
Residual Land Value (RLV)	£43,682,201	£57,958,860	£74,217,470
Acquisition Costs	£7,888,203	£8,064,137	£8,270,455
RLV (£ per acre) - net	£346,684	£459,991	£589,028
RLV (£ per hectare) - net	£859,886	£1,140,922	£1,460,974
RLV (£ per acre) - gross	£78,849	£104,619	£133,967
RLV (£ per hectare) - gross	£195,010	£258,745	£331,328

Source: see references in the main report

- ES 39 While the eco-premium uplifted values have led to a significant increase in the RLV, the project still remains unviable at 50% affordable housing, albeit £43 million is not an insignificant sum.
- ES 40 On a per acre gross basis, the RLV under the 50% affordable housing scenario is £78,849 which is in the middle of the range suggested as reasonable in the North Essex Garden Communities examination. In the 45% affordable housing scenario the RLV has increased to £57,958,860 but this remains slightly below the benchmark BLV of £59,840,000. However, the RLV per acre gross is now above £100,000 per acre at £104,619.
- ES 41 Reducing affordable housing to 40% increases the RLV to £74,217,470 which is 12.4 times greater than the EUV.
- ES 42 On balance, with affordable housing set around 45%, this could optimise the eco-premium RLV while maintaining financial viability and community benefits.
- ES 43 In all appraisals, Phase 2 consistently shows a negative land value, starting at -£21,428,993 in the Base Case and improving to -£5,492,426 in the 40% affordable housing scenario. This persistent deficit is largely due to the high S106 and infrastructure costs for that particular phase, which total £53,267,290, more than double the £25,341,256 for Phase 5, despite having the same number of units.
- ES 44 To address this, we recommend distributing the infrastructure and S106 costs more evenly across other phases to improve Phase 2's financial viability wherever possible. We understand that the current phasing of infrastructure costs is indicative only at this plan-making stage and as discussions progress through the planning application stage, there will need to be further agreement on the distribution of infrastructure and S106 costs based on relevant trigger points.

ES 45 We refer you to the Important Limitations at the end of this report.

1 Introduction

- 1.2 Salt Cross Garden Village is a key element of the current West Oxfordshire Local Plan 2031, which allocates land to the north of the A40 near Eynsham for development. This area is to form a new garden village to include around 2,200 new homes, around 40 hectares of business land (comprising a new science and technology park), together with a range of supporting services and infrastructure including extensive green spaces and community facilities including new schools.
- 1.3 Policy EW1 of the current Local Plan requires that the development of the garden village is led by an Area Action Plan (AAP).
- 1.4 AspinallVerdi was appointed by West Oxfordshire District Council (WODC, the Council, the Local Planning Authority (LPA) as the context requires) in 2020 to provide a Financial Viability Assessment (FVA) in respect of the pre-submission draft AAP. A further, focused viability update was prepared in February 2022 to take account of additional work commissioned by the Council on development and infrastructure phasing. Following a successful legal challenge to the Inspector's report of 1st March 2023 regarding Policy 2 – Net Zero Carbon Development, we have been reappointed to review and update the assessment due to the re-opening of the AAP examination. We have once again retained Gardiner & Theobald cost consultants to review the infrastructure costs.
- 1.5 We have also included the costs associated with Policy 2 of the AAP as proposed to be modified by WODC. These costs have been provided by the leading teams from Etude and Currie & Brown, in partnership with WODC.
- 1.6 The primary aim of this commission is to produce an up-to-date viability assessment, which will form a robust and sound evidence base for the modified AAP to be adopted. In carrying out our second review of the AAP, we have had regard to the cumulative impact on development of the AAP policies. This includes the recommended Main Modifications that were identified in the Inspector's report of March 2023 as well as the modifications to Policy 2 which the District Council is now putting forward for consideration through the re-opened examination.

RICS Practice Statement

- 1.7 Our FVA has been carried out in accordance with the RICS Financial Viability in Planning: Conduct and Reporting Professional Standard, 1st edition, May 2019 and the Assessing Viability in Planning under the National Planning Policy Framework 2019 for England Professional Standard, 1st edition, March 2021.
- 1.8 Our FVA has also been prepared as per the National Planning Policy Framework (NPPF, December 2023) and the Viability Planning Practice Guidance (PPG, February 2024).

Objectivity, Impartiality and Reasonableness

- 1.9 We have carried out our review in collaboration with the Council as the local planning authority (LPA) and in consultation with industry (Registered Providers and developers). At all times we have acted with objectivity, impartially and without interference when carrying out our viability assessment and review.

Conflicts of Interest

- 1.10 We confirm that we have no conflict of interest in providing this advice and we have acted independently and impartially.

Area Wide Viability Assessment

- 1.11 We confirm that we have not acted recently for West Oxfordshire District Council in respect of the preparation of an area wide Local Plan or CIL viability assessment. We last provided area wide viability advice to the Council in December 2016 in respect of the Local Plan and CIL Viability.
- 1.12 We have subsequently been retained to advise on the viability of various site-specific planning applications.

Area Action Plan Reviewed

- 1.13 We reviewed the Salt Cross Garden Village Pre-submission draft AAP in our report published in January 2021, and undertook a second updated assessment in February 2022 reflecting additional work commissioned by WODC on development and infrastructure phasing. This further assessment of September 2024 has been carried out in order to test the cumulative impact of the recommended AAP policy modifications set out in the Inspector's report of 1st March 2023 along with the proposed modifications to Policy 2 being put forward by WODC through the re-opened examination.
- 1.14 The remainder of this report is structured as follows:

Section:

Contents:

Section 2 - National
Planning Context

This section sets out the statutory requirements for plan-making viability including the NPPF and PPG.

Section 3 - Local Planning
Context

This section sets out the details of the existing evidence base and the AAP policies which will have a direct impact on viability - the assumptions we have made to mitigate such policies are

Section:	Contents:
	set out in Section 6 – Viability Assumptions.
Section 4 – Viability Appraisal Methodology	This section sets out our best practice methodology to assessing the viability of the AAP.
Section 5 – Review of Gross Development Value	We summarise the residential market research underpinning our value assumptions, which have been reviewed and updated for the financial appraisals. This includes details of the affordable housing transfer value assumptions. This also includes our assumptions and approach in respect of the commercial land uses.
Section 6 – Cost Assumptions	This section describes our cost assumptions. The infrastructure costs were initially reviewed and subsequently updated by Gardiner & Theobald in collaboration with WODC and Oxfordshire County Council (OCC). We summarise the cost assumptions made in the financial appraisals, which also take into account the costs associated with Policy 2 of the AAP as proposed to be modified by WODC, which have been provided by Etude and Currie & Brown.
Section 7 – Profit	This section sets out our profit assumptions.
Section 8 – Land Values	This section provides an assessment of the existing use value at site (to inform the Benchmark Land Value).
Section 9 – Financial Viability Results and Conclusion	We present the findings of our financial appraisals. This includes sensitivity analysis in respect of values, costs and profit. We also include various scenarios with differing levels of affordable housing.

2 National Policy Context

- 2.1 Our financial viability appraisal has been carried out having regard to primary legislation, planning policy, statutory regulations and guidance.
- 2.2 We set out below a summary of the planning policy relevant in respect of viability and strategic sites.

NPPF (2023)

- 2.3 Paragraphs 55-58 deal with planning conditions and obligations under the NPPF¹.
- 2.4 Paragraph 57 of the revised NPPF sets out the test for how planning obligations are sought i.e. being 'fair and reasonable', the emphasis (which is established further through the PPG, discussed shortly) is on strengthening planning policy rather than opening planning obligations up for negotiation.
- 2.5 Paragraph 66 of the NPPF requires that, where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable homeownership. This is unless additional contributions to affordable housing would exceed the level required in the area, or prejudice the ability to meet the affordable housing needs of specific groups.
- 2.6 It is also stated under paragraph 58 that, where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to justify the need for a viability assessment at the application stage. Furthermore, the weight to be given to a viability assessment is a matter for the decision-maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.

PPG Viability (2024)

- 2.7 In addition to the NPPF, the Planning Practice Guidance (PPG)² on Viability sets out key principles for viability in plan making and decision taking.
- 2.8 National policy is seeking to ensure that policy requirements are taken into consideration when land is valued and purchased and this is reiterated on multiple occasions within the revised PPG.

¹ National Planning Policy Framework, December 2023, Ministry of Housing, Communities and Local Government

² Planning Practice Guidance, February 2024, Ministry of Housing, Communities and Local Government

- 2.9 National Policy is aiming to create an environment where viability assessments are only required at the decision taking stage in particular circumstances. Should viability assessments be provided at the decision taking stage, then the PPG reinforces the responsibility of the applicant to provide evidence and to be transparent in terms of the assumptions behind the evidence provided.³
- 2.10 Should a viability assessment be required at the decision taking stage then the PPG emphasis again that the onus is on the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.⁴

Standard Inputs to Viability

- 2.11 Paragraph 010 of the PPG describes the principles for carrying out a viability assessment. It stated that, 'viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it.'⁵
- 2.12 We note that the principles of carrying out viability assessments, namely proportionately and transparency are to, '*strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure the maximum benefits in the public interest through the granting of planning permission.*'⁶
- 2.13 We note that it is not a balance that the landowner's aspirational land value and the developer's profit is protected at the expense of affordable housing.
- 2.14 The PPG describes how the gross development value and costs should be defined for the purposes of a viability assessment.⁷
- 2.15 The following are the key inputs as outlined by the PPG. For a more in-depth discussion, please refer to the previous report, where these topics are covered in greater detail.

Benchmark Land Value (BLV)

- 2.16 *Paragraph 013* of the PPG defines the Benchmark Land Value (BLV) for any viability assessment as the Existing Use Value (EUV) of the land, plus a premium for the landowner.⁸
- 2.17 *Paragraph 014* confirms that market evidence can be used to cross-check BLV but not replace it. This evidence must be based on developments fully compliant with up-to-date plan policies, including affordable housing requirements. It also reiterates that, in no circumstances will the

³ Paragraph: 008 Reference ID: 10-008-20190509, Revision date: 09 05 2019

⁴ Paragraph: 007 Reference ID: 10-007-20190509, Revision date: 09 05 2019

⁵ Paragraph: 010 Reference ID: 10-010-20180724, Revision date: 24 07 2018

⁶ Paragraph: 010 Reference ID: 10-010-20180724, Revision date: 24 07 2018

⁷ Paragraph: 011 Reference ID: 10-011-20180724, Revision date: 24 07 2018

⁸ Paragraph: 013 Reference ID: 10-013-20190509, Revision date: 09 05 2019

price paid for land be a relevant justification for failing to accord with relevant policies in the plan.⁹

2.18 *Paragraph 015* defines EUV as the value of the land in its existing use which is not the price paid and should disregard hope value and can vary depending on the type of site and development types.¹⁰

2.19 *Paragraph 016* defines the premium (or the 'plus' in EUV+) to the landowner as the amount above existing use value (EUV) that goes to the landowner and should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.¹¹

Developers Return/Profit

2.20 The PPG also defines developer's return / profit for the purposes of viability assessment at the plan making stage. The key points are:

- The cost of fully complying with policy requirements should be accounted for in the benchmark land value.
- For the purpose of plan making an assumption of 15-20% of Gross Development Value (GDV) may be considered a suitable return to developers.
- Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development.
- A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk [e.g. affordable housing].
- Alternative figures may also be appropriate for different development types.¹²

Strategic Sites

2.21 In terms of a strategic site, such as Salt Cross Garden Village, the PPG states that:

(Paragraph 005) 'It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan

⁹ Paragraph: 014 Reference ID: 10-014-20190509, Revision date: 09 05 2019

¹⁰ Paragraph: 015 Reference ID: 10-015-20190509, Revision date: 09 05 2019

¹¹ Paragraph: 016 Reference ID: 10-016-20190509, Revision date: 09 05 2019

¹² Paragraph: 018 Reference ID: 10-018-20190509, Revision date: 09 05 2019

*(such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites*¹³.

2.22 Hence this viability study.

¹³ Paragraph: 005 Reference ID: 10-005-20180724, Revision date: 24 07 2018

3 Local Policy Context

3.1 This section sets out the local policy context for our viability assessment.

Salt Cross Garden Village Area Action Plan (AAP)

- 3.2 We previously reviewed the Salt Cross Garden Village Pre-submission draft AAP in 2020 to assess the cumulative impact of the AAP policies. A second, focused viability update was undertaken in February 2022 to take account of additional work commissioned by WODC as part of the examination process on development and infrastructure phasing. Since the assumptions used at that time are now outdated, and the AAP is now subject to a series of recommended Main Modifications as set out in the Inspector's report of 1st March 2023, along with further proposed modifications to Policy 2 specifically, we have been reappointed to ensure that the conclusions of this report are reviewed and kept up to date.
- 3.3 A detailed updated Policies Matrix of key policies has been prepared as part of this report and this is provided at Appendix 1. All policies have a direct impact on development. We have set out in the Policies Matrix how we have accounted for these policies within our assessment.

4 Viability Appraisal Methodology

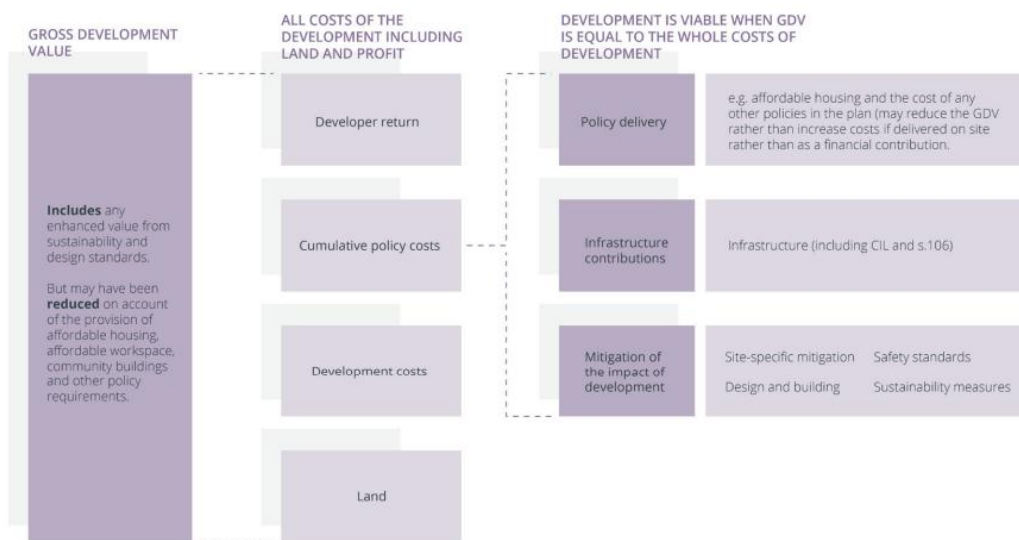
4.1 In this section of the report, we set out our methodology and the professional guidance that we have had regard to in undertaking the financial viability appraisals.

Viability Modelling Best Practice

4.2 The general principle is that planning obligations including affordable housing, strategic and social infrastructure (etc.), will be levied on the increase in land value resulting from the grant of planning permission. However, there are fundamental differences between the land economics and every development scheme is different. Therefore, in order to derive the potential S106 planning obligations and understand the 'appropriate balance' it is important to understand the micro-economic principles which underpin the viability analysis.

4.3 The uplift in value is calculated using a Residual Land Value (RLV) appraisal. Figure 4.1 below, illustrates the principles of a RLV appraisal.

Figure 4.1 - Elements Required for a Viability Assessment



Source: RICS (2021)¹⁴

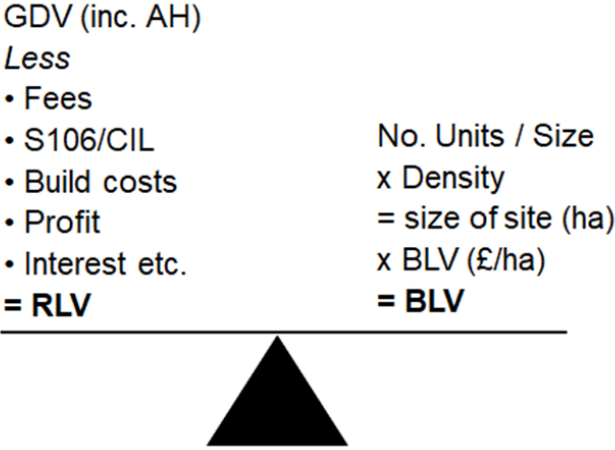
4.4 A scheme is viable if the GDV of the scheme is greater than the total of all the costs of development including land acquisition, planning obligations and profit. Conversely, if the GDV is less than the total costs of development (including land, S106s and profit) the scheme will be unviable.

4.5 However, in order to advise on the ability of the scheme to support affordable housing and planning obligations we have benchmarked the RLV from the viability analysis against the

¹⁴ RICS Assessing viability in planning under the NPPF 2019 for England, Professional Standard, England 1st edition, March 2021

existing land use, plus an appropriate premium to the land owner – the BLV. This is illustrated in Figure 4.2 - Balance between RLV and BLV below.

Figure 4.2 - Balance between RLV and BLV



Source: AspinallVerdi © Copyright

5 Review of Gross Development Value (GDV)

5.1 In this section of the report, we describe the scheme mix and value assumptions which inform the GDV of the scheme. This includes details of the affordable housing transfer value assumptions. This also includes our assumptions and approach in respect of the commercial land uses.

Residential Housing Mix

5.2 We have produced an Accommodation Schedule based on Policy 23 – Housing Mix of the pre-submission draft AAP, which, under the Inspector’s recommended Main Modifications of March 2023, remains unchanged in terms of the indicative mix of housing to be sought at Salt Cross (see Appendix 2).

5.3 Policy 23 requires that, subject to viability, 50% of new dwellings at Salt Cross are affordable homes. Within this 50% requirement, 30% should comprise affordable rented accommodation (including a balance between affordable rent and social rent) and 20% should comprise affordable home ownership options.

5.4 The policy outlines the following indicative mix for market housing:

- 1-bed: 5-10%
- 2-bed: 20-25%
- 3-bed: 40-45%
- 4+bed: 25-30%

5.5 The policy outlines the following indicative mix for social / affordable rent:

- 1-bed: 30-35%
- 2-bed: 30-40%
- 3-bed: 30-35%
- 4+bed: 5%

5.6 The policy outlines the following indicative mix for affordable home ownership:

- 1-bed: 20-25%
- 2-bed: 40%
- 3-bed: 25-30%
- 4+bed: 5-10%

5.7 The Council have provided density assumptions for different phases. We have therefore varied the housing mix for each phase according to their density assumptions while remaining within the indicative mixes above. For example, in higher density areas we have assumed the higher

end of the ranges provided above for the smaller house types and the smaller end of the range provided for larger house types.

- 5.8 We have provided a summary of the overall housing mix in Table 5.1 below. Our full Accommodation Schedule is provided in Appendix 2.

Table 5.1 - Residential Mix Assumptions

	Open Market (50% of total)	Affordable / Social Rent (30% of total)	Affordable Home Ownership (20% of total)	Total weighted average
1-bed flat	8%	30%	23%	18%
2-bed flat	9%	18%	23%	15%
2-bed house	14%	15%	17%	15%
3-bed house	42%	32%	30%	36%
4-bed house	17%	5%	7%	11%
5-bed house	10%	0%	0%	5%

Market Evidence (Sales and Asking)

- 5.9 We have reviewed Rightmove and developers' websites to ascertain *current* asking prices for any new developments in and around Eynsham. We have also reviewed the Land Registry to obtain recent sales transaction evidence.
- 5.10 In addition to our previous review of the nearby settlement of Long Hanborough, we have now expanded our search to include a wider area within a 3-mile radius of Eynsham due to the lack of adequate transaction data for new build homes within the past 2 years (since August 2022) in Eynsham. This includes settlements such as Freeland, North Leigh, Woodstock, Stanton Harcourt, Witney, Curbridge, and Minster Lovell.
- 5.11 As mentioned in our previous report, we referred to Long Hanborough as comparable evidence. This is a smaller settlement to the north of the garden village site. While Eynsham is marginally closer to Oxford (8.6 miles compared to 10.8 miles for Long Hanborough), Long Hanborough benefits from a railway station, which adds to its attractiveness as a comparable location.
- 5.12 Similarly, settlements like Freeland and North Leigh, which are in close proximity to Long Hanborough, have been considered. These areas share similar characteristics, making them relevant for comparison.

- 5.13 Stanton Harcourt, located to the south of Eynsham, is also at a similar distance from Eynsham as Long Hanborough, further reinforcing its suitability as a comparable. Both Eynsham and Stanton Harcourt share key similarities, including their rural character, proximity to Oxford (approximately 9 miles), and appeal to those seeking a village lifestyle.
- 5.14 To gain a more comprehensive understanding of property values in West Oxfordshire, we also included Witney, Curbridge, and Minster Lovell within the radius of our study.
- 5.15 Additionally, Woodstock benefits from its proximity to Oxford Airport, which has a notable influence on property values. While it represents some of the highest values in the area surrounding Eynsham, we have consciously considered its inclusion as a comparable to provide a sense check. This helps ensure that our appraisal captures a broader range of market trends around Eynsham.
- 5.16 Hence, we gained our value assumptions for this project by focusing on development with similarities and proximity to Eynsham, while expanding our view to a wider radius as a further sense check to validate our findings.
- 5.17 We have referred to the Land Registry for the achieved transactions between August 2022-August 2024.
- 5.18 The market data is contained at Appendix 3.

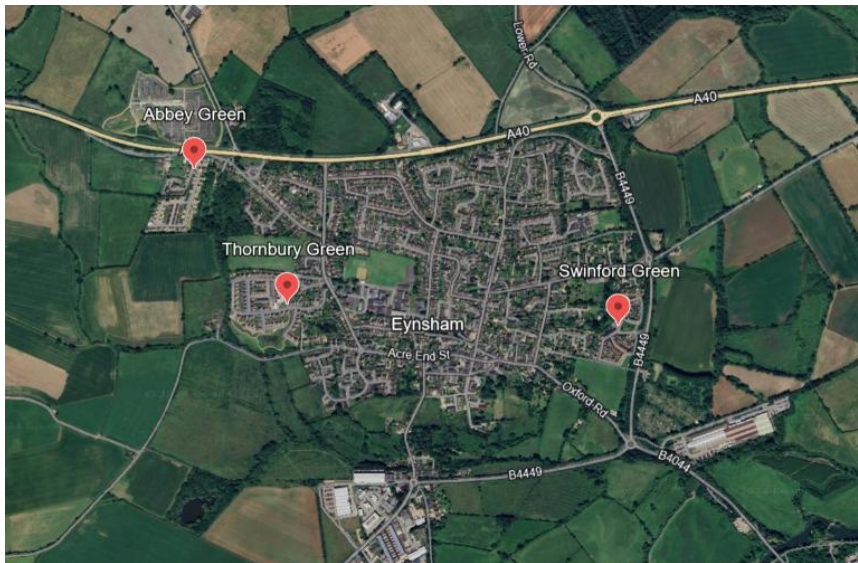
Eynsham, Oxfordshire

5.19 There have been 3 development schemes reviewed in Eynsham including:

- **Abbey Green** by Thomas Homes
- **Thornbury Green** by Taylor Wimpey
- **Swinford Green** by Taylor Wimpey

5.20 All these 3 schemes are located as shown in Figure 5.1.

Figure 5.1 - Map of Reviewed Schemes in Eynsham



Source: Google Earth (2024)

5.21 **Abbey Green**, located in the OX29 4PU area on the edge of Eynsham in Oxfordshire, is a development of 77 new homes. The site offers a collection of 2 to 5-bedroom houses, with some benefiting from garages, including double garages for the 5-bed homes and either single or double garages for certain 4-bed houses.

Figure 5.2 - Abbey Green Development



Source: Google Map (2024)

5.22 There are 13 x new-build properties currently advertised for sale at this development, detailed as follows:

- 1 x 2-bed - £395,000 / £5,000 psm
- 2 x 3-bed - £437,500 / averaging at £4,210 psm
- 10 x 4-bed - £472,500 - £620,000 / £3,904 - £4,757 psm, averaging at £4,107 psm

5.23 The advertised unit sizes in this development range from 79 to 134 sqm with an average unit size of 115.4 sqm.

5.24 Since August 2022, there has been only 1 x new-build sale transaction at this development listed at Rightmove as Sold STC detailed as below:

- 1 x 5-bed Detached - £750,000

5.25 **Thornbury Green**, comprises 160 housing units by Taylor Wimpey, offers a collection of 2,3,4 and 5-bedroom homes located off Thornbury Road, OX29 4PW opposite Bartholomew School.

Figure 5.3 - Thornbury Green Development



Source: Google Map (2024)

5.26 As of now, no newly-build properties are advertised for sale in this development. However, 1 x second-hand property has recently been listed:

- 1 x 4-bed - £600,000 / £4,137 psm

5.27 Also, 1 x second-hand property transaction has been recorded on the Land Registry for this development in the past 2 years which is:

- 1 x Detached - £813,000 / £3,764 psm

5.28 Another development by Taylor Wimpey, **Swinford Green** offers a collection of 3 ,4 and 5-bedroom homes located off Hazeldene Close, OX29 7AZ in south-east Eynsham. This development has direct access to the A40 road network via the B4449. It is a slightly older development than the above two scheme.

Figure 5.4 - Swinford Green Development



Source: Google Map (2024)

5.29 There is currently no advertised property for sale at this development.

5.30 Since August 2022, 4 x second-hand property transactions have been recorded on the Land Registry for this development. Those are summarised as:

- 2 x Detached - £410,000 - £775,000 / £3,661 - £4,480 psm, averaging at £4,070 psm
- 1 x Semi- detached - £450,000 / £4,455 psm
- 1 x Terraced - £425,000 / £4,337 psm

5.31 The floor areas for the transacted properties at this development varies from 98 to 173 sqm with an average unit size of 121 sqm.

Long Hanborough, Oxfordshire

5.32 There are 2 developments that have been identified in Long Hanborough (see Figure 5.5):

- **Hanborough Park** by Bloor Homes
- **Hanborough Gate** by Pye Homes

Figure 5.5 - Map of Reviewed Schemes in Long Hanborough



Source: Google Earth (2024)

5.33 **Hanborough Park** offers a collection of 2,3,4 and 5-bedroom homes. This development is adjacent to the Hanborough train station to the east of the village centre; as well as the A4095 which leads to the wider regional motorway network.

Figure 5.6 - Hanborough Park development



Source: Google Map (2024)

5.34 5 x second-hand property transactions have been identified in Hanborough Park within the past 2 years, summarised as follows:

- 3 x Detached - £620,000 - £995,000 / £4,460 - £5,321 psm, averaging at £4,843 psm
- 1 x Semi-detached - £370,000 / £5,692 psm
- 1 x Terraced - £315,000 / £4,846 psm

5.35 The floor areas for the transacted properties at this development range from 65 - 187 sqm with an average size of 119 sqm.

5.36 **Hanborough Gate** is located off Langford Way, OX29 8FP on the western fringe of Long Hanborough, and offers a collection of larger, family homes with some benefiting from garages.

Figure 5.7 - Hanborough Gate development



Source: Google Map (2024)

5.37 1 x second-hand property transaction has been found in Hanborough Gate within the past 2 years as detailed as follows:

- 1 x Detached - £475,000 / £5,000 psm

5.38 As of now, no newly constructed homes have been advertised for sale, and there have been no new-build sales transactions at these developments in Long Hanborough.

Freeland, Oxfordshire

5.39 **Oakland Grange** developed by Sovereign is another residential development located adjacent to Eynsham in Freeland OX29 8GD (Figure 5.8). The scheme comprises 41 new dwellings, with houses ranging from 2 to 5 - bedrooms.

Figure 5.8 - Oakland Grange Scheme Location



Source: Google Earth (2024)

Figure 5.9 - Oakland Grange Development



Source: Google Map (2024)

5.40 There have been 3 x new-build transactions recorded on the Land Registry at this development since August 2022, summarised as below:

- 3 x Detached - £515,000 - £555,000 / £3,652 - £3,936 psm, averaging at £3,806 psm

5.41 Each of 3 properties features a floor area of 141 sqm.

5.42 No newly constructed homes have been advertised for sale in this area.

North Leigh, Oxfordshire

5.43 A total of 5 x new-build transactions have been recorded in North Leigh, spread across two schemes (Figure 5.10):

- **Shepherds Walk** by Bellway
- **Marlborough Gardens** by Bewley Homes

Figure 5.10 - Map of Reviewed Schemes in North Leigh



Source: Google Earth (2024)

5.44 **Shepherds Walk** is a new development in North Leigh featuring high-specification 2 to 5-bedroom houses and detached bungalows.

Figure 5.11 - Shepherds Walk Development



Source: google Map (2024)

5.45 In the past 2 years, there has been only 1 x new-build transaction recorded at Shepherds Walk, detailed as follows:

- 1 x Detached - £690,000 / £3,876 psm

5.46 **Marlborough Gardens** is a new development of 50 homes in the Oxfordshire village of North Leigh, offering a variety of **2, 3, 4, and 5 - bedroom properties**.

Figure 5.12 - Marlborough Gardens Development



Source: Google Map (2024)

5.47 There have been 4 x new-build transaction recorded at Marlborough Gardens since August 2022, detailed as follows:

- 4 x Detached - £499,000 - £725,000 / £4,167 - £4,653 psm, averaging at £4,437 psm

5.48 The floor areas for the transacted properties at this development range from 128 - 174 sqm with an average size of 149 sqm.

5.49 As of now, no newly constructed homes have been advertised for sale at any of these developments in North Leigh.

Woodstock, Oxfordshire

5.50 **Park View** is a development undertaken by Pye Homes in partnership with Blenheim Estate Homes. The development is situated in the eastern part of Woodstock, adjacent to the A44, within the West Oxfordshire district (Figure 5.13).

Figure 5.13 - Park View Scheme Location



Source: Google Earth (2024)

5.51 There have been 20 x new-build transactions recorded at this development since August 2022. These are summarised as:

- 17 x Detached - £560,000 - £940,000 / £4,471- £6,452 psm, averaging at £5,782 psm
- 3 x Semi- Detached - £565,000 - £575,000 / £5,816 - £6,209 psm, averaging at £6,005 psm

5.52 The floor areas for the transacted properties at this development range from 91 to 208 sqm with an average size of 127 sqm. Woodstock is a premium address which is reflected in the values.

5.53 There are currently 10 x new-build properties advertised for sale at this development. These are:

- 1 x 2-bed - £545,000
- 6 x 3-bed - £645,000 - £700,000 / averaging at £665,834
- 2 x 4-bed - £1,175,000 - £1,300,000 / averaging at £1,237,500
- 1 x 5-bed - £1,650,000

5.54 The 3-bedroom homes in the development come with a single garage, while the 4 and 5-bedroom homes are equipped with double garages.

Stanton Harcourt, Oxfordshire

5.55 **Deanfields** development by Deanfield Homes is a new collection of 40 family homes with 3, 4 and 5-bedroom located in the historic village of Stanton Harcourt in West Oxfordshire (Figure 5.14).

Figure 5.14 - Deanfields Scheme Location



Source: Google Earth (2024)

Figure 5.15 - Deanfields Development



Source: Google Map (2024)

5.56 There have been 21 x new-build transactions recorded at Deanfields development since August 2022 summarised as bellow:

- 21 x Detached - £505,000 - £900,000 / £3,409 - £4,773 psm, averaging at £4,448 psm

5.57 The floor areas for the transacted properties at this development range from 110 to 204 sqm with an average size of 157 sqm.

Witney, Oxfordshire

5.58 There have been 3 development schemes reviewed in Witney (Figure 5.16):

- **Kingfisher Meadows** by David Wilson Homes
- **Spring Meadow** by Cala Home
- **Windrush Place** by Persimmon

Figure 5.16 - Map of Reviewed Schemes in Witney



Source: Google Earth (2024)

5.59 **Kingfisher Meadows** is a development 260 home of luxury collection of 2, 3, 4 and 5-bed houses which lies to the north of Burford Road on the edge of Witney.

Figure 5.17 - Kingfisher Meadows Development



Source: Google Map (2024)

5.60 There have been 35 x new-build transactions recorded on the Land Registry at this development since August 2022, summarised as follows:

- 22 x Detached - £460,000 - £842,000 / £3,897 - £4,842 psm, averaging at £4,491 psm
- 13 x Semi- Detached - £323,227- £725,000 / £4,009 - £6,293

psm, averaging at £5,218 psm

5.61 The floor areas for the transacted properties at this development range from 58 to 184 sqm with an average size of 119 sqm.

5.62 There are currently 10 x new-build properties available for sale, being advertised at Kingfisher Meadows:

- 10 x 4-bed - £357,500 - £675,000 / £4,173 - £6,383 psm, averaging at £4,735 psm

5.63 The floor areas for the advertised units varies from 56 to 144 sqm with an average size of 122 sqm.

5.64 **Spring Meadow**, OX28 5DJ, located on the western edge of Witney is a collection of 2, 3 and 4-bed houses.

Figure 5.18 - Spring Meadow Development



Source: Google Map (2024)

5.65 There have been 10 x new-build transactions recorded at Spring Meadow within the last 2 years summarised as bellow:

- 4 x Detached - £397,000 - £525,000 / £4,193 - £4,411 psm, averaging at £4,317 psm
- 6 x Semi- Detached - £300,000 - £455,000 / £3,435 - £4,114 psm, averaging at £3,704 psm

5.66 The floor areas for the transacted properties at this development range from 79 to 131 sqm with an average size of 106 sqm.

5.67 **Windrush Place** is a part of a large development in Witney offering options from 2 to 4-bedroom houses.

Figure 5.19 - Windrush Place Development



Source: Google Map (2024)

5.68 There have been 31 x new-build transactions recorded at Windrush Place since August 2022 summarised as bellow:

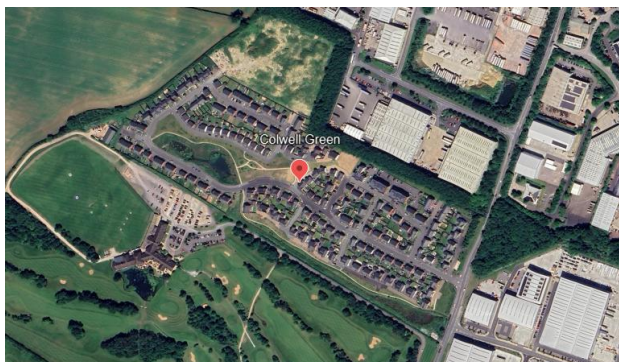
- 17 x Detached - £390,000 - £650,000 / £3,839 - £4,943 psm, averaging at £4,482 psm
- 10 x Semi- Detached - £319,995 - £430,000 / £3,804 - £5,517 psm, averaging at £4,543 psm
- 4 x Terraced - £334,995 - £349,995 / £4,527 - £6,034 psm, averaging at £5,122 psm

5.69 The floor areas for the transacted properties at this development range from 58 to 168 sqm with an average size of 91 sqm.

Curbridge (Witney), Oxfordshire

5.70 The **Colwell Green** by Crest Nicholson, situated on the edge of the Cotswolds (Figure 5.20), features a collection of 2- bed apartments and 2, 3, 4 and 5-bed houses.

Figure 5.20 - Colwell Green Scheme Location



Source: Google Earth (2024)

Figure 5.21 - Colwell Green Development



Source: Google Map (2024)

5.71 There have been 33 x new-build transactions recorded at this development since August 2022.

- 31 x Detached - £397,000 - £830,000 / £3,307 - £4,620 psm, averaging at £4,008 psm
- 2 x Semi- Detached - £400,000 - £428,000 / averaging at £4,652 psm

5.72 The floor areas for the transacted properties at Colwell Green range from 86 to 251 sqm with an average size of 143 sqm.

Minster Lovell (Witney), Oxfordshire

5.73 **Dovecote Park** by Bovis Homes is a development of 3, 4 and 5-bedroom homes in West Oxfordshire village of Minster Lovell (Figure 5.22).

Figure 5.22 - Dovecote Park Scheme Location



Source: Google Earth (2024)

5.74 There have been 15 x new-build transactions recorded at this development within the last 2 years.

- 15 x Detached - £499,995 - £825,000 / £3,414 - £4,768 psm, averaging at £4,175 psm

- 5.75 The floor areas for the transacted properties at this development range from 108 to 227 sqm with an average size of 153 sqm.

Analysis by Type / No. Bedrooms

- 5.76 There is a lot of market data from the schemes referred to above. In this section, we provide a concise overview of the comparables by type and number of bedrooms to narrow down the range of values for the appraisal assumptions.
- 5.77 Our initial assumptions regarding the number of bedrooms were based on data from our previous assessment. However, after reviewing updated market research on asking prices, we have adjusted these assumptions to incorporate the latest insights. Further details can be found in Appendix 3.
- 5.78 At the time of this report, no specific data was available for 1-bed and 2-bed flats in the Land Registry database.
- 5.79 There were 17 new-build semi-detached and 4 terraced 2-bedroom houses.
- 5.80 Prices for 2-bedroom semi-detached properties ranged from £300,000 to £410,000, with an average price of £349,575 and a median of £354,995. Floor areas varied between 58 and 84 sqm, with an average of 68 sqm.
- 5.81 For 2-bedroom terraced houses, prices ranged from £334,995 to £349,995, with both the average and median prices at £342,495. Floor areas spanned between 58 and 74 sqm, with an average of 67 sqm.
- 5.82 There were 23 new-build detached and 15 semi-detached 3-bedroom properties.
- 5.83 Prices for 3-bedroom detached homes ranged from £390,000 to £600,000, with an average price of £450,346 and a median of £426,495. Floor areas ranged between 88 and 99 sqm, with an average of 92 sqm.
- 5.84 For 3-bedroom semi-detached houses, prices varied from £349,995 to £575,000, with an average price of £438,529 and a median of £428,000. Floor areas were between 86 and 106 sqm, with an average of 98 sqm.
- 5.85 There were 64 new-build detached and only 2 semi-detached 4-bedroom houses.
- 5.86 Prices for 4-bedroom detached homes ranged from £455,000 to £675,000, with an average price of £563,914 and a median of £537,500. Floor areas spanned between 108 and 144 sqm, with both the average and median size at 128 sqm.
- 5.87 The 2 semi-detached 4-bedroom houses were priced at an average and median of £452,500, with a floor area of 131 sqm.

- 5.88 There were 48 new-build detached and just 1 semi-detached 5-bedroom houses.
- 5.89 Prices for 5-bedroom detached homes ranged from £525,000 to £940,000, with an average price of £766,906 and a median of £767,500. Floor areas varied from 146 to 251 sqm, with an average size of 179 sqm.
- 5.90 The single semi-detached 5-bedroom house, with a floor area of 164 sqm, was priced at £725,000.
- 5.91 Based on the presented evidence, our previous report, and the latest insights from the advertised properties in the area, we have derived our baseline value assumptions, as detailed in Table 5.3.
- 5.92 Due to the lack of evidence for 1 and 2- bed flats, we used the UK House Price Index (HPI) and applied a 5% uplift to update our previous assumptions for the flat values.

Eco-Homes Premium

- 5.93 The concept of the 'Eco Premium' or 'Green Premium' is gaining substantial attention in the UK property market, as sustainability and energy efficiency become top priorities for buyers and renters.
- 5.94 In the face of climate change and escalating energy costs, there is a notable shift in consumer behaviour, with many willing to invest more in homes that offer lower carbon footprints and higher energy efficiency. This trend is not only influencing property values but also reshaping the broader real estate landscape. As a result, homes designed with these sustainable features, known as eco-homes, are experiencing a surge in demand.
- 5.95 Various reports from leading organizations such as RICS, Legal & General, Savills, Santander UK, and Halifax show that both retrofitted homes and newly built eco-properties are commanding significant premiums, reflecting a growing demand for greener living.
- 5.96 In September 2021, Halifax¹⁵ has analysed the impact of energy efficiency on property values in the UK housing market, focusing on the concept of the Green Premium.
- 5.97 The analysis was supported by a survey conducted by YouGov Plc, with a total sample size of over 4,300 adults. The survey was carried out online, and the figures were weighted to represent all UK adults who own or rent a property.
- 5.98 Halifax's study utilised several analytical approaches to assess the relationship between energy efficiency and property values:

¹⁵ <https://www.loydsbankinggroup.com/assets/pdfs/media/press-releases/2021-press-releases/halifax/halifax-green-homes-premium-press-release.pdf>

- Analysis of property sales data across England and Wales, spanning multiple years (2015-2019), to evaluate how improvements in energy efficiency affect house prices.
- Utilisation of the Energy Performance of Buildings dataset for England and Wales, sourced from the Ministry of Housing, Communities, and Local Government, to calculate the average energy efficiency ratings of properties within various Local Authority Districts (LADs).
- Application of regression modelling on time series data with lagged variables to account for other factors that might affect house prices beyond energy efficiency, allowing for a more accurate estimation.

5.99 They found that:

- Homes with higher Energy Performance Certificate (EPC) ratings are, on average, worth up to £40,000 more than properties with lower ratings.
- Upgrading a home's EPC from E to C can increase its value by an average of £11,000, with the biggest price jump of nearly £10,000 occurring between ratings G and F.
- There are regional disparities in Green Premiums: with areas that have a higher concentration of new builds and flats, such as Tower Hamlets in East London and Salford in Greater Manchester, tending to achieve higher-than-average efficiency ratings.
- Meanwhile, rural areas with older properties, like the Isles of Scilly and certain Welsh districts, typically have lower energy efficiency ratings.

5.100 Two other studies, Santander UK's report¹⁶ (October 2022) and Legal & General's press release¹⁷ (November 2022), further reinforce the growing impact of energy efficiency on property values in the UK housing market.

5.101 Santander's comprehensive analysis, based on a survey of over 2,300 UK adults, including homeowners, potential buyers, estate agents, and mortgage brokers, reveals that energy-efficient homes command a significant price premium.

5.102 According to this study:

- Buyers are willing to pay an average of 9.4% more, or an extra £26,600, for an energy-efficient home, which is more than double the average £10,000 cost to make such upgrades.
- Estate agents have reported an even higher average premium of 15.5%.
- Energy efficiency is now a key factor in the housing market, with over two-thirds of estate agents prioritising it over traditional features like transport connections and parking.

¹⁶ <https://www.santander.co.uk/about-santander/media-centre/press-releases/a-green-premium-house-buyers-willing-to-pay-almost-10>

¹⁷ <https://group.legalandgeneral.com/media/vm0q2fvp/low-carbon-homes-release-final.pdf>

- 5.103 Legal & General's press release supports the findings from Santander's research, highlighting a substantial increase in demand for low-carbon, energy-efficient homes.
- 5.104 The report identifies key drivers such as rising energy prices, heightened climate awareness, and a growing desire for sustainable living.
- 5.105 Based on research conducted with over 2,400 UK adults, including potential buyers and renters, the findings show:
- There has been a 34% increase in searches for eco-friendly homes.
 - For the first time, energy efficiency is ranked as important as the size of the property when selecting a home.
 - Buyers are willing to pay a premium of up to 10.5% for a low-carbon property, and this rises to 20% for Gen Z buyers who demonstrate a strong inclination towards sustainability.
 - Renters also show a willingness to pay a premium, averaging around 13% for low-carbon properties.
- 5.106 Building on these findings, the Royal Institution of Chartered Surveyors (RICS) also addressed this trend in their article¹⁸ (November 2022).
- 5.107 The RICS article confirms the rising demand for energy-efficient properties and predicts that this trend will drive even larger green premiums in the future.
- 5.108 The article also states that improving a property's EPC rating by two bands (e.g., from E to C) can lead to an average 12% increase in value, even when accounting for broader market trends. Subsequently, RICS recommends that property valuations explicitly consider energy efficiency, reflecting its growing importance and the willingness of buyers to pay more for greener homes.
- 5.109 Most recently, Savills' article (June 2023) on the cost and premium for new eco-homes¹⁹ offers the latest analysis of the financial implications of building eco-friendly homes and their value in the marketplace, drawing on empirical data, case studies, and market trends.
- 5.110 According to this study:
- Achieving the 2025 Future Homes Standard will require additional build costs ranging from 4-8% over homes built to the 2021 standard. This cost increase is driven by the need for enhanced energy-efficient features such as better insulation, triple glazing, and air source heat pumps.
 - Homes designed to be net zero in operation face even higher cost increases, between 10-14%, due to the requirement for advanced energy-saving technologies.

¹⁸ <https://ww3.rics.org/uk/en/modus/built-environment/homes-and-communities/home-valuation-green-initiatives-residential.html>

¹⁹ https://www.savills.co.uk/research_articles/229130/348619-0

5.111 Their study also demonstrates that:

- Larger eco-homes, typically between 1,200 and 2,000 sqft (111.5 and 186 sqm), can command a premium of up to 12% over comparable standard new builds. This trend is evidenced by sales data from developments like Elmsbrook in Bicester, where highly efficient homes demonstrated a significant market advantage.
- In contrast, smaller eco-homes, generally ranging from 800 to 1,050 sqft (74 to 97.5 sqm), did not show a significant premium, achieving only a 0.4% increase over standard new builds. This suggests that affordability constraints within the mainstream market may limit the potential premium for smaller eco-friendly homes.

5.112 Savill's analysis suggests that developers must account for the additional costs of constructing eco-homes when planning new projects or purchasing land, as these expenses can affect profit margins unless balanced by higher sales prices for larger eco-friendly homes.

5.113 Savills' recent study, along with other studies reviewed in this section, underscores the importance of considering recommended uplift rates to ensure they reflect current market trends.

5.114 As a result, it is considered that price adjustments could be made, with a 0.4% increase for 2 and 3-bed houses and a 12% adjustment for 4 and 5-bed houses, to reflect the premium value associated with eco-homes. We have applied these % increases in the scenario testing below (see section 9).

Garden Community Premium

5.115 Garden Communities are characterised as providing high quality homes and well-designed places. These qualities are likely to attract a premium, we have therefore reviewed literature that comment on the value of quality.

5.116 London School of Economic (LSE) assessed the effects of conservation areas on value. Conservations areas are protected areas of special architectural or historic interest. They are designated by Local Authorities to protect their character and appearance. Conservation areas attract a premium due to their placemaking qualities, qualities which Garden Communities should exhibit. Garden Communities aspire to placemaking principles that should set them out as conservation areas of the future.

5.117 The LSE research is the only rigorous, large-scale analysis of the effects of conservation areas on house prices in England. This unique research on conservation areas provided evidence that a high-quality environment can add value to residential property.

5.118 The research, conducted by the London School of Economics in 2012, involved:

- Statistical analysis of over 1 million property transactions between 1995 and 2010, and data on the characteristics of over 8,000 conservation areas.
- A survey of residents in 10 conservation areas to measure people's perceptions of conservation areas and how these relate to house prices.
- Interviews with local planning officers.

The key findings of the report are:

- Houses in conservation areas sell for a premium of 9% on average, after controlling for other factors.
- Property prices inside conservation areas have grown at a rate that exceeded comparable properties elsewhere by 0.2% a year.
- Overall, there was not a negative attitude toward planning regulations.
- Especially in areas with higher house prices and low deprivation, strong planning control was often linked back to protecting the coherence of a neighbourhood²⁰.

5.119 In 2016, Savills assessed the value of placemaking. Savills produced a land value model for a theoretical urban extension of 3,000 homes on a 425 acre site with a 50% net developable area.

5.120 The model demonstrated that an extra 50% spend on placemaking (a total of £45,000 per dwelling), can boost the land value by 25%. This is based on the assumption that placemaking increases both sales values and sales rates. A key condition to increases in sales values and sales rates is the strength of the local market. Build costs were also increased by 17% to reflect the quality.

5.121 The increase in sales values was based on a review of case studies. Savills found that:

- Sales values in Poundbury, Dorchester are 29% higher than other schemes in the area.
- Sales rates in Brooklands, Milton Keynes were nearly double (91% higher) that of nearby developments.

5.122 In their model, Savills assumed that values increased by 30% and that take up rate is 50% higher at 180 homes per annum.

5.123 In 2016, RICS also published an information paper on the value of placemaking. RICS analysed 5 case studies in order to determine which physical attributes and delivery approached create a positive sense of place and how this can create higher values.

5.124 RICS found that the value of placemaking ranges between 5% and 56%. Even, in low value areas good place making can achieve premiums of up to 20%. The main influences were the community provisions such as schools, parks, and community spaces that encouraged

²⁰ <https://historicengland.org.uk/research/current/social-and-economic-research/value-and-impact-of-heritage/value-conservation-areas/>

community engagement. In general, the premium grew over time as a sense of place and community developed.

- 5.125 The highest premiums were found on terraces suggesting that young families are willing to pay a premium for good neighbourhoods, even if that means sacrificing on space. The market for large executive homes is more open as affluent families typically prefer a traditional house in a rural area with more space than is often provided on new-build estates. Nevertheless, if particular attention is paid to size, location, and the architecture of the executive homes then certain 'stand out' plots were able to outperform the rest of the development.
- 5.126 RICS agreed with Savills, that there is a general rule with community infrastructure that the earlier they can be provided, the better.
- 5.127 The architectural styles of the case studies varied; however, all of the schemes followed a similar layout. The street pattern was a departure from grid and cul-de-sac patterns and aimed to mimic the form of a settlement that had evolved over time. There was a typical core from which the main distributors radiated with areas of dense housing in-between. A hierarchy of density and building heights aided the legibility of place.
- 5.128 The issue with the garden community premium is that it takes time to manifest as the place is built-out. For the garden community premium to 'kick-in' there needs to be sufficient critical mass of homes, social and economic facilities, and public open space / landscaping for buyers to appreciate the quality of place-making. This is unlike the eco-homes premium which is from day-one. As such, although our scenario testing reflects the potential uplift in values that may accrue from building new homes with increased sustainability credentials, it does not factor in any additional uplift associated with the garden community concept being taken forward at Salt Cross – albeit this could in time, lead to an upward trend in achieved sales values relative to other non-garden community developments.

Market Values Summary and Assumptions

- 5.129 We have identified a wide range of values varying between around £3,300 - £6,450 psm. Values vary depending on size, quality and location.
- 5.130 In determining the property values, our analysis has focused on new-build properties predominantly located in Witney, Stanton Harcourt, and Woodstock. It is important to note that values in Eynsham, given its proximity to Oxford, are expected to be higher than in Witney and Stanton Harcourt, but lower than in Woodstock, which holds a premium value due to its closer proximity to both Oxford and Oxford Airport. These values were then validated by cross-referencing with recent asking prices and the second-hand property transactions previously mentioned.

5.131 Due to the lack of evidence for 1 and 2- bed flats, we used the UK House Price Index (HPI) and applied a 5% uplift to update our previous assumptions for the flat values. Previously, based on our 2020 market research, we established the following residential value assumptions in our previous report reflecting the economic conditions at the time, summarised in Table 5.2.

Table 5.2 - AspinallVerdi January 2021 Open Market Sales Value Assumptions

Unit Type	Size (sqm)	Value (£)	£ psm
1-Bed Flat	50	£235,000	£4,700
2-Bed Flat	65	£280,000	£4,308
2-Bed House	75	£335,000	£4,467
3-Bed House	95	£370,000	£3,895
4-Bed House	135	£535,000	£3,963
5-Bed House	160	£620,000	£3,875

Source: AspinallVerdi '200930 Residential Market Research_v2'

5.132 As of 2024, we have updated these assumptions to reflect the changes in the residential market, as shown in the following table.

Table 5.3 - AspinallVerdi 2024 Baseline Open Market Sales Value Assumptions

Unit Type	Size (sqm)	Value (£)	£ psm
1-Bed Flat	50	£250,000	£5,000
2-Bed Flat	65	£300,000	£4,615
2-Bed House	75	£355,000	£4,733
3-Bed House	95	£460,000	£4,842
4-Bed House	135	£580,000	£4,296
5-Bed House	170	£725,000	£4,265

Source: AspinallVerdi '240920 Salt Cross Garden Village Resi Market_v0.6'

5.133 As mentioned above we have tested various scenarios (see section 9 below), including an eco-home premium value. In this respect we have applied a 0.4% uplift for 2 and 3-bedroom houses and 12% uplift for 4 and 5-bedroom houses, to our 2024 baseline values to reflect the latest UK market trends. This adjustment ensures that our pricing reflects current eco-home market conditions.

Table 5.4 - AspinallVerdi 2024 Eco-Premium Market Sales Value Assumptions

Unit Type	Size (sqm)	Eco- Premium Value (£)	£ psm
1-Bed Flat	50	£250,000	£5,000
2-Bed Flat	65	£300,001	£4,615
2-Bed House	75	£369,200	£4,923

3-Bed House	95	£478,400	£5,036
4-Bed House	135	£649,600	£4,812
5-Bed House	170	£812,000	£4,776

Source: AspinallVerdi '240920 Salt Cross Garden Village Resi Market_v0.6'

- 5.134 It is important to note that the above values do not include any 'garden community premium'. There may therefore be scope to increase these values higher over time (in the latter phases).

Affordable Housing Tenure Mix and Transfer Values

- 5.135 We have assumed the following tenure mix (see Appendix 2):

- Open Market Sales - 50%
- Affordable Rented - 30% (of the 50% affordable policy)
- Social Rented - 30% (ditto)
- First Homes - 25% (ditto)
- Intermediate Homes - 15% (ditto)

- 5.136 The Council regularly consult with Registered Providers who are active in the area.

- 5.137 We have assumed the following Transfer Values in the financial modelling:

- Affordable Rented - 60% (of open market value)
- Social Rented - 44% (ditto)
- First Homes - 70% (ditto) – capped at £250,000
- Intermediate Homes - 75% (ditto)

Commercial Values

- 5.138 The Salt Cross AAP includes 40 hectares of business land comprising a new science and technology park. The value of commercial property is usually dependent on lease agreements and the covenant strength of respective tenants. Commercial appraisals are also highly sensitive to void periods and whether the property is built speculatively or pre-let. The value of serviced employment land is less sensitive, we have therefore included the commercial element of the scheme within the appraisal as serviced employment land.

- 5.139 Similar to the previous report, it has been assumed that there is a 50% net to gross ratio and therefore 20 hectares of developable land have been included in our appraisal (consistent with the 80,000 sqm of floorspace assumption set out in the AAP).

- 5.140 In our 2021 assessment report, a thorough review of industrial land transactions and market data from sources such as Co-Star, Colliers, etc. led to the adoption of a conservative estimate of £750,000 per acre (£1,850,000 per hectare).

- 5.141 Again, we have reviewed Co-Star and identified 5 comparable land transactions within Oxfordshire and its surrounding areas that have occurred within the past 5 years (Since 2019). Values ranged between £550,000 per acre and £1,272,189 per acre. The median price for these properties is £805,556 per acre and the average stands at £880,230 per acre.
- 5.142 According to the Carter Jonas Industrial Overview report (2023)²¹, the UK prime industrial land market has largely stabilised in response to new build costs, interest rates, and inflationary pressures as of September 2023. The industrial land values have demonstrated growth, averaging 5.9% per annum over the three years. At the time of the report, industrial land value in Swindon was estimated at an average of £675,000 per acre, while in Didcot, it was higher, at £750,000 per acre.
- 5.143 A more recent report from Colliers²² (2024) highlights that average industrial land values in the UK rose by 4.9% (equating to £1.9 million per acre) over the six-month period to January 2024, despite the elevated cost of debt and stable prime yields.
- 5.144 Bidwells' Industrial Oxfordshire Arc Market Databook (2024)²³ also highlights a growing demand for smaller industrial units, particularly among high-tech manufacturers and trade counters. Oxfordshire's industrial land remains highly attractive, thanks to its prime location for distribution and its thriving high-tech manufacturing industry. The strong preference for Grade A spaces reflects occupiers' willingness to invest in modern, sustainable properties in optimal locations, further solidifying Oxfordshire's role as a central hub for industrial growth.
- 5.145 Based on these reports, we can anticipate an upward adjustment in our previous land value, in line with broader market trends. Applying the average growth rates from Carter Jonas and Colliers, our 2021 assumed land value could likely increase to approximately £900,000 per acre by January 2024.
- 5.146 Considering our market research and a more cautious approach to the aforementioned studies, we have opted to adopt a conservative value of £825,000 per acre (approximately £2,000,000 per hectare).

²¹ <https://www.carterjonas.co.uk/commercial/research/industrial-overview/oct-2023>

²² <https://www.colliers.com/en-gb/research/industrial-logistics-rents-maps-h1-2024>

²³ <https://www.bidwells.co.uk/insights-reports-events/oxford-databook-offices-labs-january-2024/>

6 Cost Assumptions

- 6.1 Within this section set out our cost assumptions.
- 6.2 We have again retained Gardner & Theobold (G&T) to specifically review and update the infrastructure cost and to provide a high-level cost plan proportionate to the plan-making stage which WODC is currently at. This is included in full at Appendix 4 and summarised below.
- 6.3 In the following sub-section, we describe our additional baseline cost assumptions.

Master-planning Costs

- 6.4 We have included a generic allowance of £1,000,000 for 'up-front' master-planning and professional site promotion costs – per phase. This is a generous allowance.
- 6.5 Note that this is in addition to the Site Investigation, Landscape Design costs etc included in the Gardner & Theobold Cost Plan.

Infrastructure and S106 Costs

- 6.6 Gardner & Theobold (G&T) have provided an updated indicative site-wide infrastructure Cost Plan for Salt Cross Garden Village. This has been and will continue to be an iterative process working in collaboration with WODC and Oxfordshire County Council. Discussions have also been ongoing to identify the potential magnitude of Section 106 costs which are provided as indicative costs at this stage. The assumptions that underpin this appraisal are included in full at Appendix 4 and summarised below.

Table 6.1 - G&T Updated Indicative Infrastructure and S106 Costs (2024)

Item	Assumptions
Enabling Works	£4,272,000
Section 278 Highways	£3,170,000
On-site Highways	£12,423,888
On-site Pedestrian / Cycle Routes	£3,528,000
Surface Water Drainage	£10,650,000
Foul Water Drainage	£7,740,000
Utilities	£5,940,000
Landscape & Nature Conservation	£25,154,634
Site Preliminaries	£7,287,852
Professional Fees	£10,015,806
Local Authority Fees	£480,000
Plot Related Items	£16,923,852
Allowance for Risk (@15%)	£16,137,905
Infrastructure Total	£123,723,937
S106	£97,652,431
S106 & Infrastructure Total	£221,376,367

Source: 241009 Copy of GT cost plan version 2

- 6.7 The above updated infrastructure and S106 costs have been developed by G&T working in collaboration with WODC and Oxfordshire County Council.
- 6.8 Minor differences to the above costs in the appraisal are due to rounding where we have split the above costs across the various phases.

Construction and other Development Costs

- 6.9 In addition to the above indicative infrastructure and S106 costs, we have set out below our construction and development cost assumptions. Note that we have confirmed with G&T that there is no double counting between our construction costs and the infrastructure costs set out above.

Table 6.2 - 2024 Cost Assumptions

Item	Assumptions
Estate Housing	£1,426 psm – lower quartile BCIS costs rebased to West Oxfordshire. BCIS is reflective of larger house builders building at volume; therefore, the lower rate is adopted. (BCIS accessed September 2024)
Flats 3-5 Storey	£1,597 psm - lower quartile BCIS costs rebased to West Oxfordshire. BCIS is reflective of larger house builders building at volume; therefore, the lower rate is adopted. (BCIS accessed September 2024)
Policy 2 Costs	6.6% building cost uplift has been applied to the base cost assumptions. This is in line with the findings from the Etude study ‘Policy 2 – Net Zero Carbon Development Evidence Base.’
External Works	10% - on-plot external works. External works typically range between 10 – 15%, we have adopted the lower end of the range as some of the costs typically included within external works (e.g. SUDS and drainage) have been included for separately. This has been confirmed by Gardner & Theobold.
Residential Contingency	3% of the above residential construction costs. A separate allowance for risk on the infrastructure costs has been included separately within Gardner & Theobold recommendations.
Professional Fees	8%, this represents a significant sum on a scheme of this size.
Acquisition Costs	HMRC Stamp Duty Bandings 1% (Agent Fee) 0.5% (Legal Fee)
Disposal Costs	2% (Marketing & Disposal) 1.5% (Sale Agents) 0.5% (Sales Legal Fees) Note that the marketing and promotion costs have to be considered ‘in-the-round’ with the sales values and gross profit (where developers have internal sales functions).
Finance Costs	7.5% interest rate Applies to 100% of cashflow to include Finance Fees etc. In reality a more sophisticated funding model will be deployed by the master-developer and house-builders/developers etc. Note that this has increased from our 2021 report to reflect the changes in Bank of England base rates in the intervening period. Interest rates are beginning to come down again and the rate needs to reflect the long-term nature of the project.

Phasing

- 6.10 We have structured the development into six phases, with a total project duration of 174 months (approximately 14.5 years). The project is scheduled to commence in October 2025 and finish by February 2040.
- 6.11 Phase 1 will consist of 415 units, followed by 375 units in Phase 2, 405 units in Phase 3, 420 units in Phase 4, 375 units in Phase 5, and 210 units in Phase 6. By the end of the project, there will be a total of around 2,200 units delivered across all six phases.
- 6.12 This phased approach is consistent across all scenarios, ensuring that both construction and revenue generation follow the same timeline (see Appendices 5-8 which show the phasing timeline charts).

7 Profit

- 7.1 As set out in section 2, the PPG also defines developer's return / profit for the purposes of viability assessment at the plan making stage.
- 7.2 For the purpose of plan making an assumption of 15-20% of GDV may be considered a suitable return to developers. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk.²⁴
- 7.3 This is generally taken to be 20% on open market sales and 6% on affordable housing (AH). As shown in the table below, this equates to a blended profit of 15.64%. This is consistent with the PPG range above.

Table 7.1 - Base Case Profit Calculations (Residential)

Tenure Type	Base-case Total Value	Profit %	Profit £
Total OMS value (£)	£508,695,000	20.00%	£101,739,000
Total AH value (£)	£229,985,023	6.00%	£13,799,101
Total Residential Profit	£738,680,023	15.64%	£115,538,101

Source: 240930 Salt Cross Accommodation Schedule_v0.5

- 7.4 We have included a fixed profit amount within our appraisal for the residential Phases based on the gross development values calculated within the Accommodation Schedule (see Appendix 2).
- 7.5 We have also included 10% profit on the commercial land sales Phase.
- 7.6 Note that in the Merged-Phase appraisal, profit is shown to be 16.62%. This is because we have set Argus to calculate the RLV individually for each phase. When the phases are merged, Argus re-calculates the profit based on the combined cashflow that uses the land values as an input and profit as an output.
- 7.7 Given the quantum and scale of the scheme this results in a substantial profit figure of £119.5 million (including the profit on the commercial land). Again, in reality this sum will need to be split between the various actors in the process of delivery²⁵.

²⁴ Paragraph: 018 Reference ID: 10-018-20190509, Revision date: 09 05 2019

²⁵ Thus, should a master-developer develop the infrastructure to sell serviced plots to a house-builder(s), they would expect a return on this investment in the form of higher land sales. The corollary of this is that the volume

- 7.8 Where we have carried out scenario testing for different percentages of affordable housing (see section 9 below); this results in differing profit allowances due to the blend between open market housing sales risks and affordable housing delivery. The same profit rates of 20% and 6% still apply to the new tenure mix.

house-builder's risk is reduced and therefore they can build just the houses for a lower margin. Note also that the profit for the site promotion is normally a % margin off the land value receipt (see below).

8 Land Values

- 8.1 Land value is one of the key variables (together with profit) which determines the viability and specifically the deliverability or otherwise of a scheme.
- 8.2 The price of a site is determined by assessment of the residual land value (RLV). This is the gross development of the site (GDV) less ALL costs including planning policy requirements and developers' profit. If the RLV is positive the scheme is 'viable'. If the RLV is 'negative' the scheme is not viable. Part of the skill of a developer is to identify sites that are in lower value economic uses (e.g. agricultural) and purchase / option these sites to develop them into higher value uses. The landowner has a choice - to sell the site or not to sell their site depending on their individual circumstances. Historically this would be left to 'the market' and there would be no role for planning in this mechanism.
- 8.3 However, planning policy in England has sought to intervene in the land market by requiring that a 'threshold' or 'benchmark' land value (BLV) is achieved as a 'return to the landowner'. This leaves Local Authorities 'open' to negotiations to reduce affordable housing and other contributions on viability grounds which sets up a powerful force of escalating land values (which is prejudicial to delivery in the long term).
- 8.4 Government policy has continued to evolve through updates to the NPPF, ensuring that planning policies are tested for viability at the Plan level; the developer has planning certainty to agree the land price with the landowner; and the scheme is delivered on a policy compliant basis. The PPG advocates an existing use plus premium (EUV +) approach to benchmark land values. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.
- 8.5 Note also that the PPG advocates transparency in respect of land value. Paragraph 014 and 016 of the Viability PPG specifically state that: *Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).*

Land Budget

- 8.6 The Gross site area within the AAP is 224 ha / 544 acres.
- 8.7 We have calculated the net residential area based on discussions with the District Council around the potential phasing of development, development densities and developable areas. We have assumed a net residential area of 50.8 ha / 126 acres²⁶.

²⁶ From Land Budget 210126 Salt Cross Accommodation Schedule_v7

- 8.8 We understand that the gross area for the commercial land is expected to be 40 hectares and due to the landscaping and open space requirements there will be a 50% net-to-gross development ratio. Therefore, we have assumed the net commercial area is 20 ha / 49.4 acres.
- 8.9 In total we calculate the net developable area to be 70.8 ha / 175 acres. This equates to an overall net to gross ratio of 31.6%. This is very low but reflects the garden village principles and extensive landscaping within the scheme which should 'add value'.

Existing Use Value (EUV)

- 8.10 The existing use of the site is currently primarily agricultural (with associated farm buildings etc). We have not been instructed to analyse each individual land-holding.

Figure 8.1 - Aerial Photograph of the Garden Village site



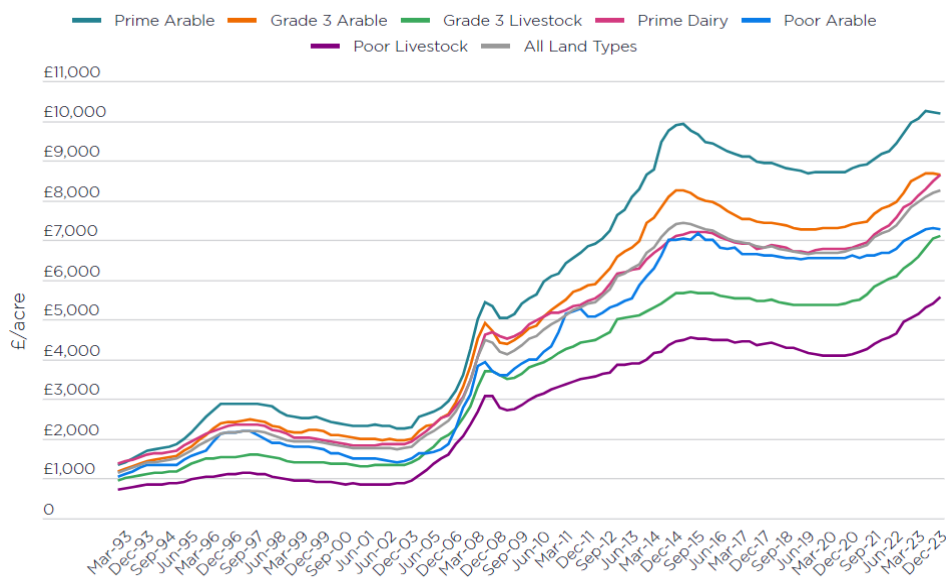
Source: pre-submission draft AAP (August 2020), page 22

- 8.11 In our previous report, we assessed the agricultural land value in West Oxfordshire by analysing sales data from CoStar, which revealed prices ranging from £7,200 to £13,947 per acre, with an average of £9,946 per acre. Historical and regional trends, particularly insights from Savills Research, indicated a slight decline in land prices after 2015, largely driven by market uncertainties such as Brexit. Given the site's mix of Grade 2 and Grade 3 land, as well as prevailing market conditions and a shortage of available land, we estimated a value of £10,000 per acre, resulting in a total valuation (EUV) of £5,440,000 for the 544-acre site.

8.12 Our recent market research analysed agricultural land transactions within Oxfordshire County through the RICS/RAU Farmland Market Directory of Land Sales Report. We identified 13 land transactions from 2022 to 2024, covering a range of agricultural lands and sizes, from 4.26 acres to 327 acres. The transaction values varied from £35,000 to £5,150,000, reflecting a wide range of land sizes and market value. The average price per acre was £11,496, with a median value of £10,064 per acre.

8.13 According to Savills' 2023 research on historic average land values in Britain ²⁷ (2023), the farmland market experienced growth after December 2020. During this period, farmland values rose steadily, marking a recovery from the previous downward trend.

Figure 8.2 - Average Agricultural Land Values per acre (by land type)



Source: Savills (2023)

8.14 The Farmland Market²⁸ analysis in early 2024 by Savills revealed that the South East mirrored the national trend, recording a 4% average increase in farmland values throughout 2023. This suggests that the region kept pace with the national growth rate, maintaining stable demand for agricultural lands.

8.15 A separate Farmland Market²⁹ study by Carter Jonas in 2024 reported that the national average arable land value reached £9,667 per acre. The same study also offered a more detailed breakdown of land prices in the South East in 2024, as shown in Figure 8.3.

²⁷ <https://www.savills.co.uk/landing-pages/rural-land-values.aspx>

²⁸ https://www.savills.co.uk/research_articles/229130/355890-0

²⁹ <https://www.carterjonas.co.uk/-/media/files/research/public/2024/fmu-q2-2024.pdf>

Figure 8.3 - South East Agricultural Land Value (per acre)

SOUTH EAST	Low £/acre	Prime £/acre	Average £/acre
	Arable	£9,250	£12,250
Pasture	£8,000	£9,500	£9,000
Lifestyle	£16,000	£35,000	£22,500

Source: Carter Jonas (2024)

- 8.16 This study demonstrates that while the average arable land value in the South East was slightly below £10,000 per acre in 2021(which also validates our previous assumption in 2021 report), it has now surpassed this threshold by 2024 to an average of £10,750 per acre.
- 8.17 Having regard to the above we consider the EUV to be £11,000 per acre (gross).
- 8.18 On the basis that the total site area of the AAP is around 224 hectares (544 acres), this equates to **£5,984,000 (EUV)**.

Premium

- 8.19 Residential development on the subject site has to come forward in accordance with the AAP and cannot come forward without the delivery of significant infrastructure requirements. These requirements have therefore to be factored into the land value. The land value premium at a large strategic site is therefore less than for an unconstrained 'oven ready' development site.
- 8.20 The Premium element of the BLV is, by definition, the difference between policy-compliant RLV (see section 9 below) and EUV. This is in the absence of any other comparable land value evidence; however, the PPG describes this as only a 'sense-check' and it has to be on a comparable basis including policy compliant.
- 8.21 Due to the significant infrastructure requirements required for this site to come forward and the low net-to-gross development ratio, we consider that a multiplier of 10 (i.e. x 10 EUV) to be a sufficient premium. We have therefore adopted a BLV of £270,000 per ha / £110,000 per acre (gross). This approach is consistent with the findings of the previous examination in public in 2021.
- 8.22 On the basis that the total site area of the AAP is around 224 hectares (544 acres), this equates to **£59,840,000 (notional BLV)**.
- 8.23 In May 2020 the Planning Inspectorate reported on the Examination of the Shared Strategic Section 1 Plan - North Essex Authorities, in a Post-Hearing Letter to North Essex Authorities. The Inspector addresses the viability evidence of three proposed garden communities in North Essex. The three Garden Communities would provide up to 43,000 dwellings in total. The majority of land for the Garden Communities is in agricultural use, and the Inspector recognised that the EUV for this use would be around £10,000 per gross acre. In this case, the Inspector

was of the opinion that around a x10 multiple (£100,000 per gross acre) would provide sufficient incentive for a landowner to sell. But given *'the necessarily substantial requirements of the Plan's policies'* a price *'below £100,000/acre could be capable of providing a competitive return to a willing landowner'* (para 204). The Inspector, however, judged that *'it is extremely doubtful that, for the proposed GCs, a land price below £50,000/acre – half the figure that appears likely to reflect current market expectations – would provide a sufficient incentive to a landowner. The margin of viability is therefore likely to lie somewhere between a price of £50,000 and £100,000 per acre.'* (para 205).

9 Financial Viability Scenarios and Conclusion

- 9.1 We set out below a summary of the results of our viability appraisal for the updated base value assumptions. This includes 50% affordable housing; and the indicative AAP infrastructure and S106 package. This also includes 20% developers profit on the residential open market sales. The full appraisal is included in Appendix 5.
- 9.2 We provide a summary of the appraisal below.

Table 9.1 - Salt Cross AAP Updated Baseline Appraisal Summary

Gross Development Value	
Residential OMS	£508,695,000
Affordable Housing (@50%)	£229,985,023
Sub-Total Residential	£738,680,023
Commercial Land Sales	£40,000,000
Total GDV	£778,680,023
Development Costs	
Residential Construction Costs	£295,016,794
Policy 2 Costs	£19,471,108
Residential Contingency (@3%)	£8,850,504
External Works (@10%)	£29,501,679
Infrastructure and Community Facilities (inc. contingency and fees) (see Appendix 4 and Table 6.1 - G&T Updated Indicative Infrastructure and S106 Costs (2024))	£221,376,367
Professional Fees (@8%)	£24,312,921
Marketing and Disposal Fees (@3.5%)	£20,783,933
Interest (@7.5%)	£6,983,754
Sub-Total Development Costs (ex. Land and Profit)	£626,297,060
Merged-Phase Profit (16.62% blended)	£129,450,330
Total Development Cost	£755,747,390
Land Value	
Residual Land Value (RLV)	£15,306,791
Acquisition Costs (including Master-planning)	£7,625,843
RLV (£ per acre) - net	£121,482
RLV (£ per hectare) - net	£301,315
RLV (£ per acre) - gross	£27,630
RLV (£ per hectare) - gross	£68,334

Source: Argus appraisal - 241008 Salt Cross Garden Village_6 Phases_Base costs (50% AH)_v0.10 & 241010 Salt Cross Appraisal Summary table_v0.1)

9.3 The Residual Land Value (RLV) of £15,306,791 indicates that the project has a relatively small cushion after accounting for costs and profits.

- 9.4 Given the Benchmark Land Value (BLV) of £59,840,000, calculated based on a multiplier of 10 times the Existing Use Value (EUV), the project is currently not financially feasible without adjustments, as the RLV falls significantly short in absolute terms of the required BLV for the planning stage.
- 9.5 On a net acre basis, the RLV is £121,482 per acre which is a significant increase in the agricultural land EUV. However, due to the net to gross ratio the RLV per gross acre is on £27,630. This demonstrates that more value could be generated from a more efficient scheme in terms of net-to-gross site area and density etc. This will form part of the next stage of design development.
- 9.6 This appraisal shows that the updated values did not fully account for the overall cost increases, further undermining the project's viability. Factors such as rising construction and infrastructure costs, the uplift in build costs due to Policy 2 of the AAP, and the increase in interest rates have all contributed to an unsustainable financial outcome.
- 9.7 Since the updated sales values are based on regular homes, it is reasonable to apply a premium to the sales prices, which would better reflect the added value of eco-homes compared to standard properties. It is also relevant to note that the proportion of affordable homes provided has a significant effect on the overall value of a scheme such as this.
- 9.8 As a result, we have also tested eco-premium sales values and varying proportions of affordable housing requirements in the following section.

Scenario Testing for Eco-Homes Premium and Affordable Housing

- 9.9 We set out three scenarios, each incorporating eco-premium sales values with different affordable housing percentages: 50%, 45%, and 40%.
- 9.10 These scenarios are again assessed alongside the required AAP infrastructure and S106 contributions, and account for a 20% developer profit on residential open market sales. The blended profit is adjusted for each change in the balance between open market and affordable housing.
- 9.11 We provide a summary of each appraisal as following. Full Appraisals can be found in Appendices 6-8.

Table 9.2 - Salt Cross AAP Eco-Premium Inc. 50% AH Appraisal Summary

Gross Development Value	
Residential OMS	£542,218,600
Affordable Housing (@50%)	£235,628,748
Sub-Total Residential	£777,847,348
Commercial Land Sales	£40,000,000
Total GDV	£817,847,348
Development Costs	
Residential Construction Costs	£295,016,794
Policy 2 Costs	£19,471,108
Residential Contingency (@3%)	£8,850,504
External Works (@10%)	£29,501,679
Infrastructure and Community Facilities (inc. contingency and fees) (see Appendix 4)	£221,376,367
Professional Fees (@8%)	£24,312,921
Marketing and Disposal Fees (@3.5%)	£21,986,901
Interest (@7.5%)	£7,883,884
Sub-Total Development Costs (ex. Land and Profit)	£628,400,158
Merged-Phase Profit (16.86% blended)	£137,876,784
Total Development Cost	£766,276,942
Land Value	
Residual Land Value (RLV)	£43,682,201
Acquisition Costs	£7,888,203
RLV (£ per acre) - net	£346,684
RLV (£ per hectare) - net	£859,886
RLV (£ per acre) - gross	£78,849
RLV (£ per hectare) - gross	£195,010

Source: Argus appraisal - 241008 Salt Cross Garden Village_6 Phases_Eco Premium costs (50% AH)_v0.10 & 241010 Salt Cross Appraisal Summary table_v0.1)

- 9.12 Note that marketing costs increase with the higher market values assumptions.
- 9.13 Although we see a significant increase in the Residual Land Value (RLV), it is still lower than the BLV of £59,840,000 by nearly £16,000,000, leaving the project marginally unviable, albeit £43 million is not an insignificant sum.

- 9.14 On a per acre gross basis, the RLV is £78,849 which is in the middle of the range suggested as reasonable in the North Essex Garden Communities examination.
- 9.15 To test this further, we have adjusted the affordable housing percentage to 45%, once again with the goal of increasing revenues in order to achieve the notional benchmark land value.

Table 9.3 - Salt Cross AAP Eco-Premium Inc. 45% AH Appraisal Summary

Gross Development Value	
Residential OMS	£596,440,460
Affordable Housing (@45%)	£212,065,873
Sub-Total Residential	£808,506,333
Commercial Land Sales	£40,000,000
Total GDV	£848,506,333
Development Costs	
Residential Construction Costs	£298,027,396
Policy 2 Costs	£19,669,808
Residential Contingency (@3%)	£8,940,822
External Works (@10%)	£29,802,740
Infrastructure and Community Facilities (inc. contingency and fees) (see Appendix 4)	£221,376,367
Professional Fees (@8%)	£24,561,033
Marketing and Disposal Fees (@3.5%)	£23,643,741
Interest (@7.5%)	£8,292,821
Sub-Total Development Costs (ex. Land and Profit)	£634,314,728
Merged-Phase Profit (17.46% blended)	£148,168,606
Total Development Cost	£782,483,334
Land Value	
Residual Land Value (RLV)	£57,958,860
Acquisition Costs	£8,064,137
RLV (£ per acre) - net	£459,991
RLV (£ per hectare) - net	£1,140,922
RLV (£ per acre) - gross	£104,619
RLV (£ per hectare) - gross	£258,745

Source: Argus appraisal - 241008 Salt Cross Garden Village_6 Phases_Eco Premium costs (45% AH)_v0.10 & 241010 Salt Cross Appraisal Summary table_v0.1)

- 9.16 Construction costs increase in this scenario as there are more larger market homes in the mix of units (compared to affordable units).
- 9.17 With the adjustment to 45% affordable housing, the Residual Land Value (RLV) increases to £57,958,860. Based on an EUV of £5,984,000 (£27,000 per hectare / £11,000 per acre), the RLV is 9.68 times the EUV, which is only slightly below the assumed 10x premium benchmark land value (BLV).
- 9.18 At 45% affordable housing the RLV per acre gross is now above £100,000 per acre at £104,619.
- 9.19 Finally, we proceeded to test another scenario with 40% affordable housing, as shown as in Table 9.4.

Table 9.4 - Salt Cross AAP Eco-Premium Inc. 40% AH Appraisal Summary

Gross Development Value	
Residential OMS	£650,662,320
Affordable Housing (@40%)	£188,502,999
Sub-Total Residential	£839,165,319
Commercial Land Sales	£40,000,000
Total GDV	£879,165,319
Development Costs	
Residential Construction Costs	£301,041,363
Policy 2 Costs	£19,868,730
Residential Contingency (@3%)	£9,031,241
External Works (@10%)	£30,104,136
Infrastructure and Community Facilities (inc. contingency and fees) (see Appendix 4)	£221,376,367
Professional Fees (@8%)	£24,809,424
Marketing and Disposal Fees (@3.5%)	£25,300,581
Interest (@7.5%)	£8,707,609
Sub-Total Development Costs (ex. Land and Profit)	£640,239,451
Merged- Phase Profit (18.04% blended)	£158,637,940
Total Development Cost	£798,877,391
Land Value	
Residual Land Value (RLV)	£74,217,470
Acquisition Costs	£8,270,455
RLV (£ per acre) - net	£589,028
RLV (£ per hectare) - net	£1,460,974
RLV (£ per acre) - gross	£133,967
RLV (£ per hectare) - gross	£331,328

Source: Argus appraisal - 241008 Salt Cross Garden Village_6 Phases_Eco Premium costs (40% AH)_v0.10 & 241010 Salt Cross Appraisal Summary table_v0.1)

9.20 In this scenario the RLV is 12.4 times greater than the EUV at £74,217,470.

9.21 While this higher RLV suggests greater profitability, the difference between the two scenarios indicates that a middle ground approach, such as adjusting affordable housing to somewhere around 45%, may offer a better balance between maximising RLV and delivering more

affordable housing; Policy 2 eco-homes; and, ensuring both financial viability and broader community benefits.

- 9.22 In all appraisals, Phase 2 consistently shows a negative land value. This negative value decreases progressively across the different scenarios, starting from -£21,428,993 in the Base Case model. In the eco-premium scenario with 50% affordable housing (AH), the negative land value reduces significantly to -£10,544,221, further improving to -£7,996,499 in the 45% AH scenario, and finally reaching -£5,492,426 in the 40% AH scenario.
- 9.23 Phase 2's persistent negative land value can be largely attributed to the relatively high costs, particularly for S106 contributions and infrastructure, which total £53,267,290. This is the highest among all the phases, and the discrepancy becomes even more apparent when compared to Phase 5, which has the same number of units but incurs a much lower S106 and infrastructure cost of £25,341,256. This stark difference highlights that Phase 2's viability is heavily affected by the infrastructure requirements that have been indicatively shown as being needed during this phase including new school provision. We understand that the current phasing of infrastructure costs is indicative only at this plan-making stage and as discussions progress through the planning application stage, there will need to be further agreement on the distribution of infrastructure and S106 costs based on relevant trigger points.
- 9.24 We recommend mitigating the high infrastructure and S106 costs associated with Phase 2 by distributing these costs more evenly across other phases wherever possible.

Sensitivity Analysis

- 9.25 We have also conducted sensitivity tests on the:
- Residential sales values
 - Residential construction costs
- 9.26 Note the construction sensitivity relates just to residential construction and does not test changes to the infrastructure and community facilities costs.
- 9.27 Below we provide a summary of the sensitivity test results for each scenario. This shows the RLV if sales values and construction costs increase or decrease by 5 or 10%.

Table 9.5 - Sensitivity Test for Baseline Case inc. 50% AH

Sales: Rate /m ²					
Construction: Rate /m ²	-10%	-5%	0%	5%	10%
-10%	-16,241,203	17,312,250	50,052,388	82,360,656	114,506,787
-5%	-34,270,815	-357,716	32,754,201	65,205,754	97,406,447
0%	-52,512,548	-18,194,549	15,306,791	48,013,979	80,272,012
5%	-71,021,934	-36,185,371	-2,333,151	30,736,141	63,132,667
10%	-89,649,755	-54,393,207	-20,152,286	13,288,799	45,951,700

Source: AspinallVerdi '2410 Salt Cross Garden Village Sensitivity Test'

Table 9.6 - Sensitivity Analysis for Eco-Premium inc. 50% AH

Sales: Rate /m ²					
Construction: Rate /m ²	-10%	-5%	0%	5%	10%
-10%	9,268,787	43,971,545	78,114,499	112,008,468	145,763,601
-5%	-8,509,762	26,606,426	60,935,603	94,893,887	128,691,235
0%	-26,434,164	9,063,178	43,682,201	77,752,070	111,613,484
5%	-44,561,700	-8,686,564	26,349,259	60,586,277	94,503,539
10%	-62,930,617	-26,570,882	8,826,455	43,378,512	77,367,977

Source: AspinallVerdi '2410 Salt Cross Garden Village Sensitivity Test'

Table 9.7 - Sensitivity Analysis for Eco-premium inc. 45% AH

Sales: Rate /m ²					
Construction: Rate /m ²	-10%	-5%	0%	5%	10%
-10%	21,543,191	57,304,481	92,682,982	127,820,600	162,851,203
-5%	3,690,972	39,838,471	75,334,748	110,552,112	145,604,616
0%	-14,309,876	22,272,859	57,958,860	93,254,970	128,358,029
5%	-32,472,104	4,488,737	40,518,158	75,929,108	111,102,683
10%	-50,838,341	-13,493,116	22,987,583	58,582,887	93,811,411

Source: AspinallVerdi '2410 Salt Cross Garden Village Sensitivity Test'

Table 9.8 - Sensitivity Analysis for Eco-premium inc. 40% AH

Sales: Rate /m ²					
Construction: Rate /m ²	-10%	-5%	0%	5%	10%
-10%	35,730,450	72,634,911	109,251,135	145,643,622	181,957,111
-5%	17,896,503	55,032,693	91,748,029	128,206,932	164,535,298
0%	-164,502	37,381,891	74,217,470	110,761,188	147,112,785
5%	-18,369,072	19,634,744	56,653,567	93,279,008	129,687,205
10%	-36,723,169	1,612,741	39,023,333	75,770,777	112,252,101

Source: AspinallVerdi '2410 Salt Cross Garden Village Sensitivity Test'

9.28 These tables show the appraisal is very sensitive to the value and cost assumption. For example, in Table 9.5 - Sensitivity Test for Baseline Case inc. 50% AH a 10% increase in values takes the land value to £80 million+ which is significantly in excess of the notional BLV.

Important Limitations

9.29 It is important that the following limitations are considered:

- a) The Garden Community is, by definition, significant in scale and therefore the appraisals contain very large values. At this early and 'high-level' stage in the Plan-making process, they are very sensitive to changes in input assumptions as illustrated on the sensitivity tables.
- b) The strategic infrastructure costs and S106 costs are high-level and a detailed scope of work has not yet been fully developed. Please refer to the assumptions contained in the Gardiner and Theobald Cost Plan at Appendix 4.
- c) We have applied high-level market values which reflect new-build values. We have included scenarios which include an eco-premium for low energy homes (as per Policy 2). We understand that high quality developments with a consideration of placemaking principles can achieve a premium of between 10% - 60% in addition to a typical new-build premium i.e. a 'garden community premium'. This is a wide range and it is difficult to assess what this premium might be at Salt Cross until further detailed design work is completed. We have not included any 'garden community premium' and there may be scope to increase these values higher over time (in the latter phases).
- d) We have not engaged with the landowner as part of this current exercise and transparency in respect of land value will be important at the decision-making stage as this is one of the biggest costs to the scheme. Paragraph 014 and 016 of the Viability PPG specifically state that: *Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).*

Appendix 1 - Policies Matrix

West Oxfordshire District Council – Salt Cross Garden Village Area Action Plan Policies Review

The policy matrix below is an update of the matrix produced as part of the original Salt Cross AAP viability assessment in 2021. It has been updated to take account of the Inspector’s recommended Main Modifications as set out in the Inspector’s Report of 1st March 2023 as well as the District Council’s proposed Main Modifications relating to Policy 2 – Net Zero Carbon Development.

Those policies with a Direct impact on viability include policies such as affordable housing, minimum housing standards etc. that have a measurable impact on viability. These have been explicitly factored into our economic viability appraisals.

Those policies with an Indirect impact have been incorporated into the viability study indirectly through the property market cost and value assumptions adopted e.g. market values and BCIS costs.

It is important to note that all the policies have an indirect impact on viability. The Area Action Plan sets the ‘framework’ for the property market to operate within. All the policies have an indirect impact on viability through the operation of the property market (price mechanism).

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
Policy 1 - Climate resilience and adaptation	<p>Development proposals at Salt Cross will be required to adopt a natural capital approach which positively exploit environmental characteristics and opportunities to ensure climate resilience and adaptation.</p> <p>Building use, design, siting, orientation and layout will be resilient to the future impacts of climate change...</p> <p>Key design decisions will be guided by consideration of three core elements; flexibility, durability and adaptability.</p>	Direct	<p>Policy describes approach rather than outlines specific requirements. However, the natural capital approach acknowledges that environmental improvements and access to nature increases property values.</p> <p>Items like design, siting, orientation and layout can be addressed through careful consideration at design stage rather than adding any major additional cost (over and above normal building and external works/landscaping costs).</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
			<p>Furthermore, there is likely to be a garden village premium within our development values for the benefits brought by the use of natural capital.</p> <p>The Inspector’s recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p>
<p>Policy 2 - Net-zero carbon development</p>	<p>All development required to achieve net-zero operational carbon on-site through ultra-low energy building fabric, low-carbon technologies, and on-site renewable energy generation.</p> <p>Buildings to meet specific space heating demand of between 15 – 20 kWh/m².yr.</p> <p>Consideration of overheating to include compliance with Part O of the Building Regulations for residential use and CIBSE TM52 for non-residential uses.</p> <p>Energy efficiency to include compliance with a number of sector specific energy use intensity (EUI) targets, validated through predictive energy modelling.</p> <p>Development to be fossil fuel free with 100% of energy demand to be met from on-site renewable energy.</p> <p>Development required to demonstrate attempts to reduce embodied carbon to meet the upfront carbon limits of the UK Net Zero Carbon Buildings Standard.</p>	<p>Direct</p>	<p>Given the significant weight of this issue, in support of the AAP, the West Oxfordshire District Council commissioned a consultant team led by Etude to clarify and assess the implications associated with modifying Policy 2 – Net Zero Carbon Development, as originally submitted.</p> <p>The Etude report outlines two development scenarios— Low Carbon and Net Zero Carbon—with an estimated increase in capital costs ranging from 6.1% to 7% when moving from the former to the latter. For the purposes of this updated viability assessment, we have applied a 6.6% uplift which is the mid-point between the two.</p> <p>This has been applied to the BCIS base build costs for both flats and houses.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	An Energy Strategy required at outline and detailed planning stages, to include appropriate monitoring and reporting arrangements.		
Policy 3 - Towards 'zero-waste' through the circular economy	<p>So far as practicable, proposals for development at Salt Cross will be required to embed the concept of the 'circular economy' and demonstrate a commitment towards reducing waste, increasing material re-use and recycling and minimising the amount of waste sent for disposal.</p> <p>A waste strategy will be required to demonstrate how the core components of the circular economy have been taken into account through appropriate design and construction solutions and opportunities to effectively manage waste on or near site...</p> <p>This will include <i>consideration</i> of the potential use of advanced waste collection systems such as URS (Underground Refuse System).</p>	Direct	<p>The Inspector's recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>It is only a requirement to 'consider' the potential use of advanced waste collection systems such as URS (Underground Refuse System). This has therefore currently been excluded from the Cost Plan.</p>
Policy 4 - Adopting healthy place shaping principles	<p>Development at the Garden Village will be required to deliver a high quality, sustainable community where a health-promoting environment is created...Development proposals will be required to: a) Identify and explicitly address local health and wellbeing needs and assets; and b) Embed the ten key principles of healthy place shaping augmented in time, by the Oxfordshire-wide principles.</p> <p>A Health Impact Assessment (HIA) will be required to accompany any planning application for major development, aligned with the Oxfordshire HIA methodology and toolkit...</p>	Direct	<p>The Inspector's recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We expect that these requirements can be accommodated within normal development costs with careful design consideration. Note that a healthy place to live will increase values and we have therefore undertaken sensitivity testing on market values to identify the impact of increased sales values (5% and 10% increase) on the residual land value.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
<p>Policy 5 - Social Integration, Interaction and Inclusion</p>	<p>Development proposals at Salt Cross will be required to deliver a vibrant, connected and inclusive community with a strong sense of belonging, safety, identity and community spirit, where opportunities for social integration, interaction and inclusion are maximised.</p> <p>There will be an emphasis on the provision of social community infrastructure (i.e. facilities for leisure, health, social care, worship, education, retail, arts, culture, library services, indoor and outdoor sport, play and voluntary services) in appropriate, sustainable, walkable locations of complementary, mixed-use development in the form of a 'destination' or 'hub'....</p> <p>Developers will be required to identify and address opportunities to create a safe environment...</p> <p>The appointment of a Community Development Officer will be needed early in the development stage...</p>	<p>Direct</p>	<p>The Inspector's recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have directly included the cost of providing a range of community facilities within our appraisal. These indicative cost assumptions are outlined in the Gardiner & Theobald Infrastructure and S106 costs spreadsheet.</p>
<p>Policy 6 - Providing opportunities for healthy active play, leisure and lifestyles</p>	<p>Development proposals at Salt Cross will be required to create an environment that maximises formal and informal opportunities for all to be physically active, including taking part in sport and play.</p> <p>Opportunities for healthy active play, leisure and lifestyles will need to be provided paying appropriate regard to Sport England's Active Design Principles and Play England's 'Design Principles for Successful Play'...</p>	<p>Direct</p>	<p>The Inspector's recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have directly included the cost of providing a range of community facilities within our appraisal. These indicative cost assumptions are outlined in the Gardiner & Theobald Infrastructure and S106 costs spreadsheet including provision for play, sport and recreation.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
<p>Policy 7 - Green Infrastructure</p>	<p>The planning, design and delivery of Salt Cross will be underpinned by a comprehensive approach to the provision, maintenance and long-term management of a high-quality network of green and blue infrastructure, through the submission, for approval, of a Green Infrastructure Strategy ...</p> <p>The Green Infrastructure Strategy should be prepared in the context of the overall site-specific Infrastructure Delivery Plan (IDP)...</p> <p>An ambitious approach to green and blue infrastructure provision is expected for Salt Cross, with the requirement for around 50% (including private gardens and green roofs) of the area to form the overall green infrastructure network.</p> <p>Accessibility and quality standards and minimum quantitative standards for specific green infrastructure types will be agreed as part of applications for major development...</p> <p>Achievement of high quality will need to be demonstrated, which may be through the use of the Building with Nature standards.</p> <p>Table 6.1 of the AAP sets out the minimum GI requirements as follows:</p>	<p>Direct</p>	<p>The Inspector’s recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have directly included the cost of providing the green infrastructure set out on Table 6.1 within our appraisal.</p> <p>These indicative cost assumptions are outlined in the Infrastructure and S106 costs spreadsheet which has been completed by Gardner & Theobald in co-ordination with the Council.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment																																																								
	<p>Table 6.1 - Minimum quantitative requirements for specified green infrastructure types at the Garden Village (SLG) at the outline planning application (OPA) stage</p> <table border="1" data-bbox="539 451 1211 914"> <thead> <tr> <th>Green infrastructure types</th> <th>Quantity guidelines Ha/1,000p</th> <th>Minimum requirements Ha/1,000p</th> <th>Amount for 2,200 dwellings Ha</th> </tr> </thead> <tbody> <tr> <td colspan="4">Types provided outside development parcels</td> </tr> <tr> <td>Formal parks and gardens</td> <td>-</td> <td>1.00</td> <td>5.39</td> </tr> <tr> <td>Amenity green space</td> <td>0.60</td> <td>3.26</td> <td>17.67</td> </tr> <tr> <td>Natural and semi-natural</td> <td>2.66</td> <td></td> <td></td> </tr> <tr> <td>Outdoor sports</td> <td>-</td> <td>1.60</td> <td>8.62</td> </tr> <tr> <td>Allotments</td> <td>0.30</td> <td>0.39</td> <td>2.10</td> </tr> <tr> <td>Community orchards (e.g. Includes land for community-based farming/growing, other than allotments)</td> <td>0.09</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Types provided within residential development parcels</td> </tr> <tr> <td>Nearby amenity green space (e.g. Communal green spaces within residential parcels)</td> <td>-</td> <td>0.60</td> <td>3.23</td> </tr> <tr> <td colspan="4">Types provided outside and/or inside residential development parcels</td> </tr> <tr> <td>Equipped/designated play areas (e.g. LAPs, LEAPs and NEAPs)</td> <td>0.25</td> <td>0.55</td> <td>2.96</td> </tr> <tr> <td>Other outdoor provision (e.g. MUGAs, skateboard parks, or extreme sports)</td> <td>0.30</td> <td></td> <td></td> </tr> <tr> <td>Total minimum requirement for all green infrastructure types listed above</td> <td>-</td> <td>7.40</td> <td>39.89</td> </tr> </tbody> </table> <p>Notes: 1. Anticipated population based on 2.45 persons per dwelling - 5,390.</p>	Green infrastructure types	Quantity guidelines Ha/1,000p	Minimum requirements Ha/1,000p	Amount for 2,200 dwellings Ha	Types provided outside development parcels				Formal parks and gardens	-	1.00	5.39	Amenity green space	0.60	3.26	17.67	Natural and semi-natural	2.66			Outdoor sports	-	1.60	8.62	Allotments	0.30	0.39	2.10	Community orchards (e.g. Includes land for community-based farming/growing, other than allotments)	0.09			Types provided within residential development parcels				Nearby amenity green space (e.g. Communal green spaces within residential parcels)	-	0.60	3.23	Types provided outside and/or inside residential development parcels				Equipped/designated play areas (e.g. LAPs, LEAPs and NEAPs)	0.25	0.55	2.96	Other outdoor provision (e.g. MUGAs, skateboard parks, or extreme sports)	0.30			Total minimum requirement for all green infrastructure types listed above	-	7.40	39.89		
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<p>Policy 8 - Enabling healthy local food choices</p>	<p>Development of the garden village will be required to create a healthy food environment through making provision for the growing of fresh, healthy food locally and for its consumption locally, minimising ‘food miles’ and establishing a short, sustainable food chain. Opportunities for food growing include the provision of allotments, a community farm/orchard and the use of edible plants and flowers within the public realm (e.g. through the design of ‘edible streets’/‘living lanes’).</p> <p>A food strategy should set out the overall approach to food growing and consumption at the garden village making use of</p>	<p>Direct</p>	<p>The Inspector’s recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We assume that with careful design the cost of provision can be incorporated within normal development costs. We have included 15% external works which, over the extent of the whole garden village, produces a significant sum. We have considered the land take required for this provision within our net:gross assumptions.</p>																																																								

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	current good practice, including: an assessment of suitable areas for food-growing; consideration of approaches to achieve a diversity of food outlets; and the approach to incorporating edible plants within the public realm...		
Policy 9 - Biodiversity Net Gain	<p>Biodiversity will be a prominent feature of the garden village, providing a diversity of wildlife-rich habitats and features within natural green spaces, buildings, formal green spaces and gardens...</p> <p>Development at Salt Cross will be required to demonstrate an overall biodiversity net gain of 25%. This will be measured using the DEFRA Biodiversity Metric (as may be amended and in force at the time of the application).</p> <p>The main focus of this biodiversity net gain approach will be the garden village site itself through maximising opportunities for on-site mitigation and enhancement.</p> <p>While the assumption is that net gain will be delivered on-site, where necessary to meet the full 25%, off-site enhancements will be sought.</p> <p>An appropriate financial payment will be sought by the District Council for the delivery of off-site biodiversity net gain...</p> <p>A Biodiversity Net Gain Strategy shall be submitted with applications for major development.</p>	Direct	<p>Although the Inspector's recommended Main Modifications to Policy 9 are more significant than in relation to the majority of policies, they are not considered to affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included additional costs within the Pre-planning Professional Fees budget to accommodate the cost of providing the additional planning documents that are required including the Biodiversity Net Gain Strategy.</p> <p>We have directly included an indicative cost for Biodiversity net-gain within our appraisal.</p>
Policy 10 - Water environment	An ambitious approach to the water environment is expected for the Garden Village and its surrounding catchment, adopting a sustainable integrated management of water that	Direct	The Inspector's recommended Main Modifications are minor in nature and do not affect the original conclusions

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	<p>fully incorporates high quality green and blue infrastructure. Achievement of this high quality may be demonstrated through the use of Building with Nature standards.</p> <p>In terms of flood risk, development at Salt Cross will be required to be sequentially designed to avoid areas at high flood risk from all potential sources of flooding and reduce surrounding flood risk... Built development will need to be located outside the 70% climate change fluvial flood extent.</p> <p>This policy also requires all major planning applications should be accompanied by: flood risk assessment; an assessment of opportunities to provide flood betterment; evidence on how a water sensitive design approach is being incorporated; and SUDS</p>		<p>reached in relation to the implications for the AAP viability assessment.</p> <p>We have included additional costs within the Pre-planning Professional Fees budget to accommodate the cost of providing the additional planning documents that are required including the Flood Risk Assessment, Drainage Strategy and Water Efficiency strategy etc.</p> <p>We directly included the cost of providing drainage infrastructure within our appraisal. These costs are outlined in the Infrastructure and S106 costs spreadsheet which has been completed by Gardner Theobald in co-ordination with the Council.</p>
Policy 11 - Environmental assets	<p>In the planning, design and delivery of Salt Cross, development which is likely to cause pollution or result in exposure to sources of pollution or risk to safety must incorporate measures to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity...</p> <p>Various environmental reports will be required for major development including: air quality assessment; lighting strategy; noise assessment; ground conditions and contamination; and soil management strategy.</p> <p>Careful consideration needs to be given in particular to the southern boundary of Salt Cross, including Eynsham Wood, and its relationship with the A40.</p>	Direct	<p>The Inspector's recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included additional costs within the Pre-planning Professional Fees budget to accommodate the cost of providing the additional planning documents that are required including these various environmental reports.</p> <p>We assume that the cost of provision can be incorporated within normal development costs.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
<p>Policy 12 - Conserving and enhancing the historic environment of Salt Cross</p>	<p>Development proposals at Salt Cross will be required to conserve and enhance the historic environment of the site and its surroundings.</p> <p>A pro-active approach must be demonstrated in the form of a Conservation Management Plan which should consider the significance of relevant heritage assets, identify how new development can make a positive contribution to local character and distinctiveness and examine and outline a suitable and appropriate strategy for future use, management and maintenance of the heritage assets with the purpose of conserving and /or enhancing their significance....</p>	<p>Direct</p>	<p>The Inspector’s recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included additional costs within the Pre-planning Professional Fees budget to accommodate the cost of providing the additional planning documents that are required including the conservation management plan.</p> <p>This policy impacts the design and layout of the garden village, we assume this can be incorporated within normal development costs. Conservation and enhancement of historic environment will add to the value of the development. We have therefore undertaken sensitivity testing on market values to identify the impact of increased sales values (5% and 10% increase) on the residual land value.</p>
<p>Policy 13 - Movement and Connectivity Key Design Principles</p>	<p>The Garden Village must be a place where streets, through high quality design, lead to greater economic and social well-being and improved health for residents, by creating an environment for healthy lifestyles, sustainable travel and a zero-carbon economy. A design-led approach that prioritises people rather than vehicles, including car free zones and shared spaces, must be adopted to instigate cultural / behavioural change.</p> <p>This policy also requires consideration of the following principles; movement and access; sustainable travel;</p>	<p>Direct</p>	<p>There are no recommended Main Modifications to Policy 13 and as such, there is no effect on the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have directly included the cost of providing strategic highways infrastructure (including roads, footpaths and cycleways etc.) within our appraisal. These indicative costs are outlined in the Infrastructure and S106 costs spreadsheet which has been completed by Gardner &</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	diversity; ease of movement; legibility; adaptability; designing for future maintenance; good streets and spaces.		Theobald in co-ordination with the West Oxfordshire District Council and Oxfordshire County Council. We have directly included the cost of providing highways infrastructure. These indicative costs are outlined in the Gardiner & Theobald Infrastructure and S106 costs spreadsheet.
Policy 14 - Active and Healthy Travel	<p>The development of Salt Cross should make walking and cycling the most attractive forms of local transport, supported by an extensive network of high-quality walking and cycling routes both on and off-site. Including:</p> <ul style="list-style-type: none"> • The southern section of the Lower Road segregated cycle route in the eastern part of the development. • Improved A40 crossings, with a grade-separated underpass unless proven unnecessary for meeting place-making objectives or not technically feasible. • Spine road designed for safe walking and cycling, minimising site severance. • Cuckoo Lane closed to through traffic and integrated into the walking and cycling network. • Enhanced connections for walking and cycling to Freeland, Long Hanborough, and Eynsham. <p>Any masterplan for the Garden Village site must include specific cycle and pedestrian zones ... Evidence of safe routes to school will also be required.</p> <p>Ample cycle parking must be provided at suitably accessible locations around the site... in accordance with the following minimum standards:</p> <p>Residential cycle parking:</p> <ul style="list-style-type: none"> • 1 bed – at least 2 spaces per dwelling 	Direct	<p>Although the Inspector's recommended Main Modifications to Policy 14 are more significant than in relation to the majority of policies, we understand that they have been recommended in the interests of brevity and clarity and do not introduce any additional policy requirements. As such, they are not considered to affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have directly included the cost of providing cycling and pedestrian infrastructure within our appraisal. These indicative costs are outlined in the Gardiner & Theobald Infrastructure and S106 costs spreadsheet.</p> <p>The costs spreadsheet also includes an allowance for off-site cycle parking contributions along with financial contributions towards the A40 corridor improvements, the Lower Road cycle path and the B4044 cycle path.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	<ul style="list-style-type: none"> • 2 bed – at least 3 spaces per dwelling • 3+ bed – at least 4 spaces per dwelling <p>Employment cycle parking (covered): 1 space per 50 sqm</p> <p>Retail cycle parking: 1 space per 75 sqm (gross internal area)</p> <p>Financial contributions towards off-site cycle parking provision will be required including at Hanborough Station, Eynsham Park & Ride, Eynsham Village Centre and Oxford City Centre.</p> <p>Financial contributions will also be required in respect of the B4044 cycle route and the segregated cycle route connection from the northern boundary of the Garden Village to Hanborough Station.</p> <p>Development of the Garden Village must effectively integrate with the walking and cycling elements of the A40 corridor improvements. As these will be forward funded through HIF, S106 planning obligations will be required to secure financial contributions towards repayment of HIF which has enabled their early delivery.</p> <p>... Infrastructure for smart, real-time monitoring of sustainable transport modes and car use must be provided within the Garden Village and nearby roads.</p>		
Policy 15 - Public Transport	<p>An integrated and innovative approach must be taken to public transport to facilitate high levels bus and rail use.</p> <p>The Garden Village design must be integrated with the Sustainable Transport Hub (centred on a new Park & Ride site) and supporting A40 infrastructure developments, ...</p>	Direct	Although the Inspector's recommended Main Modifications to Policy 15 are more significant than in relation to the majority of policies, we understand that they have been recommended in the interests of brevity and clarity and do not introduce any additional policy

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	<p>considering means for future expansion of the Park and Ride site.</p> <p>There will be a focus on pedestrian and cycle connectivity, with private vehicular access to the Park & Ride site from the Garden Village to be restricted...</p> <p>Development must ensure provision of high quality, fully accessible bus stops in suitable locations across the site and financial contributions will be required for the improvement of A40 corridor bus services between Carterton, Witney, Oxford and the Eastern Arc, including a bus service through the Garden Village itself.</p> <p>Development of the Garden Village must effectively integrate with the walking and cycling elements of the A40 corridor improvements. As these will be forward funded through HIF, S106 planning obligations will be required to secure financial contributions towards repayment of HIF which has enabled their early delivery.</p> <p>To facilitate the widening of the A40 in order to accommodate bus lanes and shared foot/cycle paths, any comprehensive masterplan... must make provision for land along the southern boundary of the Garden Village as necessary.</p> <p>Connections to Hanborough Station must be significantly improved, with a focus on bus, pedestrian and cycling accessibility...</p> <p>Financial contributions will be required towards improvements at Hanborough Station which will be set out in a masterplan for the station...</p>		<p>requirements. As such, they are not considered to affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>Sites and schemes with good transport links, access and connectivity will be more marketable and viable than sites which do not benefit from these.</p> <p>We have directly included the indicative costs of providing public transport infrastructure within our appraisal. (Gardner & Theobald in co-ordination with the Council).</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
<p>Policy 16 - Reducing the Overall Need to Travel including by Car</p>	<p>The design of the Garden Village must seek to reduce the overall need to travel, particularly by car...</p> <p>Development at Salt Cross must be supported by innovative travel demand measures...</p> <p>A Framework (site-wide) Travel Plan and subsidiary Travel plans linked to a Transport Assessment (TA) will be required to cover all residential areas, schools, employment sites and mixed-use areas...</p> <p>A Spatial Car Parking Management Plan will be required to address site wide considerations including the use of parking restrictions and car-free zones, areas of car-free development (minimum 15% of total dwellings) kerbside management and provision of drop-off zones...</p> <p>A Detailed Car Parking Management Plan will be required for each subsequent phase... car parking should be integrated into the street design and allow for cost effective conversion, particularly for private areas.</p> <p>Maximum car parking standards for Residential:</p> <ul style="list-style-type: none"> - 1 bed units – 0.75 non-allocated per property - 2 & 3 bed units – 1 off-street bay per property - 4+ bed units – 1 off-street bay per property plus the equivalent of 1 non-allocated bay per property <p>Office and Research and Development Space (Use Classes E(g) (i) and E(g) (ii))</p> <ul style="list-style-type: none"> - 1 space per 60 m2 of employment space 	<p>Direct</p>	<p>Although the Inspector’s recommended Main Modifications to Policy 16 are more significant than in relation to the majority of policies, we understand that they have been recommended in the interests of brevity and clarity and do not introduce any additional policy requirements. As such, they are not considered to affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included additional costs within the Pre-planning Professional Fees budget to accommodate the cost of providing the additional planning documents that are required including the Travel Plan, Car Parking Management Plans etc.</p> <p>We have directly included the cost of providing infrastructure within our appraisal. These costs are outlined in the Infrastructure and S106 costs spreadsheet which has been completed by Gardner & Theobald in co-ordination with the Council.</p> <p>The indicative S106 cost assumptions used in the appraisal include an allowance for travel demand measures.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	<p>Parking for other supporting land uses will be determined through transport evidence supporting the relevant application...</p> <p>Electric Vehicle (EV) charging points must be provided as follows...: • All residential properties with a parking space • 50% of non-allocated parking spaces • 25% of non-residential development parking spaces.</p> <p>Charging points in non-allocated spaces must be located conveniently for residents with no longer than a 5-minute walk ...</p>		
<p>Policy 17 - Road Connectivity and Access</p>	<p>This policy outlines the principles vehicular access points and highways infrastructure for Salt Cross.</p> <p>The principal vehicular access points for Salt Cross will comprise: • A new roundabout (the 'Western Development Roundabout') located on the A40 to the west of the proposed Park & Ride access junction. • A new junction with Lower Road which will form the eastern access point for the spine road through the Garden Village. Additional junctions onto the A40 to these two will not be permitted.</p> <p>Additional highway infrastructure to be provided will include: • A spine road through the site, accessed from the 'Western Development Roundabout' and connecting to Lower Road, enabling direct and indirect access to all areas of built development within the garden village. • Signalisation of the A4095/ Lower Road junction. • Measures to deter through traffic travelling between the A40 and A4095 via Cuckoo Lane and Freeland village.</p>		<p>Although the Inspector's recommended Main Modifications to Policy 17 are more significant than in relation to the majority of policies, we understand that they have been recommended in the interests of brevity and clarity and do not introduce any additional policy requirements. As such, they are not considered to affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included additional costs within the Pre-planning Professional Fees budget to accommodate the cost of providing the additional planning documents that are required including the Construction & Logistics Plan and Delivery and Servicing Plan etc.</p> <p>We have directly included the cost of providing highways infrastructure within our appraisal. These costs are outlined in the Infrastructure and S106 costs</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	<p>Planning applications must include details on how the proposed development will facilitate transport improvements and implement mitigation measures.</p> <p>All new infrastructure should connect in real-time to traffic management, and the number of houses accessed via a single road link must comply with OCC's 'Street Design Guide'.</p> <p>Development of the Garden Village integrate with the A40 corridor improvements, including increased highway capacity and junction reconfiguration. As these are forward-funded through HIF, S106 planning obligations will be required to secure contributions for HIF repayment, enabling early delivery.</p> <p>All planning applications submitted for the Garden Village must include a Construction & Logistics Plan with commercial uses to be supported by a Delivery and Servicing Plan.</p>		<p>spreadsheet which has been completed by Gardner & Theobold in co-ordination with the Council.</p> <p>We have assumed that these works are completed for the purposes of our appraisal.</p>
<p>Policy 18 - Salt Cross Science and Technology Park</p>	<p>Provision will be made at Salt Cross for a campus of around 40 ha set within an extensive network of green and blue infrastructure to accommodate science, technology, engineering and high-tech related B-class business floorspace. This is expected to include around 80,000m2 of floorspace in the period to 2031 and beyond...</p> <p>The campus will include a range of integrated and accessible complementary uses such as shops, coffee shops / restaurants, gym and crèche. The potential impacts of any larger complementary uses over 500 sqm net sales floorspace on the viability of nearby local centres including</p>	<p>Direct</p>	<p>The Inspector's recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included the 40 ha of serviced employment land in the appraisal as part of the GDV. We have not appraised each individual building/use separately. We assume that commercial development will take place to accommodate corporate demand and will be viable on a project-by-project basis.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	Eynsham, should be assessed in accordance with Local Plan Policy E6..		
Policy 19 - Small-scale commercial opportunities and flexible business space	<p>Provision will be made for small-scale commercial and flexible business space in suitable and accessible locations in the garden village as part of the overall mix of development.</p> <p>This space could form part of any neighbourhood centre or similar 'hub' with effective links to other related uses such as educational facilities, housing and transport.</p>	Direct	<p>There are no recommended Main Modifications to Policy 19 and as such, there is no effect on the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>Again, we have not appraised this aspect specifically as by definition it is small scale. We assume that these opportunities will be commercially viable in their own right as part of the mix / demand from the build-out of the garden village.</p>
Policy 20 - Homeworking	<p>Development proposals at Salt Cross will be required to support and enable a high-proportion of home-working both within individual households and through the provision of suitable, shared space such as flexible co-working/meeting space in suitable, accessible locations.</p> <p>Provision should be made as part of the overall mix of uses within any neighbourhood centre and meeting space linked to the science and technology park.</p> <p>Unless justified on the grounds of technical feasibility, every household and shared space will be supported by all necessary infrastructure to enable the provision of Ultrafast Fibre to the Premises (FttP) broadband.</p> <p>Consideration must also be given to the use of other appropriate technologies to enable and promote the concept</p>	Direct	<p>The Inspector's recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>See above for provision of flexible co-working space and provision of broadband.</p> <p>We assume that developers house-types will respond to market signals to be of sufficient size to incorporate a study-bedroom if not separate live-work space (particularly in a post-Covid world). This will be reflected in the price of the unit.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	of 'smart living' as a key component of the future development and delivery of Salt Cross.		
Policy 21 - Employment, skills and training	<p>Application for major development at Salt Cross will be required to be supported by a Community Employment Plan (CEP)...</p> <p>This includes apprenticeships, training, local procurement and school visits.</p>	Direct	<p>The Inspector's recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included additional costs within the Pre-planning Professional Fees budget to accommodate the cost of providing the additional planning documents that are required including the Community Employment Plan for any major development.</p> <p>We assume that this can be accommodated within normal development costs and will indeed reduce/mitigate long term labour costs and is therefore an investment.</p>
Policy 22 - Housing Delivery	<p>The total number of new homes expected to be delivered within the boundary of Salt Cross as defined in the AAP is 2,200 units...</p> <p>The delivery of new homes will be phased in accordance with the provision of supporting infrastructure, drawing from the Eynsham Area Infrastructure Delivery Plan (IDP) and the site-specific IDP ...</p> <p>Residential development proposals at Salt Cross will be expected to demonstrate exemplary design standards alongside a commitment to the acceleration of housing delivery...</p>	Direct	<p>The Inspector's recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included 2,200 units within our appraisal.</p> <p>We have assumed a base build cost of £1,426 psm for house and £1,597 psm for flats – lower quartile BCIS costs rebased to West Oxfordshire.</p> <p>BCIS is reflective of larger house builders building at volume; therefore, the lower rate is adopted (BCIS</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
			<p>accessed September 2024). These costs have been reflected in the Gardiner & Theobald cost plan.</p> <p>We have structured the development into six phases, with a total project duration of 174 month (approximately 14.5 years). The project is scheduled to commence in October 2025 and finish by February 2040.</p> <p>Phase 1 will consist of 415 units, followed by 375 units in Phase 2, 405 units in Phase 3, 420 units in Phase 4, 375 units in Phase 5, and 210 units in Phase 6. By the end of the project, there will be a total of around 2,200 units delivered across all six phases.</p> <p>This phased approach is consistent across all scenarios, ensuring that both construction and revenue generation follow the same timeline (Appendices 5-8).</p> <p>The housing mix is shown on the Accommodation Schedule which is a separate Appendix.</p>
Policy 23 - Housing Mix	<p>Residential development proposals at Salt Cross will be characterised by a broad mix of different dwelling types, sizes and tenures.</p> <p><u>Market housing</u></p> <p>The following indicative size mix will apply:</p> <p>1-bed: 5-10%</p> <p>2-bed: 20-25%</p> <p>3-bed: 40-50%</p>	Direct	<p>The Inspector’s recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have reflected these mixes within our housing mix assumptions. See the Schedule of Accommodation spreadsheet.</p> <p>Transfer values were calculated based on Local Housing Allowance for affordable rent and shared ownership</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	<p>4+ bed: 25-30%</p> <p>This is indicative only and the Council will take into account other relevant factors...</p> <p><u>Affordable Housing</u></p> <p>The proportion of affordable homes will be 50%, subject to viability.</p> <p>Of this 50%,</p> <ul style="list-style-type: none"> • 30% will be rented affordable (including a balance of affordable rent and social rent), and • 20% will be home ownership options with a focus on shared ownership, but allowing for other options including starter homes and discount market sale. <p>A balanced mix of property sizes should be achieved informed by the following mix:</p> <p><i>Social/Affordable Rent</i></p> <p>1-bed: 30-35%</p> <p>2-bed: 30-40%</p> <p>3-bed: 30-35%</p> <p>4+bed: 5%</p> <p><i>Affordable Home Ownership</i></p> <p>1-bed: 20-25%</p> <p>2-bed: 40%</p>		<p>values are in accordance with tables 10.3 and 10.4 within the supporting text.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment										
	<p>3-bed: 25-30%</p> <p>4+bed: 5-10%</p> <p>This indicative mix provides a guide only...</p> <p>Affordable rent should be capped at no higher than the Local Housing Allowance (LHA) limits and affordable home ownership should be sufficiently discounted from open market values to reflect the realistic affordable purchase prices indicated in Tables 10.3 and 10.4 (see below for ease).</p> <p>Table 10.3 – Affordable Home Ownership Prices – Year to Sept 2018</p> <table border="1" data-bbox="577 770 1227 986"> <thead> <tr> <th></th> <th>Affordable purchase price</th> </tr> </thead> <tbody> <tr> <td>1-bedroom</td> <td>£120,000 – £175,000</td> </tr> <tr> <td>2-bedroom</td> <td>£145,000 – £250,000</td> </tr> <tr> <td>3-bedroom</td> <td>£175,000 – £350,000</td> </tr> <tr> <td>4-bedroom</td> <td>£240,000 – £450,000</td> </tr> </tbody> </table>		Affordable purchase price	1-bedroom	£120,000 – £175,000	2-bedroom	£145,000 – £250,000	3-bedroom	£175,000 – £350,000	4-bedroom	£240,000 – £450,000		
	Affordable purchase price												
1-bedroom	£120,000 – £175,000												
2-bedroom	£145,000 – £250,000												
3-bedroom	£175,000 – £350,000												
4-bedroom	£240,000 – £450,000												

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment															
	<p>Table 10.4 – Estimated Maximum Open Market Value for Shared Ownership/Equity Properties to be Affordable</p> <table border="1" data-bbox="546 459 1232 756"> <thead> <tr> <th></th> <th>25% equity</th> <th>50% equity</th> </tr> </thead> <tbody> <tr> <td>1-bedroom</td> <td>£201,000 – £255,000</td> <td>£154,000 – £196,000</td> </tr> <tr> <td>2-bedroom</td> <td>£237,000 – £304,000</td> <td>£182,000 – £234,000</td> </tr> <tr> <td>3-bedroom</td> <td>£288,000 – £370,000</td> <td>£221,000 – £284,000</td> </tr> <tr> <td>4-bedroom</td> <td>£391,000 – £522,000</td> <td>£301,000 – £401,000</td> </tr> </tbody> </table>		25% equity	50% equity	1-bedroom	£201,000 – £255,000	£154,000 – £196,000	2-bedroom	£237,000 – £304,000	£182,000 – £234,000	3-bedroom	£288,000 – £370,000	£221,000 – £284,000	4-bedroom	£391,000 – £522,000	£301,000 – £401,000		
	25% equity	50% equity																
1-bedroom	£201,000 – £255,000	£154,000 – £196,000																
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3-bedroom	£288,000 – £370,000	£221,000 – £284,000																
4-bedroom	£391,000 – £522,000	£301,000 – £401,000																
<p>Policy 24 - Build to Rent</p>	<p>The provision of Build to Rent accommodation will be supported as part of the overall mix of new homes provided at Salt Cross....</p> <p>Affordable housing is expected to be provided on-site...</p> <p>The starting assumption is that affordable housing within any Build to Rent scheme will take the form of 'affordable private rent' although other forms of affordable housing will be considered having regard to identified needs.</p> <p>It is anticipated that the proportion of affordable housing provided as part of any Build to Rent scheme will accord with the benchmark set out in national policy/guidance – currently 20%.</p>	<p>Direct</p>	<p>The Inspector's recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included an additional extra over construction sum for 40 BTR dwellings - £4,400,000 (see Gardiner & Theobald Cost Plan).</p> <p>We have not explicitly differentiated the value of these 40 units in the context of the overall scheme. We have assumed that the value is under-pinned by the OMS value/Transfer Values for simplicity.</p>															

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	<p>In terms of affordable rent levels, a discount of at least 20% relative to local market rents will be required taking account of the living rents set out at Table 10.2 of the AAP.</p>		
<p>Policy 25 - Custom and Self-Build Housing</p>	<p>To ensure that Salt Cross provides opportunities for community-led housing and individuals to build or commission their own homes, 5% of the total number of homes will be set aside as serviced plots for the purposes of custom and self-build housing...</p> <p>There should be a mix of plot types and sizes, they are encouraged to be in clusters of 10 or more, and 50% affordable housing applies...</p> <p>If suitable purchasers have not come forward at the end of a 12-month marketing period then plots may remain on the market or be built out by the developer for market housing.</p>	<p>No Impact</p>	<p>The Inspector’s recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We assume that there is no financial impact of this policy given the size of the site and the fact that if the plot remains unsold it reverts to market housing.</p> <p>Our viability model assesses the process of taking a site; servicing the site and mitigating harm; and then building out that site by one house-builder/developer. It is assumed that there is sufficient buffer within the appraisal assumptions to accommodate subtle differences in the delivery mechanism and that there is not a material impact on viability if that process is completed by multiple parties (i.e. serviced plot is sold on for self-build).</p>
<p>Policy 26 - Meeting Specialist Housing Needs</p>	<p>As part of the overall type and mix of housing opportunities at Salt Cross, provision should be made for specialist housing to meet identified needs including, but not limited to, the needs of older people and persons with disabilities as well as opportunities for communal housing and housing linked to key employers and educational institutions.</p>	<p>Direct</p>	<p>Whilst the Inspector’s recommended Main Modifications to Policy 26 are minor in nature, they propose to remove the requirement for all new homes to be designed to meet Building Regulations Requirement M4 (2). The default position for Salt Cross would therefore be Policy H4 of the West Oxfordshire Local Plan 2031 which requires at least 25% of new market and affordable homes to be built to Part M4(2) standards and 5% to Part M4(3) standards. Where Part M4(3) dwellings are</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	Proposals for specialist housing for older people or education and employment linked will be supported as part of the overall mix of housing at Salt Cross.		<p>provided, these will count towards the overall 25% requirement.</p> <p>Gardiner & Theobald have included £4,383,852 for Accessible plot requirements.</p> <p>We have not tested additional specialist housing at the policy states that this type of accommodation will be supported and is not a requirement. Specialist accommodation will therefore only come forward if commercially viable.</p>
Policy 27 – Key development principles	The Inspector’s recommended Main Modifications include the deletion of Policy 27.		No longer relevant given the proposed deletion of the policy.
Policy 28 27 - Land uses and layout – the spatial framework	<p><u>Land Uses</u></p> <p>Development proposals at Salt Cross will be expected to accord with and not compromise the delivery of, the following key land use assumptions:</p> <ul style="list-style-type: none"> - Around 2,200 homes; - Around 40 hectares of business land including approximately 80,000m2 of employment floorspace; - Sustainable transport hub including park and ride with bus priority; [8ha, 850 car spaces, cycle parking and electric vehicle charging points, as outlined in Table 11.1] - Primary school provision – a 3.01 ha site capable of accommodating either 2 forms or 3 forms of entry; 	Direct	<p>The Inspector’s recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included additional costs within the Pre-planning Professional Fees budget to accommodate the cost of providing the additional planning documents that are required including the comprehensive masterplan.</p> <p>We have reflected these land uses in our infrastructure schedule, and land use budget.</p> <p>All the relevant infrastructure costs are included in the Gardiner & Theobald Infrastructure Cost Plan which has been developed in consultation with WODC and Oxfordshire County Council.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	<ul style="list-style-type: none"> - Secondary school provision – a 4.88 ha site expected to accommodate a satellite facility to Bartholomew School; - An appropriate mix and quantum of community uses as part of the village centre and neighbourhood centres, including land which is to be reserved for general medical use to enable the future expansion/re-location of primary health care facilities; - Extensive green infrastructure network including at least 40 hectares of formal parks and gardens, amenity green space, natural and semi-natural green space, outdoor sports, allotments, community orchards, burial space, play areas and other outdoor provision; and - An appropriate quantum and balanced mix of commercial uses as part of the village centre and neighbourhood centres. <p><u>Layout</u></p> <p>A comprehensive masterplan will be required taking account of the key elements of the illustrative Spatial Framework Plan at Figure 11.6.</p>		
<p>Policy-29 28 - Design requirements</p>	<p>Development at Salt Cross will be expected to achieve a high quality, innovative and inclusive approach to design which is consistent with garden village principles.</p> <p>The design rationale for development at Salt Cross should be set out in a comprehensive masterplan supported by a site-wide design code and design and access statement. This must be consistent with the key design principles and</p>	<p>Direct</p>	<p>The Inspector’s recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included additional costs within the Pre-planning Professional Fees budget to accommodate the cost of providing the additional planning documents that are required including the site-wide design code.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	<p>considerations including the National Design Guide and National Model Design Code.</p>		<p>We have included 6.6% building cost uplift to reflect the higher quality design associated with the findings of the Etude study – ‘Policy 2 Net Zero Carbon Development Evidence Base’.</p> <p>We have also considered the eco-premium (and garden community premium) that higher design quality will attract within our residential values as part of the sensitivity analysis that has been undertaken.</p>
<p>Policy 30 29 - Provision of supporting infrastructure</p>	<p>Development proposals at Salt Cross must be supported by appropriate investment in infrastructure, with a particular emphasis on timely provision to encourage effective place making, social interaction and integration, minimise disruption to residents and to ensure that existing services and facilities are not put under unreasonable strain.</p> <p>Proposals for supporting infrastructure should be identified in a site-specific Infrastructure Delivery Plan (IDP) submitted as part of any outline planning application and updated as appropriate.</p> <p>A phasing plan must also be included covering the lifetime of the development. The phasing plan may include triggers and particular circumstances that would justify the need for a viability assessment of the cumulative effects of all policies in the AAP...</p>	<p>Direct</p>	<p>The Inspector’s recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p> <p>We have included additional costs within the Pre-planning Professional Fees budget to accommodate the cost of providing the additional planning documents that are required including the site-specific IDP.</p> <p>The indicative infrastructure and S106 costs have been developed by Gardner & Theobald in co-ordination with the Council.</p>
<p>Policy 31 30 - Long-term maintenance and stewardship</p>	<p>Development proposals at Salt Cross must be supported by robust, cost-effective and transparent maintenance and stewardship arrangements including appropriate financing arrangements and management responsibilities in perpetuity.</p>	<p>Direct</p>	<p>The Inspector’s recommended Main Modifications are minor in nature and do not affect the original conclusions reached in relation to the implications for the AAP viability assessment.</p>

Policy	Policy Contents with incorporating recommended Main Modifications	Impact on Viability *	Implications for AAP Viability Assessment
	<p>Suitable options should be explored through the submission of a Community Management and Maintenance Plan (CMMP) or equivalent which will be required in support of any outline and where appropriate, detailed planning applications.</p>		<p>We have included additional costs within the Pre-planning Professional Fees budget to accommodate the cost of providing the additional planning documents that are required including the Community Management and Maintenance Plan.</p> <p>This includes the legal set up of the Management entity. The infrastructure/S106 cost schedule developed by Gardner & Theobald in co-ordination with the Council includes indicative start-up costs together with an initial commuted sum for maintenance. The costs also include a number of potential income generating ‘assets’ including the ‘Build to Rent’ scheme and indoor sport and recreation that have the potential to contribute to ongoing maintenance costs, thereby reducing the need for a service charge/estate charge arrangement.</p>

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Appendix 2 - Accommodation Schedule

240930 Salt Cross Accommodation Schedule_v0.5

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF			
					Phases	Phase 1 - (non spatial)				Phase 2 - (non spatial)				Phase 3 -				Phase 4 -				Phase 5 -				Phase 6 -				Total / Average	Check calcs				
		Data source	CF (to Arus)	Rate E%	Amount £	High Density	Medium Density	Low Density	Total / Average	Car Free	High Density	Medium Density	Low Density	Total / Average	High Density	Medium Density	Low Density	Total / Average	High Density	Medium Density	Low Density	Total / Average	High Density	Medium Density	Low Density	Total / Average	High Density	Medium Density	Low Density	Total / Average					
1																																			
2		Land Budget																																	
3		Density Mix				25%	50%	25%	100%		25%	50%	25%	100%	25%	50%	25%	100%	25%	50%	25%	100%	25%	50%	25%	100%	25%	50%	25%	100%					
4		Residential Density				58	45	28	41		58	45	28	41	58	45	28	41	58	45	28	41	58	45	28	41	58	45	28	41		41			
5		Number of Dwellings				104	208	104	415		94	188	94	375	101	203	101	405	105	210	105	420	94	188	94	375	53	105	53	210	2200	2200			
6		Net Residential (ha)				1.79	4.61	3.71	10.11		1.62	4.17	3.35	9.13	1.75	4.50	3.62	9.86	1.81	4.67	3.75	10.23	1.62	4.17	3.35	9.13	0.91	2.33	1.88	5.11	53.57	20			
7		Net Residential (acres)				4.42	11.39	9.16	24.97		3.99	10.30	8.27	22.56	4.31	11.12	8.94	24.37	4.47	11.53	9.27	25.27	3.99	10.30	8.27	22.56	2.24	5.77	4.63	12.64	132.37	49.42			
8		Gross Land Take (ha)																																	
9		Gross Land Take (acres)																																	
10		Net to Gross ratio (overall)																																	
11		Tenure Mix (No. Units)																																	
12		Affordable housing Policy																																	
13		50%																																	
14		OMS no.				52	104	52	208		-	47	94	47	188	51	101	51	203	53	105	53	210	47	94	47	188	26	53	26	105	1,100	50%		
15		Affordable rented no.				16	31	16	62		-	14	28	14	56	15	30	15	61	16	32	16	63	14	28	14	56	8	16	8	32	330	30%		
16		Social rented no.				16	31	16	62		-	14	28	14	56	15	30	15	61	16	32	16	63	14	28	14	56	8	16	8	32	330	30%		
17		First Homes no.				13	26	13	52		-	12	23	12	47	13	25	13	51	13	26	13	53	12	23	12	47	7	13	7	26	275	25%		
18		Intermediate/other no.				8	16	8	31		-	7	14	7	28	8	15	8	30	8	16	8	32	7	14	7	28	4	8	4	16	165	15%		
19																																			
20						104	208	104	415		0	93.75	188	94	375	101.25	203	101	405	105	210	105	420	93.75	188	94	375	52.5	105	53	210	2,200			
21		Unit sizes (sqm)																																	
22		1 Bed Flat				50	50	50			50	50	50		50	50	50		50	50	50		50	50	50		50	50	50						
23		2 Bed Flat				65	65	65			65	65	65		65	65	65		65	65	65		65	65	65		65	65	65						
24		2 Bed House				75	75	75			75	75	75		75	75	75		75	75	75		75	75	75		75	75	75						
25		3 Bed House				95	95	95			95	95	95		95	95	95		95	95	95		95	95	95		95	95	95						
26		4 Bed House				135	135	135			135	135	135		135	135	135		135	135	135		135	135	135		135	135	135						
27		5 Bed House				170	170	170			170	170	170		170	170	170		170	170	170		170	170	170		170	170	170						

240930 Salt Cross Accommodation Schedule_v0.5

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF																														
	Phases					Phase 1 - (non spatial)					Phase 2 - (non spatial)					Phase 3 - ()					Phase 4 - ()					Phase 5 - ()					Phase 6 - ()					Total / Average	Check calcs																									
29	Unit Mix - Market																															Policy 23 AAP																														
30	1 Bed Flat					10.0%	8.0%	5.0%		10.0%	10.0%	8.0%	5.0%		10.0%	8.0%	5.0%		10.0%	8.0%	5.0%		10.0%	8.0%	5.0%		10.0%	8.0%	5.0%																																	
31	2 Bed Flat					10.0%	9.0%	8.0%		10.0%	10.0%	9.0%	8.0%		10.0%	9.0%	8.0%		10.0%	9.0%	8.0%		10.0%	9.0%	8.0%		10.0%	9.0%	8.0%																																	
32	3 Bed House					15.0%	14.0%	12.0%		15.0%	15.0%	14.0%	12.0%		15.0%	14.0%	12.0%		15.0%	14.0%	12.0%		15.0%	14.0%	12.0%		15.0%	14.0%	12.0%																																	
33	4 Bed House					40.0%	42.0%	45.0%		40.0%	40.0%	42.0%	45.0%		40.0%	42.0%	45.0%		40.0%	42.0%	45.0%		40.0%	42.0%	45.0%		40.0%	42.0%	45.0%																																	
34	5 Bed House					16.0%	17.0%	18.0%		16.0%	16.0%	17.0%	18.0%		16.0%	17.0%	18.0%		16.0%	17.0%	18.0%		16.0%	17.0%	18.0%		16.0%	17.0%	18.0%																																	
35						9.0%	10.0%	12.0%		9.0%	9.0%	10.0%	12.0%		9.0%	10.0%	12.0%		9.0%	10.0%	12.0%		9.0%	10.0%	12.0%		9.0%	10.0%	12.0%																																	
36						100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%																																	
37																																																														
38																																																														
39	Open Market Floor area (sqm)																																																													
40	1 Bed Flat (NIA)					259	415	130	804	-	234	375	117	727	253	405	127	785	263	420	131	814	234	375	117	727	131	210	66	407	4,263																															
41	2 Bed Flat (NIA)					337	607	270	1,214	-	305	548	244	1,097	329	592	263	1,185	341	614	273	1,229	305	548	244	1,097	171	307	137	614	6,435																															
42	2 Bed House					584	1,089	467	2,140	-	527	984	422	1,934	570	1,063	456	2,088	591	1,103	473	2,166	527	984	422	1,934	295	551	236	1,083	11,344																															
43	3 Bed House					1,971	4,140	2,218	8,329	-	1,781	3,741	2,004	7,526	1,924	4,040	2,164	8,128	1,995	4,190	2,244	8,429	1,781	3,741	2,004	7,526	998	2,095	1,122	4,214	44,151																															
44	4 Bed House					1,121	2,381	1,261	4,762	-	1,013	2,152	1,139	4,303	1,094	2,324	1,230	4,647	1,134	2,410	1,276	4,820	1,013	2,152	1,139	4,303	567	1,205	638	2,410	25,245																															
45	5 Bed House					794	1,764	1,058	3,616	-	717	1,594	956	3,267	775	1,721	1,033	3,529	803	1,785	1,071	3,659	717	1,594	956	3,267	402	893	536	1,830	19,168																															
46	Total OMS Floor area (NIA) (sqm)			CF		5,066	10,396	5,403	20,864	-	4,577	9,394	4,882	18,853	4,944	10,145	5,273	20,361	5,127	10,521	5,468	21,116	4,577	9,394	4,882	18,853	2,563	5,261	2,734	10,558	110,605																															
47																																																														
48	1 Bed Flat (GIA)			85%		305	488	153	946	-	276	441	138	855	298	476	149	923	309	494	154	957	276	441	138	855	154	247	77	479	5,015																															
49	2 Bed Flat (GIA)			85%		397	714	317	1,428	-	358	645	287	1,290	387	697	310	1,394	401	723	321	1,445	358	645	287	1,290	201	361	161	723	7,571																															
50	Total OMS Floor area (including houses) (GIA) (sqm)			CF		5,171	10,576	5,473	21,220	-	4,672	9,557	4,946	19,175	5,046	10,321	5,341	20,709	5,233	10,704	5,539	21,476	4,672	9,557	4,946	19,175	2,617	5,352	2,770	10,738	112,493																															
51																																																														
52	Open Market - No. Units																																																													
53	1 Bed Flat			#		5	8	3	16	-	5	8	2	15	5	8	3	16	5	8	3	16	5	8	2	15	3	4	1	8	85																															
54	2 Bed Flat			#		5	9	4	19	-	5	8	4	17	5	9	4	18	5	9	4	19	5	8	4	17	3	5	2	9	99																															
55	2 Bed House			#		8	15	6	29	-	7	13	6	26	8	14	6	28	8	15	6	29	7	13	6	26	4	7	3	14	151																															
56	3 Bed House			#		21	44	23	88	-	19	39	21	79	20	43	23	86	21	44	24	89	19	39	21	79	11	22	12	44	465																															
57	4 Bed House			#		8	18	9	35	-	8	16	8	32	8	17	9	34	8	18	9	36	8	16	8	32	4	9	5	18	187																															
58	5 Bed House			#		5	10	6	21	-	4	9	6	19	5	10	6	21	5	11	6	22	4	9	6	19	2	5	3	11	113																															
59						52	104	52	208	-	47	94	47	188	51	101	51	203	53	105	53	210	47	94	47	188	26	53	26	105	1100																															
60																																																														
61	Open Market Values £ per Unit																																																													
62	1 Bed Flat			£ / unit		250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000																														
63	2 Bed Flat			£ / unit		300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000																														
64	2 Bed House			£ / unit		355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000																														
65	3 Bed House			£ / unit		460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000																														
66	4 Bed House			£ / unit		580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000	580,000																														
67	5 Bed House			£ / unit		725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000	725,000																														
68																																																														
69	Open Market Values £																																																													
70	1 Bed Flat			£		1,296,875	2,075,000	648,438	4,020,313	-	1,171,875	1,875,000	585,938	3,632,813	1,265,625	2,025,000	632,813	3,923,438	1,312,500	2,100,000	656,250	4,068,750	1,171,875	1,875,000	585,938	3,632,813	656,250	1,050,000	328,125	2,034,375	21,312,500																															
71	2 Bed Flat			£		1,556,250	2,801,250	1,245,000	5,602,500	-	1,406,250	2,531,250	1,125,000	5,062,500	1,518,750	2,733,750	1,215,000	5,467,500	1,575,000	2,835,000	1,260,000	5,670,000	1,406,250	2,531,250	1,125,000	5,062,500	787,500	1,417,500	630,000	2,835,000	29,700,000																															
72	2 Bed House			£		2,762,344	5,156,375	2,209,875	10,128,594	-	2,496,094	4,659,375	1,996,875	9,152,344	2,695,781	5,032,125	2,156,625	9,884,531	2,795,625	5,218,500	2,236,500	10,250,625	2,496,094	4,659,375	1,996,875	9,152,344	1,397,813	2,609,250	1,118,250	5,125,313	53,693,750																															
73	3 Bed House			£		9,545,000	20,044,500	10,738,125	40,327,625	-	8,625,000	18,112,500	9,703,125</																																																	

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	
						Phases Phase 1 - (non spatial)				Phase 2 - (non spatial)				Phase 3 - (non spatial)				Phase 4 - (non spatial)				Phase 5 - (non spatial)				Phase 6 - (non spatial)				Total / Average	Check calcs		
99	Unit Mix - Aff Rented	Policy 23 AAP																															
100	1 Bed Flat					30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%				
101	2 Bed Flat					20.0%	18.0%	15.0%		20.0%	20.0%	18.0%	15.0%		20.0%	18.0%	15.0%		20.0%	18.0%	15.0%		20.0%	18.0%	15.0%		20.0%	18.0%	15.0%				
102	3 Bed House					15.0%	15.0%	15.0%		15.0%	15.0%	15.0%	15.0%		15.0%	15.0%	15.0%		15.0%	15.0%	15.0%		15.0%	15.0%	15.0%		15.0%	15.0%	15.0%				
103	4 Bed House					30.0%	32.0%	35.0%		30.0%	30.0%	32.0%	35.0%		30.0%	32.0%	35.0%		30.0%	32.0%	35.0%		30.0%	32.0%	35.0%		30.0%	32.0%	35.0%				
104	5 Bed House					5.0%	5.0%	5.0%		5.0%	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%				
105	Aff Rented Floor area (sqm)					100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%				
106	1 Bed Flat (NIA)					233	467	233	934	-	211	422	211	844	228	456	228	911	236	473	236	945	211	422	211	844	118	236	118	473	4,950		
107	2 Bed Flat (NIA)					202	364	152	718	-	183	329	137	649	197	355	148	701	205	369	154	727	183	329	137	649	102	184	77	363	3,807		
108	3 Bed House					175	350	175	700	-	158	316	158	633	171	342	171	683	177	354	177	709	158	316	158	633	89	177	89	354	3,713		
109	4 Bed House					444	946	517	1,907	-	401	855	468	1,723	433	923	505	1,861	449	958	524	1,930	401	855	468	1,723	224	479	262	965	10,110		
110	5 Bed House					105	210	105	420	-	95	190	95	380	103	205	103	410	106	213	106	425	95	190	95	380	53	106	53	213	2,228		
111	Total Aff Rent Floor area (NIA) (sqm)	CF				1,159	2,337	1,183	4,680	-	1,048	2,112	1,069	4,229	1,131	2,261	1,154	4,567	1,173	2,366	1,197	4,736	1,048	2,112	1,069	4,229	587	1,183	599	2,368	24,808		
112	1 Bed Flat (GIA)		85%			275	549	275	1,099	-	248	496	248	993	268	536	268	1,072	278	556	278	1,112	248	496	248	993	139	278	139	556	5,824		
113	2 Bed Flat (GIA)		85%			238	428	179	845	-	215	387	161	764	232	418	174	825	241	434	181	855	215	387	161	764	120	217	90	428	4,479		
114	Total Aff Rent Floor area (including houses) (GIA) (sqm)	CF				1,236	2,484	1,251	4,971	-	1,117	2,245	1,130	4,492	1,207	2,424	1,221	4,851	1,251	2,514	1,266	5,031	1,117	2,245	1,130	4,492	626	1,257	633	2,516	26,353		
115	Aff Rent - No. Units																																
116	1 Bed Flat	#				5	9	5	19	-	4	8	4	17	5	9	5	18	5	9	5	19	4	8	4	17	2	5	2	9	99		
117	2 Bed Flat	#				3	6	2	11	-	3	5	2	10	3	5	2	11	3	6	2	11	3	5	2	10	2	3	1	6	59		
118	3 Bed House	#				2	5	2	9	-	2	4	2	8	2	5	2	9	2	5	2	9	2	4	2	8	1	2	1	5	50		
119	4 Bed House	#				5	10	5	20	-	4	9	5	18	5	10	5	20	5	10	5	20	4	9	5	18	2	5	3	10	106		
120	5 Bed House	#				1	2	1	3	-	1	1	1	3	1	2	1	3	1	2	1	3	1	1	1	3	0	1	0	2	17		
121	Total Aff Rent Floor area (including houses) (GIA) (sqm)	#				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	330
122	Aff Rent £ per Unit					16	31	16	62	-	14	28	14	56	15	30	15	61	16	32	16	63	14	28	14	56	8	16	8	32	330		
123	1 Bed Flat	60%	£ / unit			150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	0
124	2 Bed Flat	60%	£ / unit			180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	0
125	3 Bed House	60%	£ / unit			213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	0
126	4 Bed House	60%	£ / unit			276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	276,000	0
127	5 Bed House	60%	£ / unit			348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	348,000	0
128	Aff Rent Values £					435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	435,000	0
129	1 Bed Flat	£				700,313	1,400,625	700,313	2,801,250	-	632,813	1,265,625	632,813	2,531,250	683,438	1,366,875	683,438	2,733,750	708,750	1,417,500	708,750	2,835,000	632,813	1,265,625	632,813	2,531,250	354,375	708,750	354,375	1,417,500	14,850,000		
130	2 Bed Flat	£				560,250	1,008,450	420,188	1,988,888	-	506,250	911,250	379,688	1,797,188	546,750	984,150	410,063	1,940,963	567,000	1,020,600	425,250	2,012,850	506,250	911,250	379,688	1,797,188	283,500	510,300	212,625	1,006,425	10,543,500		
131	3 Bed House	£				497,222	994,444	497,222	1,988,888	-	449,297	898,594	449,297	1,797,188	485,241	970,481	485,241	1,940,963	503,213	1,006,425	503,213	2,012,850	449,297	898,594	449,297	1,797,188	251,606	503,213	251,606	1,006,425	10,543,500		
132	4 Bed House	£				1,288,575	2,748,960	1,503,338	5,540,873	-	1,164,375	2,484,000	1,358,438	5,006,813	1,257,525	2,682,720	1,467,113	5,407,358	1,304,100	2,782,080	1,521,450	5,607,630	1,164,375	2,484,000	1,358,438	5,006,813	652,050	1,391,040	760,725	2,803,815	29,373,300		
133	5 Bed House	£				270,788	541,575	270,788	1,083,150	-	244,688	489,375	244,688	978,750	264,263	528,525	264,263	1,057,050	274,050	548,100	274,050	1,096,200	244,688	489,375	244,688	978,750	137,025	274,050	137,025	548,100	5,742,000		
134	Total Aff Rent value (£)	CF				3,317,147	6,694,054	3,391,847	13,403,048	-	2,997,422	6,048,844	3,064,922	12,111,188	3,237,216	6,532,751	3,310,116	13,080,083	3,357,113	6,774,705	3,432,713	13,564,530	2,997,422	6,048,844	3,064,922	12,111,188	1,678,556	3,387,353	1,716,356	6,782,265	71,052,300		
135	Profit	CF	6%			199,029	401,643	203,511	804,183	-	179,845	362,931	183,895	726,671	194,233	391,965	198,607	784,805	201,427	406,482	205,963	813,872	179,845	362,931	183,895	726,671	100,713	203,241	102,981	406,936	4,263,138		

240930 Salt Cross Accommodation Schedule_v0.5

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF		
						Phases Phase 1 - (non spatial)				Phase 2 - (non spatial)				Phase 3 - ()				Phase 4 - ()				Phase 5 - ()				Phase 6 - ()				Total / Average	Check calcs			
128	Unit Mix - Social Rented	Policy 23 AAP																																
129	1 Bed Flat					30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%					
130	2 Bed Flat					20.0%	18.0%	15.0%		20.0%	20.0%	18.0%	15.0%		20.0%	18.0%	15.0%		20.0%	18.0%	15.0%		20.0%	18.0%	15.0%		20.0%	18.0%	15.0%					
131	3 Bed House					15.0%	15.0%	15.0%		15.0%	15.0%	15.0%	15.0%		15.0%	15.0%	15.0%		15.0%	15.0%	15.0%		15.0%	15.0%	15.0%		15.0%	15.0%	15.0%					
132	3 Bed House					30.0%	32.0%	35.0%		30.0%	30.0%	32.0%	35.0%		30.0%	32.0%	35.0%		30.0%	32.0%	35.0%		30.0%	32.0%	35.0%		30.0%	32.0%	35.0%					
133	4 Bed House					5.0%	5.0%	5.0%		5.0%	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%					
134	5 Bed House																																	
135						100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%					
136																																		
137	Soc Rented Floor area (sqm)																																	
138	1 Bed Flat (NIA)					233	467	233	934	-	211	422	211	844	228	456	228	911	236	473	236	945	211	422	211	844	118	236	118	473			4,950	
139	2 Bed Flat (NIA)					202	364	152	718	-	183	329	137	649	197	355	148	701	205	369	154	727	183	329	137	649	102	184	77	363			3,807	
140	2 Bed House					175	350	175	700	-	158	316	158	633	171	342	171	683	177	354	177	709	158	316	158	633	89	177	89	354			3,713	
141	3 Bed House					444	946	517	1,907	-	401	855	468	1,723	433	923	505	1,861	449	958	524	1,930	401	855	468	1,723	224	479	262	965			10,110	
142	4 Bed House					105	210	105	420	-	95	190	95	380	103	205	103	410	106	213	106	425	95	190	95	380	53	106	53	213			2,228	
143	5 Bed House					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
144	Total Soc Rent area (NIA) (sqm)		CF			1,159	2,337	1,183	4,680	-	1,048	2,112	1,069	4,229	1,131	2,281	1,154	4,567	1,173	2,366	1,197	4,736	1,048	2,112	1,069	4,229	587	1,183	599	2,368			24,808	
145																																		
146	1 Bed Flat (GIA)			85%		275	549	275	1,099	-	248	496	248	993	268	536	268	1,072	278	556	278	1,112	248	496	248	993	139	278	139	556			5,824	
147	2 Bed Flat (GIA)			85%		238	428	179	845	-	215	387	161	764	232	418	174	825	241	434	181	855	215	387	161	764	120	217	90	428			4,479	
148	Total Soc Rent Floor area (including houses) (GIA) (sqm)		CF			1,236	2,484	1,251	4,971	-	1,117	2,245	1,130	4,492	1,207	2,424	1,221	4,851	1,251	2,514	1,266	5,031	1,117	2,245	1,130	4,492	626	1,257	633	2,516			26,353	
149																																		
150	Soc Rent - No. Units																																	
151	1 Bed Flat		#			5	9	5	19	-	4	8	4	17	5	9	5	18	5	9	5	19	4	8	4	17	2	5	2	9			99	
152	2 Bed Flat		#			3	6	2	11	-	3	5	2	10	3	5	2	11	3	6	2	11	3	5	2	10	2	3	1	6			59	
153	2 Bed House		#			2	5	2	9	-	2	4	2	8	2	5	2	9	2	5	2	9	2	4	2	8	1	2	1	5			50	
154	3 Bed House		#			5	10	5	20	-	4	9	5	18	5	10	5	20	5	10	5	20	4	9	5	18	2	5	3	10			106	
155	4 Bed House		#			1	2	1	3	-	1	1	1	3	1	2	1	3	1	2	1	3	1	1	1	3	0	1	0	2			17	
156	5 Bed House		#			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
157						16	31	16	62	-	14	28	14	56	15	30	15	61	16	32	16	63	14	28	14	56	8	16	8	32			330	
158																																		
159	Soc Rent £ per Unit																																	
160	1 Bed Flat		44%	£ / unit		110,000	110,000	110,000		110,000	110,000	110,000	110,000		110,000	110,000	110,000		110,000	110,000	110,000		110,000	110,000	110,000		110,000	110,000	110,000				0	
161	2 Bed Flat		44%	£ / unit		132,000	132,000	132,000		132,000	132,000	132,000	132,000		132,000	132,000	132,000		132,000	132,000	132,000		132,000	132,000	132,000		132,000	132,000	132,000				0	
162	2 Bed House		44%	£ / unit		156,200	156,200	156,200		156,200	156,200	156,200	156,200		156,200	156,200	156,200		156,200	156,200	156,200		156,200	156,200	156,200		156,200	156,200	156,200				0	
163	3 Bed House		44%	£ / unit		202,400	202,400	202,400		202,400	202,400	202,400	202,400		202,400	202,400	202,400		202,400	202,400	202,400		202,400	202,400	202,400		202,400	202,400	202,400				0	
164	4 Bed House		44%	£ / unit		255,200	255,200	255,200		255,200	255,200	255,200	255,200		255,200	255,200	255,200		255,200	255,200	255,200		255,200	255,200	255,200		255,200	255,200	255,200				0	
165	5 Bed House		44%	£ / unit		319,000	319,000	319,000		319,000	319,000	319,000	319,000		319,000	319,000	319,000		319,000	319,000	319,000		319,000	319,000	319,000		319,000	319,000	319,000				0	
166																																		
167	Soc Rent Values £																																	
168	1 Bed Flat		£			513,563	1,027,125	513,563	2,054,250	-	464,063	928,125	464,063	1,856,250	501,188	1,002,375	501,188	2,004,750	519,750	1,039,500	519,750	2,079,000	464,063	928,125	464,063	1,856,250	259,875	519,750	259,875	1,039,500			10,890,000	
169	2 Bed Flat		£			410,850	739,530	308,138	1,458,518	-	371,250	668,250	278,438	1,317,938	400,950	721,710	300,713	1,423,373	415,800	748,440	311,850	1,476,090	371,250	668,250	278,438	1,317,938	207,900	374,220	155,925	738,045			7,731,900	
170	2 Bed House		£			364,629	729,259	364,629	1,458,518	-	329,484	658,969	329,484	1,317,938	355,843	711,686	355,843	1,423,373	369,023	738,045	369,023	1,476,090	329,484	658,969	329,484	1,317,938	184,511	369,023	184,511	738,045			7,731,900	
171	3 Bed House		£			944,955	2,015,904	1,102,448	4,063,307	-	853,875	1,821,600	996,188	3,671,663	922,185	1,967,328	1,075,883	3,965,996	956,340	2,040,192	1,115,730</													

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF		
						Phases Phase 1 - (non spatial)				Phase 2 - (non spatial)				Phase 3 - ()				Phase 4 - ()				Phase 5 - ()				Phase 6 - ()				Total / Average	Check calcs			
177	Unit Mix - First Homes	Policy 23 AAP																																
178	1 Bed Flat					25.0%	23.0%	20.0%		25.0%	25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%					
179	2 Bed Flat					25.0%	23.0%	20.0%		25.0%	25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%					
180	2 Bed House					15.0%	17.0%	20.0%		15.0%	15.0%	17.0%	20.0%		15.0%	17.0%	20.0%		15.0%	17.0%	20.0%		15.0%	17.0%	20.0%		15.0%	17.0%	20.0%					
181	3 Bed House					30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%					
182	4 Bed House					5.0%	7.0%	10.0%		5.0%	5.0%	7.0%	10.0%		5.0%	7.0%	10.0%		5.0%	7.0%	10.0%		5.0%	7.0%	10.0%		5.0%	7.0%	10.0%					
183	5 Bed House																																	
184						100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%					
185																																		
186	First Homes Floor area (sqm)																																	
187	1 Bed Flat (NIA)					162	298	130		590	-	146	270	117	533	158	291	127	576	164	302	131	597	146	270	117	533	82	151	66	299	3,128		
188	2 Bed Flat (NIA)					211	388	169		767	-	190	350	152	693	206	378	165	749	213	392	171	776	190	350	152	693	107	196	85	388	4,067		
189	2 Bed House					146	331	195		671	-	132	299	176	606	142	323	190	655	148	335	197	679	132	299	176	606	74	167	98	340	3,558		
190	3 Bed House					370	739	370		1,478	-	334	668	334	1,336	361	721	361	1,443	374	748	374	1,496	334	668	334	1,336	187	374	187	748	7,838		
191	4 Bed House					88	245	175		508	-	79	221	158	459	85	239	171	495	89	248	177	514	79	221	158	459	44	124	89	257	2,692		
192	5 Bed House					-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
193	Total First Homes Floor area (NIA) (sqm)		CF			976	2,001	1,038		4,014	-	882	1,808	938	3,628	952	1,953	1,013	3,918	988	2,025	1,050	4,063	882	1,808	938	3,628	494	1,013	525	2,031	21,282		
194																																		
195	1 Bed Flat (GIA)			85%		191	351	153		694	-	172	317	138	627	186	342	149	677	193	355	154	703	172	317	138	627	97	178	77	351	3,680		
196	2 Bed Flat (GIA)			85%		248	456	198		902	-	224	412	179	815	242	445	194	881	251	462	201	913	224	412	179	815	125	231	100	457	4,784		
197	Total First Homes Floor area (including houses) (GIA) (sqm)		CF			1,042	2,122	1,090		4,254	-	941	1,918	985	3,844	1,017	2,071	1,064	4,151	1,054	2,148	1,103	4,305	941	1,918	985	3,844	527	1,074	552	2,153	22,551		
198																																		
199	First Homes - No. Units																																	
200	1 Bed Flat			#		3	6	3		12	-	3	5	2	11	3	6	3	12	3	6	3	12	3	5	2	11	2	3	1	6	63		
201	2 Bed Flat			#		3	6	3		12	-	3	5	2	11	3	6	3	12	3	6	3	12	3	5	2	11	2	3	1	6	63		
202	2 Bed House			#		2	4	3		9	-	2	4	2	8	2	4	3	9	2	4	3	9	2	4	2	8	1	2	1	5	47		
203	3 Bed House			#		4	8	4		16	-	4	7	4	14	4	8	4	15	4	8	4	16	4	7	4	14	2	4	2	8	83		
204	4 Bed House			#		1	2	1		4	-	1	2	1	3	1	2	1	4	1	2	1	4	1	2	1	3	0	1	1	2	20		
205	5 Bed House			#		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	275		
206						13	26	13		52	-	12	23	12	47	13	25	13	51	13	26	13	53	12	23	12	47	7	13	7	26	275		
207																																		
208	First Homes £ per Unit																																	
209	1 Bed Flat			70% capped	£ / unit	175,000	175,000	175,000		175,000	175,000	175,000	175,000		175,000	175,000	175,000		175,000	175,000	175,000		175,000	175,000	175,000		175,000	175,000	175,000					
210	2 Bed Flat			70% capped	£ / unit	210,000	210,000	210,000		210,000	210,000	210,000	210,000		210,000	210,000	210,000		210,000	210,000	210,000		210,000	210,000	210,000		210,000	210,000	210,000					
211	2 Bed House			70% capped	£ / unit	248,500	248,500	248,500		248,500	248,500	248,500	248,500		248,500	248,500	248,500		248,500	248,500	248,500		248,500	248,500	248,500		248,500	248,500	248,500					
212	3 Bed House			70% capped	£ / unit	250,000	250,000	250,000		250,000	250,000	250,000	250,000		250,000	250,000	250,000		250,000	250,000	250,000		250,000	250,000	250,000		250,000	250,000	250,000					
213	4 Bed House			70% capped	£ / unit	250,000	250,000	250,000		250,000	250,000	250,000	250,000		250,000	250,000	250,000		250,000	250,000	250,000		250,000	250,000	250,000		250,000	250,000	250,000					
214	5 Bed House			70% capped	£ / unit	250,000	250,000	250,000		250,000	250,000	250,000	250,000		250,000	250,000	250,000		250,000	250,000	250,000		250,000	250,000	250,000		250,000	250,000	250,000					
215																																		
216	First Homes Values £																																	
217	1 Bed Flat			£		567,383	1,043,984	453,906		2,065,273	-	512,695	943,359	410,156	1,866,211	553,711	1,018,828	442,969	2,015,508	574,219	1,056,563	459,375	2,090,156	512,695	943,359	410,156	1,866,211	287,109	528,281	229,688	1,045,078	10,948,438		
218	2 Bed Flat			£		680,859	1,252,781	544,688		2,478,328	-	615,234	1,132,031	492,188	2,239,453	664,453	1,222,594	531,563	2,418,609	689,063	1,267,675	551,250	2,508,168	615,234	1,132,031	492,188	2,239,453	344,531	633,938	275,625	1,254,094	13,138,125		
219	2 Bed House			£		483,410	1,095,730	644,547		2,223,687	-	436,816	990,117	582,422	2,009,355	471,762	1,069,327	629,016	2,170,104	489,234	1,108,931	652,313	2,250,478	436,816	990,117	582,422	2,009,355	244,617	554,466	326,156	1,125,239	11,788,219		
220	3 Bed House			£		972,656	1,945,313	972,656		3,890,625	-	878,906	1,757,813	878,906	3,515,625	949,219	1,898,438	949,219	3,796,875	984,375	1,968,750	984,375	3,937,500	878,906	1,757,813	878,906	3,515,625	492,188	984,375	492,188	1,968,750	20,625,0		

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF		
	Phases		Phase 1 - (non spatial)				Phase 2 - (non spatial)				Phase 3 - ()				Phase 4 - ()				Phase 5 - ()				Phase 6 - ()				Total / Average	Check calcs						
226	Unit Mix - Intermediate	Policy 23 AAP																																
227	1 Bed Flat					25.0%	23.0%	20.0%		25.0%	25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%					
228	2 Bed Flat					25.0%	23.0%	20.0%		25.0%	25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%					
229	2 Bed House					15.0%	17.0%	20.0%		15.0%	15.0%	17.0%	20.0%		15.0%	17.0%	20.0%		15.0%	17.0%	20.0%		15.0%	17.0%	20.0%		15.0%	17.0%	20.0%					
230	3 Bed House					30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%					
231	4 Bed House					5.0%	7.0%	10.0%		5.0%	5.0%	7.0%	10.0%		5.0%	7.0%	10.0%		5.0%	7.0%	10.0%		5.0%	7.0%	10.0%		5.0%	7.0%	10.0%					
232	5 Bed House																																	
233						100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%					
234																																		
235	Inter Floor area (sqm)																																	
236	1 Bed Flat (NIA)					97	179	78	354	-	88	162	70	320	95	175	76	346	98	181	79	358	88	162	70	320	49	91	39	179	1,877			
237	2 Bed Flat (NIA)					126	233	101	460	-	114	210	91	416	123	227	99	449	128	235	102	466	114	210	91	416	64	118	51	233	2,440			
238	2 Bed House					88	198	117	403	-	79	179	105	364	85	194	114	393	89	201	118	408	79	179	105	364	44	100	59	204	2,135			
239	3 Bed House					222	444	222	887	-	200	401	200	802	216	433	216	866	224	449	224	898	200	401	200	802	112	224	112	449	4,703			
240	4 Bed House					53	147	105	305	-	47	133	95	275	51	144	103	297	53	149	106	308	47	133	95	275	27	74	53	154	1,615			
241	5 Bed House					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
242	Total Inter Floor area (NIA) (sqm)		CF			586	1,201	623	2,409	-	529	1,085	563	2,177	571	1,172	608	2,351	593	1,215	630	2,438	529	1,085	563	2,177	296	608	315	1,219	12,769			
243																																		
244	1 Bed Flat (GIA)			85%		114	211	92	417	-	103	190	83	376	112	205	89	406	116	213	93	422	103	190	83	376	58	107	46	211	2,208			
245	2 Bed Flat (GIA)			85%		149	274	119	541	-	134	247	108	489	145	267	116	528	151	277	120	548	134	247	108	489	75	139	60	274	2,871			
246	Total Inter Floor area (including houses) (GIA) (sqm)		CF			625	1,273	654	2,552	-	565	1,151	591	2,306	610	1,243	638	2,491	633	1,289	662	2,583	565	1,151	591	2,306	316	644	331	1,292	13,531			
247																																		
248	Intermediate - No. Units																																	
249	1 Bed Flat			#		2	4	2	7	-	2	3	1	6	2	3	2	7	2	4	2	7	2	3	1	6	1	2	1	4	38			
250	2 Bed Flat			#		2	4	2	7	-	2	3	1	6	2	3	2	7	2	4	2	7	2	3	1	6	1	2	1	4	38			
251	2 Bed House			#		1	3	2	5	-	1	2	1	5	1	3	2	5	1	3	2	5	1	2	1	5	1	1	1	3	28			
252	3 Bed House			#		2	5	2	9	-	2	4	2	8	2	5	2	9	2	5	2	9	2	4	2	8	1	2	1	5	50			
253	4 Bed House			#		0	1	1	2	-	0	1	1	2	0	1	1	2	0	1	1	2	0	1	1	2	0	1	0	1	12			
254	5 Bed House			#		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0			
255						8	16	8	31	-	7	14	7	28	8	15	8	30	8	16	8	32	7	14	7	28	4	8	4	16	165			
256																																		
257	Intermediate £ per Unit																																	
258	1 Bed Flat		75%	£ / unit		187,500	187,500	187,500		187,500	187,500	187,500	187,500		187,500	187,500	187,500		187,500	187,500	187,500		187,500	187,500	187,500		187,500	187,500	187,500					
259	2 Bed Flat		75%	£ / unit		225,000	225,000	225,000		225,000	225,000	225,000	225,000		225,000	225,000	225,000		225,000	225,000	225,000		225,000	225,000	225,000		225,000	225,000	225,000					
260	2 Bed House		75%	£ / unit		266,250	266,250	266,250		266,250	266,250	266,250	266,250		266,250	266,250	266,250		266,250	266,250	266,250		266,250	266,250	266,250		266,250	266,250	266,250					
261	3 Bed House		75%	£ / unit		345,000	345,000	345,000		345,000	345,000	345,000	345,000		345,000	345,000	345,000		345,000	345,000	345,000		345,000	345,000	345,000		345,000	345,000	345,000					
262	4 Bed House		75%	£ / unit		435,000	435,000	435,000		435,000	435,000	435,000	435,000		435,000	435,000	435,000		435,000	435,000	435,000		435,000	435,000	435,000		435,000	435,000	435,000					
263	5 Bed House		75%	£ / unit		543,750	543,750	543,750		543,750	543,750	543,750	543,750		543,750	543,750	543,750		543,750	543,750	543,750		543,750	543,750	543,750		543,750	543,750	543,750					
264																																		
265	Intermediate Values £																																	
266	1 Bed Flat			£		364,746	671,133	291,797	1,327,676	-	329,590	606,445	263,672	1,199,707	355,957	654,961	284,766	1,295,684	369,141	679,219	295,313	1,343,672	329,590	606,445	263,672	1,199,707	184,570	339,609	147,656	671,636	7,038,281			
267	2 Bed Flat			£		437,695	805,359	350,156	1,593,211	-	395,508	727,734	316,406	1,439,648	427,148	785,953	341,719	1,554,820	442,969	815,063	354,375	1,612,406	395,508	727,734	316,406	1,439,648	221,484	407,531	177,188	806,203	8,445,938			
268	2 Bed House			£		310,764	704,398	414,352	1,429,513	-	280,811	636,504	374,414	1,291,729	303,275	687,424	404,387	1,395,067	314,508	712,884	419,344	1,446,736	280,811	636,504	374,414	1,291,729	157,254	356,442	209,672	723,368	7,578,141			
269	3 Bed House			£		805,359	1,610,719	805,359	3,221,438	-	727,734	1,455,469	727,734	2,910,938	785,953	1,571,906	785,953	3,143,813	815,063	1,630,125	815,063	3,260,250	727,734	1,455,469	727,734	2,910,938	407,531	815,063	407,531	1,630,125	17,077,500			
270	4 Bed House			£		169,242	473,878	338,484	981,605	-	152,930	428,203	305,859	886,992	165,164	462,459	330,328																	

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	
291	Phasing -																																
292		# units (from above) (OMS only)				52	104	52	208	-	47	94	47	188	51	101	51	203	53	105	53	210	47	94	47	188	26	53	26	105	1,100		
293		assumed # sales outlets							2					3				3				3				3				2	16		
294		Construction start							Jan-26					Sep-29				Sep-31				Sep-33				Sep-35				Sep-37	290,137		
295		Residential Sales start							Jan-26					Jan-30				Jan-32				Jan-34				Jan-36				Jan-38	290,928		
296		Peak sales rate (units per outlet ea) (OMS only)							30					32				34				35				32				27	191,340,008		
297		Peak sales rate (units pa) (OMS only)							60					97				102				106				97				55	516,681,9087		
298		years							3.5					1.9				2.0				2.0				1.9				1.9	13,210,6168		
299		months							42					23				24				24				23				23	158,527,4016		
300		Sales finish							Dec-29					Dec-31				Dec-33				Dec-35				Dec-37				Dec-39	295,674		
301																															0		
302	Build Costs -																																
303		Build Cost - House (E psm)	1,426	E psm		1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	
304		Total House Build Costs (E)				9,812,618	20,663,827	11,096,063	41,572,508	-	8,866,823	18,672,133	10,026,563	37,565,519	9,576,169	20,165,904	10,828,688	40,570,761	9,930,842	20,912,789	11,229,750	42,073,381	8,866,823	18,672,133	10,026,563	37,565,519	4,965,421	10,456,395	5,614,875	21,036,691	220,384,379		
305		Build Cost - Flat (E psm)	1,597	E psm		1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597		
306		Total Flat Build Costs (E)				3,879,066	7,105,123	3,094,481	14,078,671	-	3,505,180	6,420,292	2,796,218	12,721,690	3,785,595	6,933,916	3,019,915	13,739,425	3,925,802	7,190,727	3,131,764	14,248,293	3,505,180	6,420,292	2,796,218	12,721,690	1,962,901	3,595,364	1,565,882	7,124,147	74,633,916		
307		Total Resi Build Cost (E)				13,691,684	27,768,951	14,190,544	55,651,178	-	12,372,004	25,092,425	12,822,780	50,287,209	13,361,764	27,099,819	13,848,603	54,310,186	13,856,644	28,103,516	14,361,514	56,321,674	12,372,004	25,092,425	12,822,780	50,287,209	6,928,322	14,051,758	7,180,757	28,160,837	295,018,295		
308		Average Build Cost				1,471	1,466	1,460	1,466	#DIV/0!	1,471	1,466	1,460	1,466	1,471	1,466	1,460	1,466	1,471	1,466	1,460	1,466	1,471	1,466	1,460	1,466	1,471	1,466	1,460	1,466	1,466		
309																																	
310																																	
311	SUMMARY (for Argus check)																																
312		OMS no.				52	104	52	208	0	47	94	47	188	51	101	51	203	53	105	53	210	47	94	47	188	26	53	26	105	1,100		
313		Affordable rented no.				16	31	16	62	0	14	28	14	56	15	30	15	61	16	32	16	63	14	28	14	56	8	16	8	32	330		
314		Intermediate/other no.				8	16	8	31	0	7	14	7	28	8	15	8	30	8	16	8	32	7	14	7	28	4	8	4	16	165		
315		First Homes no.				13	26	13	52	0	12	23	12	47	13	25	13	51	13	26	13	53	12	23	12	47	7	13	7	26	275		
316		Social rented no.				16	31	16	62	0	14	28	14	56	15	30	15	61	16	32	16	63	14	28	14	56	8	16	8	32	330		
317																																	
318		Total OMS Floor area (NIA) (sqm)				5,066	10,396	5,403	20,864	0	4,577	9,394	4,882	18,853	4,944	10,145	5,273	20,361	5,127	10,521	5,468	21,116	4,577	9,394	4,882	18,853	2,563	5,261	2,734	10,558	110,605		
319		Total Aff Rent Floor area (NIA) (sqm)				1,159	2,337	1,183	4,680	0	1,048	2,112	1,069	4,229	1,131	2,281	1,154	4,567	1,173	2,366	1,197	4,736	1,048	2,112	1,069	4,229	587	1,183	599	2,368	24,808		
320		Total Inter Floor area (NIA) (sqm)				586	1,201	623	2,409	0	529	1,085	563	2,177	571	1,172	608	2,351	593	1,215	630	2,438	529	1,085	563	2,177	296	608	315	1,219	12,769		
321		Total First Homes Floor area (NIA) (sqm)				976	2,001	1,038	4,014	0	882	1,808	938	3,628	952	1,953	1,013	3,918	988	2,025	1,050	4,063	882	1,808	938	3,628	494	1,013	525	2,031	21,282		
322		Total Soc Rent area (NIA) (sqm)				1,159	2,337	1,183	4,680	0	1,048	2,112	1,069	4,229	1,131	2,281	1,154	4,567	1,173	2,366	1,197	4,736	1,048	2,112	1,069	4,229	587	1,183	599	2,368	24,808		
323																																	
324		Total OMS value (E)				23,359,313	47,828,750	24,770,313	95,958,375	0	21,107,813	43,218,750	22,382,813	86,709,375	22,796,438	46,676,250	24,173,438	93,646,125	23,640,750	48,405,000	25,068,750	97,114,500	21,107,813	43,218,750	22,382,813	86,709,375	11,820,375	24,202,500	12,534,375	48,557,250	508,695,000		
325		Total Aff Rent value (E)				3,317,147	6,694,054	3,391,847	13,403,048	0	2,997,422	6,048,844	3,064,922	12,111,188	3,237,216	6,532,751	3,310,116	13,080,083	3,357,113	6,774,705	3,432,713	13,584,530	2,997,422	6,048,844	3,064,922	12,111,188	1,678,556	3,387,353	1,716,356	6,782,265	71,052,300		
326		Total Inter value (E)				2,087,807	4,265,487	2,200,148	8,553,442	0	1,886,572	3,854,355	1,988,086	7,729,014	2,037,498	4,162,704	2,147,133	8,347,335	2,112,961	4,316,878	2,226,656	8,656,495	1,886,572	3,854,355	1,988,086	7,729,014	1,056,480	2,158,439	1,113,328	4,328,248	45,343,547		
327		Total First Home value (E)				2,866,418	5,791,714	2,940,016	11,598,148	0	2,590,137	5,233,477	2,656,641	10,480,254	2,797,348	5,652,155	2,869,172	11,316,674	2,900,953	5,861,494	2,975,438	11,737,884	2,590,137	5,233,477	2,656,641	10,480,254	1,450,477	2,930,747	1,487,719	5,868,942	61,484,156		
328		Total Soc Rent value (E)				2,432,574	4,908,973	2,487,354	9,828,902	0	2,198,109	4,435,819	2,247,609	8,881,538	2,373,958	4,790,684	2,427,418	9,592,061	2,461,883	4,968,117	2,517,323	9,947,322	2,198,109	4,435,819	2,247,609	8,881,538	1,230,941	2,484,059	1,258,661	4,973,661	52,105,020		
329																																	
330		Flats (GIA) (sqm)				2,429	4,449	1,938	8,816	0	2,195	4,020	1,751	7,966	2,370	4,342	1,891	8,603	2,458	4,503	1,961	8,922	2,195	4,020	1,751	7,966	1,229	2,251	981	4,461	46,734		
331		House (GIA) (sqm)				6,881	14,491	7,781	29,153	0	6,218	13,094	7,031	26,343	6,715	14,142	7,594	28,451	6,964	14,665	7,875	29,504	6,218	13,094	7,031	26,343	3,482	7,333	3,938	14,752	154,547		
332																																	
333		Total Profit				5,314,099	10,865,364	5,615,224	21,794,687	0	4,801,897	9,818,100	5,073,998	19,693,995	5,186,049	10,603,548	5,479,918	21,269,514	5,378,125	10,996,272	5,682,878	22,057,274	4,801,897	9,818,100	5,073,998	19,693,995	2,689,062	5,498,136	2,841,439	11,028,637	115,538,101		
334																																	
335		Profit				4,671,863	9,565,750	4,954,063	1																								

Appendix 3 - Market Evidence

240920 Salt Cross Garden Village Resi Market_v0.6 - Value Assumptions

AspinallVerdi January 2021 Open Market Sales Value Assumptions

Unit Type	Size (sqm)	Value (£)	£ psm
1-Bed Flat	50	£235,000	£4,700
2-Bed Flat	65	£280,000	£4,308
2-Bed House	75	£335,000	£4,467
3-Bed House	95	£370,000	£3,895
4-Bed House	135	£535,000	£3,963
5-Bed House	160	£620,000	£3,875

AspinallVerdi 2024 Baseline Open Market Sales Value Assumptions

Unit Type	Size (sqm)	Value (£)	£ psm
1-Bed Flat	50	£250,000	£5,000
2-Bed Flat	65	£300,000	£4,615
2-Bed House	75	£355,000	£4,733
3-Bed House	95	£460,000	£4,842
4-Bed House	135	£580,000	£4,296
5-Bed House	170	£725,000	£4,265

AspinallVerdi 2024 Eco-Premium Market Sales Value Assumptions

Unit Type	Size (sqm)	Eco- premium Value (£)	£ psm
1-Bed Flat	50	£250,000	£5,000
2-Bed Flat	65	£300,001	£4,615
2-Bed House	75	£369,200	£4,923
3-Bed House	95	£478,400	£5,036
4-Bed House	135	£649,600	£4,812
5-Bed House	170	£812,000	£4,776

Source: Savills (2023)

The Eco- Premium rate is 1.04 for dwellings between 74 and 97.5 sqm.

The Eco- Premium rate is 1.12 for dwellings between 111.5 and 186 sqm.

240920 Salt Cross Garden Village Resi Market_v0.6 - Achieved by Town

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Comment
Abbey Green	Plot 71, The Hailey	Eynsham	OX29	Detached	n/a	£750,000	n/a	n/a	New-build, 5 bed Sold STC
Swinford Green	7 Hazeldene Close	Eynsham	OX29 4AD	Semi-Detached	12/08/2022	£450,000	101	£4,455	Second- hand
Swinford Green	27 Hazeldene Close	Eynsham	OX29 4AD	Detached	25/08/2023	£410,000	112	£3,661	Second- hand
Swinford Green	95 Hazeldene Close	Eynsham	OX29 4AZ	Terraced	31/08/2022	£425,000	98	£4,337	Second- hand
Swinford Green	98 Hazeldene Close	Eynsham	OX29 4AZ	Detached	23/08/2023	£775,000	173	£4,480	Second- hand
Thornbury Green	8 Thornbury Road	Eynsham	OX29 4PW	Detached	08/02/2023	£813,000	216	£3,764	Second- hand
					Minimum	£410,000	98	£3,661	
					Average	£603,833	140	£4,139	
					Median	£600,000	112	£4,337	
					Maximum	£813,000	216	£4,480	

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Comment
Hanborough Park	3 Regent Drive	Long Hanborough	OX29 8FX	Detached	17/01/2023	£620,000	139	£4,460	Second- hand
Hanborough Park	37 Regent Drive	Long Hanborough	OX29 8FX	Detached	13/10/2022	£995,000	187	£5,321	Second- hand
Hanborough Park	56 Regent Drive	Long Hanborough	OX29 8FX	Terraced	06/10/2023	£315,000	65	£4,846	Second- hand
Hanborough Park	7 Renown Court	Long Hanborough	OX29 8GB	Semi-Detached	21/09/2022	£370,000	65	£5,692	Second- hand
Hanborough Park	11 Regal Lane	Long Hanborough	OX29 8FZ	Detached	09/11/2022	£660,000	139	£4,748	Second- hand
Hanborough Gate	27 Langford Way	Long Hanborough	OX29 8FP	Detached	28/04/2023	£475,000	95	£5,000	Second- hand
					Minimum	£315,000	65	£4,460	
					Average	£572,500	115	£5,011	
					Median	£547,500	117	£4,923	
					Maximum	£995,000	187	£5,692	

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Comment
Oakland Grange	10 Freeland Gate	Freeland	OX29 8GD	Detached	17/02/2023	£515,000	141	£3,652	New-build
Oakland Grange	32 Freeland Gate	Freeland	OX29 8GD	Detached	18/11/2022	£540,100	141	£3,830	New-build
Oakland Grange	34 Freeland Gate	Freeland	OX29 8GD	Detached	28/10/2022	£555,000	141	£3,936	New-build
					Minimum	£515,000	141	£3,652	
					Average	£536,700	141	£3,806	
					Median	£540,100	141	£3,830	
					Maximum	£555,000	141	£3,936	

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Comment
Shepherds Walk	48 Breakspear Way	North Leigh	OX29 6AF	Detached	25/08/2022	£690,000	178	£3,876	New-build
Marlborough Gardens	2 Akeman Road	North Leigh	OX29 6AH	Detached	17/08/2022	£670,000	144	£4,653	New-build
Marlborough Gardens	6 Millers Close	North Leigh	OX29 6AJ	Detached	26/08/2022	£725,000	174	£4,167	New-build
Marlborough Gardens	1 Foxglove End	North Leigh	OX29 6AL	Detached	25/11/2022	£499,000	n/a	n/a	New-build
Marlborough Gardens	2 Foxglove End	North Leigh	OX29 6AL	Detached	08/09/2022	£575,000	128	£4,492	New-build
					Minimum	£499,000	128	£3,876	
					Average	£631,800	156	£4,297	
					Median	£670,000	159	£4,329	
					Maximum	£725,000	178	£4,653	

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Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Comment	
Park View	36 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£595,000	111	£5,360	New-build	
Park View	39 Cowells Road	Woodstock	OX20 1GB	Detached	31/05/2023	£590,000	93	£6,344	New-build	
Park View	40 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	31/03/2023	£565,000	91	£6,209	New-build	
Park View	82 Cowells Road	Woodstock	OX20 1GB	Detached	28/04/2023	£590,000	93	£6,344	New-build	
Park View	84 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£630,000	113	£5,575	New-build	
Park View	86 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£940,000	166	£5,663	New-build	
Park View	94 Cowells Road	Woodstock	OX20 1GB	Detached	24/03/2023	£910,000	156	£5,833	New-build	
Park View	96 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	21/03/2023	£575,000	96	£5,990	New-build	
Park View	98 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	24/03/2023	£570,000	98	£5,816	New-build	
Park View	3 Axtell Crescent	Woodstock	OX20 1GH	Detached	21/12/2022	£560,000	92	£6,087	New-build	
Park View	4 Axtell Crescent	Woodstock	OX20 1GH	Detached	23/12/2022	£830,000	153	£5,425	New-build	
Park View	5 Axtell Crescent	Woodstock	OX20 1GH	Detached	17/02/2023	£875,000	153	£5,719	New-build	
Park View	16 Henrietta Way	Woodstock	OX20 1GJ	Detached	31/08/2023	£675,000	111	£6,081	New-build	
Park View	1 Rose Drive	Woodstock	OX20 1GN	Detached	30/09/2022	£865,000	153	£5,654	New-build	
Park View	3 Rose Drive	Woodstock	OX20 1GN	Detached	30/09/2022	£900,000	151	£5,960	New-build	
Park View	10 Rose Drive	Woodstock	OX20 1GN	Detached	27/03/2023	£900,000	151	£5,960	New-build	
Park View	31 Robinson Avenue	Woodstock	OX20 1GQ	Detached	17/11/2022	£850,000	152	£5,592	New-build	
Park View	35 Durstan Rise	Woodstock	OX20 1GR	Detached	31/08/2023	£652,500	113	£5,774	New-build	
Park View	37 Durstan Rise	Woodstock	OX20 1GR	Detached	31/08/2023	£600,000	93	£6,452	New-build	
Park View	1 Joyes Lane	Woodstock	OX20 1GS	Detached	26/05/2023	£930,000	208	£4,471	New-build	
						Minimum	£560,000	91	£4,471	
						Average	£730,125	127	£5,815	
						Median	£663,750	113	£5,825	
						Maximum	£940,000	208	£6,452	

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Comment	
Deanfields	1 Granary Way	Stanton Harcourt	OX29 5BT	Detached	25/11/2022	£900,000	204	£4,412	New-build	
Deanfields	2 Granary Way	Stanton Harcourt	OX29 5BT	Detached	14/10/2022	£695,000	154	£4,513	New-build	
Deanfields	3 Granary Way	Stanton Harcourt	OX29 5BT	Detached	16/12/2022	£895,000	204	£4,387	New-build	
Deanfields	4 Granary Way	Stanton Harcourt	OX29 5BT	Detached	18/11/2022	£695,000	154	£4,513	New-build	
Deanfields	5 Granary Way	Stanton Harcourt	OX29 5BT	Detached	11/01/2023	£895,000	204	£4,387	New-build	
Deanfields	6 Granary Way	Stanton Harcourt	OX29 5BT	Detached	24/02/2023	£795,000	185	£4,297	New-build	
Deanfields	7 Granary Way	Stanton Harcourt	OX29 5BT	Detached	13/03/2023	£505,000	110	£4,591	New-build	
Deanfields	1 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£525,000	110	£4,773	New-build	
Deanfields	2 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£525,000	110	£4,773	New-build	
Deanfields	3 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	26/05/2023	£625,000	139	£4,496	New-build	
Deanfields	4 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	21/04/2023	£592,500	139	£4,263	New-build	
Deanfields	6 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£525,000	110	£4,773	New-build	
Deanfields	7 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	01/09/2023	£520,000	110	£4,727	New-build	
Deanfields	8 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	19/05/2023	£825,000	186	£4,435	New-build	
Deanfields	9 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	24/08/2023	£625,000	139	£4,496	New-build	
Deanfields	13 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£825,000	185	£4,459	New-build	
Deanfields	17 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£825,000	186	£4,435	New-build	
Deanfields	19 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£695,000	154	£4,513	New-build	
Deanfields	21 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£795,000	185	£4,297	New-build	
Deanfields	23 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	16/03/2023	£525,000	154	£3,409	New-build	
Deanfields	25 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	24/02/2023	£825,000	185	£4,459	New-build	
						Minimum	£505,000	110	£3,409	
						Average	£696,786	157	£4,448	
						Median	£695,000	154	£4,459	
						Maximum	£900,000	204	£4,773	

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Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Comment
Windrush Place	23 Spitfire Drive	Witney	OX29 7AA	Terraced	30/06/2023	£334,995	74	£4,527	New-build
Windrush Place	27 Spitfire Drive	Witney	OX29 7AA	Terraced	26/05/2023	£349,995	58	£6,034	New-build
Windrush Place	7 Hangar Close	Witney	OX29 7BN	Detached	02/06/2023	£645,000	168	£3,839	New-build
Windrush Place	2 Rapide Crescent	Witney	OX29 7BP	Semi-Detached	19/08/2022	£430,000	103	£4,175	New-build
Windrush Place	19 Rapide Crescent	Witney	OX29 7BP	Detached	23/12/2022	£650,000	168	£3,869	New-build
Windrush Place	27 Rapide Crescent	Witney	OX29 7BP	Detached	21/12/2022	£515,000	127	£4,055	New-build
Windrush Place	19 Sidney Smith Place	Witney	OX29 7BZ	Detached	30/09/2022	£394,995	90	£4,389	New-build
Windrush Place	33 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£429,995	91	£4,725	New-build
Windrush Place	35 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£454,995	99	£4,596	New-build
Windrush Place	37 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£364,995	84	£4,345	New-build
Windrush Place	39 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£369,995	84	£4,405	New-build
Windrush Place	41 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£449,995	99	£4,545	New-build
Windrush Place	43 Olley Crescent	Witney	OX29 7DD	Detached	22/12/2022	£407,500	91	£4,478	New-build
Windrush Place	45 Olley Crescent	Witney	OX29 7DD	Semi-Detached	28/10/2022	£319,995	58	£5,517	New-build
Windrush Place	47 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£319,995	58	£5,517	New-build
Windrush Place	49 Olley Crescent	Witney	OX29 7DD	Semi-Detached	07/10/2022	£359,995	69	£5,217	New-build
Windrush Place	4 Patrick Steptoe Close	Witney	OX29 7DE	Terraced	31/08/2022	£344,995	69	£5,000	New-build
Windrush Place	6 Patrick Steptoe Close	Witney	OX29 7DE	Terraced	31/08/2022	£339,995	69	£4,927	New-build
Windrush Place	10 Patrick Steptoe Close	Witney	OX29 7DE	Detached	26/08/2022	£414,995	90	£4,611	New-build
Windrush Place	12 Patrick Steptoe Close	Witney	OX29 7DE	Detached	30/09/2022	£399,995	88	£4,545	New-build
Windrush Place	19 Patrick Steptoe Close	Witney	OX29 7DE	Detached	26/05/2023	£419,995	91	£4,615	New-build
Windrush Place	21 Patrick Steptoe Close	Witney	OX29 7DE	Detached	19/12/2022	£426,495	88	£4,847	New-build
Windrush Place	23 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£434,995	88	£4,943	New-build
Windrush Place	25 Patrick Steptoe Close	Witney	OX29 7DE	Detached	22/12/2022	£390,000	88	£4,432	New-build
Windrush Place	27 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£457,495	99	£4,621	New-build
Windrush Place	29 Patrick Steptoe Close	Witney	OX29 7DE	Detached	22/12/2022	£437,500	99	£4,419	New-build
Windrush Place	31 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£410,000	88	£4,659	New-build
Windrush Place	2 Ballard Bank	Witney	OX29 7DP	Semi-Detached	29/06/2023	£349,995	92	£3,804	New-build
Windrush Place	3 Ballard Bank	Witney	OX29 7DP	Semi-Detached	27/06/2023	£359,995	92	£3,913	New-build
Windrush Place	15 Flamingo Way	Witney	OX29 7DQ	Semi-Detached	27/10/2023	£349,995	74	£4,730	New-build
Windrush Place	2 Chilton Close	Witney	OX29 7DR	Semi-Detached	29/06/2023	£349,995	92	£3,804	New-build
Spring Meadow	17 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	27/01/2023	£399,950	106	£3,773	New-build
Spring Meadow	19 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	12/10/2022	£385,000	106	£3,632	New-build
Spring Meadow	21 Spring Meadow	Witney	OX28 5DJ	Detached	09/09/2022	£410,000	94	£4,362	New-build
Spring Meadow	23 Spring Meadow	Witney	OX28 5DJ	Detached	09/12/2022	£499,000	119	£4,193	New-build
Spring Meadow	25 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	16/08/2022	£300,000	79	£3,797	New-build
Spring Meadow	27 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	20/10/2022	£325,000	79	£4,114	New-build
Spring Meadow	29 Spring Meadow	Witney	OX28 5DJ	Detached	17/05/2023	£397,000	90	£4,411	New-build
Spring Meadow	31 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	06/01/2023	£450,000	131	£3,435	New-build
Spring Meadow	33 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	02/02/2023	£455,000	131	£3,473	New-build
Spring Meadow	35 Spring Meadow	Witney	OX28 5DJ	Detached	14/08/2023	£525,000	122	£4,303	New-build
Kingfisher Meadows	8 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	27/11/2023	£330,000	58	£5,690	New-build
Kingfisher Meadows	10 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	15/12/2023	£330,000	58	£5,690	New-build
Kingfisher Meadows	16 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	14/12/2023	£323,227	58	£5,573	New-build
Kingfisher Meadows	21 Woodpecker Way	Witney	OX28 6NN	Detached	25/01/2024	£540,000	127	£4,252	New-build
Kingfisher Meadows	22 Woodpecker Way	Witney	OX28 6NN	Detached	19/05/2023	£550,000	136	£4,044	New-build
Kingfisher Meadows	25 Woodpecker Way	Witney	OX28 6NN	Detached	16/11/2023	£530,000	136	£3,897	New-build
Kingfisher Meadows	29 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	28/06/2023	£365,000	58	£6,293	New-build
Kingfisher Meadows	33 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	23/06/2023	£365,000	58	£6,293	New-build
Kingfisher Meadows	35 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	14/12/2023	£360,000	58	£6,207	New-build
Kingfisher Meadows	38 Woodpecker Way	Witney	OX28 6NN	Detached	25/05/2023	£625,000	140	£4,464	New-build
Kingfisher Meadows	39 Woodpecker Way	Witney	OX28 6NN	Detached	22/06/2023	£620,000	143	£4,336	New-build
Kingfisher Meadows	40 Woodpecker Way	Witney	OX28 6NN	Detached	28/03/2023	£658,000	143	£4,601	New-build
Kingfisher Meadows	41 Woodpecker Way	Witney	OX28 6NN	Detached	26/05/2023	£670,000	146	£4,589	New-build
Kingfisher Meadows	42 Woodpecker Way	Witney	OX28 6NN	Detached	24/02/2023	£630,000	140	£4,500	New-build
Kingfisher Meadows	43 Woodpecker Way	Witney	OX28 6NN	Detached	28/06/2023	£662,500	146	£4,538	New-build
Kingfisher Meadows	45 Woodpecker Way	Witney	OX28 6NN	Detached	31/03/2023	£770,000	164	£4,695	New-build
Kingfisher Meadows	46 Woodpecker Way	Witney	OX28 6NN	Detached	23/02/2023	£650,000	135	£4,815	New-build
Kingfisher Meadows	47 Woodpecker Way	Witney	OX28 6NN	Detached	30/03/2023	£842,000	184	£4,576	New-build
Kingfisher Meadows	48 Woodpecker Way	Witney	OX28 6NN	Detached	23/02/2023	£663,000	143	£4,636	New-build
Kingfisher Meadows	50 Woodpecker Way	Witney	OX28 6NN	Detached	27/01/2023	£650,000	143	£4,545	New-build
Kingfisher Meadows	52 Woodpecker Way	Witney	OX28 6NN	Detached	30/09/2022	£595,000	135	£4,407	New-build
Kingfisher Meadows	37 Heron Drive	Witney	OX28 6NP	Semi-Detached	26/08/2022	£425,000	106	£4,009	New-build
Kingfisher Meadows	47 Heron Drive	Witney	OX28 6NP	Semi-Detached	30/08/2022	£725,000	164	£4,421	New-build
Kingfisher Meadows	11 Skylark Way	Witney	OX28 6NR	Semi-Detached	13/10/2023	£450,000	106	£4,245	New-build
Kingfisher Meadows	6 Squirrel Gardens	Witney	OX28 6NS	Semi-Detached	02/06/2023	£435,000	106	£4,104	New-build
Kingfisher Meadows	1 Pipit Lane	Witney	OX28 6NU	Detached	23/09/2022	£612,500	140	£4,375	New-build
Kingfisher Meadows	2 Pipit Lane	Witney	OX28 6NU	Detached	24/11/2022	£640,000	140	£4,571	New-build
Kingfisher Meadows	4 Pipit Lane	Witney	OX28 6NU	Semi-Detached	30/09/2022	£455,000	95	£4,789	New-build
Kingfisher Meadows	6 Pipit Lane	Witney	OX28 6NU	Detached	30/09/2022	£460,000	95	£4,842	New-build
Kingfisher Meadows	8 Pipit Lane	Witney	OX28 6NU	Detached	17/02/2023	£625,000	135	£4,630	New-build
Kingfisher Meadows	11 Pipit Lane	Witney	OX28 6NU	Semi-Detached	28/10/2022	£410,000	77	£5,325	New-build
Kingfisher Meadows	12 Pipit Lane	Witney	OX28 6NU	Detached	25/08/2023	£630,000	143	£4,406	New-build
Kingfisher Meadows	13 Pipit Lane	Witney	OX28 6NU	Semi-Detached	28/10/2022	£400,000	77	£5,195	New-build
Kingfisher Meadows	14 Pipit Lane	Witney	OX28 6NU	Detached	03/02/2023	£645,000	143	£4,510	New-build
Kingfisher Meadows	15 Pipit Lane	Witney	OX28 6NU	Detached	30/03/2023	£640,000	140	£4,571	New-build
					Minimum	£300,000	58	£3,435	
					Average	£475,146	106	£4,582	
					Median	£432,498	99	£4,532	
					Maximum	£842,000	184	£6,293	

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Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Comment
Colwell Green	1 Wheatfield Drive	Curbridge	OX29 0AF	Detached	14/12/2022	£800,000	229	£3,493	New-build
Colwell Green	45 Wheatfield Drive	Curbridge	OX29 0AF	Detached	27/10/2022	£750,000	199	£3,769	New-build
Colwell Green	49 Wheatfield Drive	Curbridge	OX29 0AF	Detached	16/12/2022	£765,000	199	£3,844	New-build
Colwell Green	51 Wheatfield Drive	Curbridge	OX29 0AF	Detached	17/02/2023	£610,000	165	£3,697	New-build
Colwell Green	53 Wheatfield Drive	Curbridge	OX29 0AF	Detached	21/12/2022	£765,000	199	£3,844	New-build
Colwell Green	30 Wheatfield Drive	Curbridge	OX29 0AG	Detached	24/11/2023	£510,000	114	£4,474	New-build
Colwell Green	32A Wheatfield Drive	Curbridge	OX29 0AG	Semi-Detached	28/04/2023	£428,000	92	£4,652	New-build
Colwell Green	32B Wheatfield Drive	Curbridge	OX29 0AG	Semi-Detached	28/04/2023	£400,000	86	£4,651	New-build
Colwell Green	34 Wheatfield Drive	Curbridge	OX29 0AG	Detached	24/11/2023	£530,000	128	£4,141	New-build
Colwell Green	34A Wheatfield Drive	Curbridge	OX29 0AG	Detached	05/01/2024	£520,000	128	£4,063	New-build
Colwell Green	4 Grassland Close	Curbridge	OX29 0AL	Detached	12/04/2023	£500,000	139	£3,597	New-build
Colwell Green	2 Plough Close	Curbridge	OX29 0AN	Detached	15/08/2022	£520,000	139	£3,741	New-build
Colwell Green	4 Plough Close	Curbridge	OX29 0AN	Detached	12/08/2022	£660,000	165	£4,000	New-build
Colwell Green	6 Plough Close	Curbridge	OX29 0AN	Detached	31/08/2022	£830,000	251	£3,307	New-build
Colwell Green	8 Plough Close	Curbridge	OX29 0AN	Detached	28/02/2023	£720,000	199	£3,618	New-build
Colwell Green	46 Furrow Crescent	Curbridge	OX29 0AP	Detached	29/09/2023	£505,000	128	£3,945	New-build
Colwell Green	54 Furrow Crescent	Curbridge	OX29 0AP	Detached	27/07/2023	£530,000	125	£4,240	New-build
Colwell Green	7 Millet Way	Curbridge	OX29 0AR	Detached	16/09/2022	£455,000	109	£4,174	New-build
Colwell Green	9 Millet Way	Curbridge	OX29 0AR	Detached	30/09/2022	£499,950	128	£3,906	New-build
Colwell Green	8 Granary Close	Curbridge	OX29 0AS	Detached	17/02/2023	£425,000	92	£4,620	New-build
Colwell Green	1 Rye Crescent	Curbridge	OX29 0AT	Detached	12/08/2022	£510,000	128	£3,984	New-build
Colwell Green	1A Rye Crescent	Curbridge	OX29 0AT	Detached	24/08/2022	£505,000	114	£4,430	New-build
Colwell Green	2 Rye Crescent	Curbridge	OX29 0AT	Detached	31/10/2022	£397,000	92	£4,315	New-build
Colwell Green	3A Rye Crescent	Curbridge	OX29 0AT	Detached	12/04/2023	£645,000	141	£4,574	New-build
Colwell Green	5 Rye Crescent	Curbridge	OX29 0AT	Detached	19/10/2022	£570,000	141	£4,043	New-build
Colwell Green	5A Rye Crescent	Curbridge	OX29 0AT	Detached	20/10/2022	£520,000	128	£4,063	New-build
Colwell Green	7 Rye Crescent	Curbridge	OX29 0AT	Detached	06/10/2023	£570,000	141	£4,043	New-build
Colwell Green	7A Rye Crescent	Curbridge	OX29 0AT	Detached	21/10/2022	£520,000	114	£4,561	New-build
Colwell Green	9 Rye Crescent	Curbridge	OX29 0AT	Detached	14/10/2022	£525,000	128	£4,102	New-build
Colwell Green	11 Rye Crescent	Curbridge	OX29 0AT	Detached	21/10/2022	£585,000	141	£4,149	New-build
Colwell Green	13 Rye Crescent	Curbridge	OX29 0AT	Detached	27/10/2022	£528,000	128	£4,125	New-build
Colwell Green	15 Rye Crescent	Curbridge	OX29 0AT	Detached	14/08/2023	£590,000	165	£3,576	New-build
Colwell Green	17 Rye Crescent	Curbridge	OX29 0AT	Detached	28/10/2022	£525,000	138	£3,804	New-build
						Minimum	86	£3,307	
						Average	143	£4,047	
						Median	128	£4,043	
						Maximum	251	£4,652	

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Comment
Dovecote Park	2 Holloway Lane	Minster Lovell	OX29 0AU	Detached	22/12/2022	£509,995	108	£4,722	New-build
Dovecote Park	4 Holloway Lane	Minster Lovell	OX29 0AU	Detached	27/03/2023	£509,995	108	£4,722	New-build
Dovecote Park	6 Holloway Lane	Minster Lovell	OX29 0AU	Detached	22/12/2022	£499,995	108	£4,630	New-build
Dovecote Park	4 Abraham Way	Minster Lovell	OX29 0AY	Detached	28/04/2023	£540,000	127	£4,252	New-build
Dovecote Park	7 Abraham Way	Minster Lovell	OX29 0AY	Detached	25/11/2022	£535,000	127	£4,213	New-build
Dovecote Park	26 Abraham Way	Minster Lovell	OX29 0AY	Detached	26/08/2022	£655,000	168	£3,899	New-build
Dovecote Park	2 Norridge View	Minster Lovell	OX29 0BB	Detached	30/06/2023	£514,995	108	£4,768	New-build
Dovecote Park	5 Norridge View	Minster Lovell	OX29 0BB	Detached	07/09/2023	£514,995	108	£4,768	New-build
Dovecote Park	2 Lock Close	Minster Lovell	OX29 0BD	Detached	22/12/2022	£732,000	191	£3,832	New-build
Dovecote Park	3 Lock Close	Minster Lovell	OX29 0BD	Detached	15/11/2022	£660,000	168	£3,929	New-build
Dovecote Park	4 Lock Close	Minster Lovell	OX29 0BD	Detached	17/03/2023	£685,000	168	£4,077	New-build
Dovecote Park	5 Lock Close	Minster Lovell	OX29 0BD	Detached	20/12/2022	£745,000	191	£3,901	New-build
Dovecote Park	6 Lock Close	Minster Lovell	OX29 0BD	Detached	26/06/2023	£825,000	227	£3,634	New-build
Dovecote Park	2 Stratford Row	Minster Lovell	OX29 0BJ	Detached	19/08/2022	£650,000	168	£3,869	New-build
Dovecote Park	6 Stratford Row	Minster Lovell	OX29 0BJ	Detached	29/09/2022	£775,000	227	£3,414	New-build
						Minimum	108	£3,414	
						Average	153	£4,175	
						Median	168	£4,077	
						Maximum	227	£4,768	

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Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Comment
Windrush Place	27 Spitfire Drive	Witney	OX29 7AA	Terraced	26/05/2023	£349,995	58	£6,034	2	New-build
Windrush Place	45 Olley Crescent	Witney	OX29 7DD	Semi-Detached	28/10/2022	£319,995	58	£5,517	2	New-build
Windrush Place	47 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£319,995	58	£5,517	2	New-build
Kingfisher Meadows	8 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	27/11/2023	£330,000	58	£5,690	2	New-build
Kingfisher Meadows	10 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	15/12/2023	£330,000	58	£5,690	2	New-build
Kingfisher Meadows	16 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	14/12/2023	£323,227	58	£5,573	2	New-build
Kingfisher Meadows	29 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	28/06/2023	£365,000	58	£6,293	2	New-build
Kingfisher Meadows	33 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	23/06/2023	£365,000	58	£6,293	2	New-build
Kingfisher Meadows	35 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	14/12/2023	£360,000	58	£6,207	2	New-build
Hanborough Park	56 Regent Drive	Long Hanborough	OX29 8FX	Terraced	06/10/2023	£315,000	65	£4,846	2	Second-hand
Hanborough Park	7 Renown Court	Long Hanborough	OX29 8GB	Semi-Detached	21/09/2022	£370,000	65	£5,692	2	Second-hand
Windrush Place	49 Olley Crescent	Witney	OX29 7DD	Semi-Detached	07/10/2022	£359,995	69	£5,217	2	New-build
Windrush Place	4 Patrick Steptoe Close	Witney	OX29 7DE	Terraced	31/08/2022	£344,995	69	£5,000	2	New-build
Windrush Place	6 Patrick Steptoe Close	Witney	OX29 7DE	Terraced	31/08/2022	£339,995	69	£4,927	2	New-build
Windrush Place	23 Spitfire Drive	Witney	OX29 7AA	Terraced	30/06/2023	£334,995	74	£4,527	2	New-build
Windrush Place	15 Flamingo Way	Witney	OX29 7DQ	Semi-Detached	27/10/2023	£349,995	74	£4,730	2	New-build
Kingfisher Meadows	11 Pipit Lane	Witney	OX28 6NU	Semi-Detached	28/10/2022	£410,000	77	£5,325	2	New-build
Kingfisher Meadows	13 Pipit Lane	Witney	OX28 6NU	Semi-Detached	28/10/2022	£400,000	77	£5,195	2	New-build
Spring Meadow	25 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	16/08/2022	£300,000	79	£3,797	2	New-build
Spring Meadow	27 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	20/10/2022	£325,000	79	£4,114	2	New-build
Windrush Place	37 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£364,995	84	£4,345	2	New-build
Windrush Place	39 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£369,995	84	£4,405	2	New-build
						Minimum	£300,000	58	£3,797	
						Average	£347,644	68	£5,224	
						Median	£347,495	67	£5,271	
						Maximum	£410,000	84	£6,293	

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Comment
Colwell Green	32B Wheatfield Drive	Curbridge	OX29 0AG	Semi-Detached	28/04/2023	£400,000	86	£4,651	3	New-build
Windrush Place	12 Patrick Steptoe Close	Witney	OX29 7DE	Detached	30/09/2022	£399,995	88	£4,545	3	New-build
Windrush Place	21 Patrick Steptoe Close	Witney	OX29 7DE	Detached	19/12/2022	£426,495	88	£4,847	3	New-build
Windrush Place	23 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£434,995	88	£4,943	3	New-build
Windrush Place	25 Patrick Steptoe Close	Witney	OX29 7DE	Detached	22/12/2022	£390,000	88	£4,432	3	New-build
Windrush Place	31 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£410,000	88	£4,659	3	New-build
Windrush Place	19 Sidney Smith Place	Witney	OX29 7BZ	Detached	30/09/2022	£394,995	90	£4,389	3	New-build
Windrush Place	10 Patrick Steptoe Close	Witney	OX29 7DE	Detached	26/08/2022	£414,995	90	£4,611	3	New-build
Spring Meadow	29 Spring Meadow	Witney	OX28 5DJ	Detached	17/05/2023	£397,000	90	£4,411	3	New-build
Park View	40 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	31/03/2023	£565,000	91	£6,209	3	New-build
Windrush Place	33 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£429,995	91	£4,725	3	New-build
Windrush Place	43 Olley Crescent	Witney	OX29 7DD	Detached	22/12/2022	£407,500	91	£4,478	3	New-build
Windrush Place	19 Patrick Steptoe Close	Witney	OX29 7DE	Detached	26/05/2023	£419,995	91	£4,615	3	New-build
Park View	3 Axtell Crescent	Woodstock	OX20 1GH	Detached	21/12/2022	£560,000	92	£6,087	3	New-build
Windrush Place	2 Ballard Bank	Witney	OX29 7DP	Semi-Detached	29/06/2023	£349,995	92	£3,804	3	New-build
Windrush Place	3 Ballard Bank	Witney	OX29 7DP	Semi-Detached	27/06/2023	£359,995	92	£3,913	3	New-build
Windrush Place	2 Chilton Close	Witney	OX29 7DR	Semi-Detached	29/06/2023	£349,995	92	£3,804	3	New-build
Colwell Green	32A Wheatfield Drive	Curbridge	OX29 0AG	Semi-Detached	28/04/2023	£428,000	92	£4,652	3	New-build
Colwell Green	8 Granary Close	Curbridge	OX29 0AS	Detached	17/02/2023	£425,000	92	£4,620	3	New-build
Colwell Green	2 Rye Crescent	Curbridge	OX29 0AT	Detached	31/10/2022	£397,000	92	£4,315	3	New-build
Park View	39 Cowells Road	Woodstock	OX20 1GB	Detached	31/05/2023	£590,000	93	£6,344	3	New-build
Park View	82 Cowells Road	Woodstock	OX20 1GB	Detached	28/04/2023	£590,000	93	£6,344	3	New-build
Park View	37 Durstan Rise	Woodstock	OX20 1GR	Detached	31/08/2022	£600,000	93	£6,452	3	New-build
Spring Meadow	21 Spring Meadow	Witney	OX28 5DJ	Detached	09/09/2022	£410,000	94	£4,362	3	New-build
Hanborough Gate	27 Langford Way	Long Hanborough	OX29 8FP	Detached	28/04/2023	£475,000	95	£5,000	3	Second-hand
Kingfisher Meadows	4 Pipit Lane	Witney	OX28 6NU	Semi-Detached	30/09/2022	£455,000	95	£4,789	3	New-build
Kingfisher Meadows	6 Pipit Lane	Witney	OX28 6NU	Detached	30/09/2022	£460,000	95	£4,842	3	New-build
Park View	96 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	21/03/2023	£575,000	96	£5,990	3	New-build
Swinford Green	95 Hazeldene Close	Eynsham	OX29 4AZ	Terraced	31/08/2022	£425,000	98	£4,337	3	Second-hand
Park View	98 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	24/03/2023	£570,000	98	£5,816	3	New-build
Windrush Place	35 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£454,995	99	£4,596	3	New-build
Windrush Place	41 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£449,995	99	£4,545	3	New-build
Windrush Place	27 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£457,495	99	£4,621	3	New-build
Windrush Place	29 Patrick Steptoe Close	Witney	OX29 7DE	Detached	22/12/2022	£437,500	99	£4,419	3	New-build
Swinford Green	7 Hazeldene Close	Eynsham	OX29 4AD	Semi-Detached	12/08/2022	£450,000	101	£4,455	3	Second-hand
Windrush Place	2 Rapide Crescent	Witney	OX29 7BP	Semi-Detached	19/08/2022	£430,000	103	£4,175	3	New-build
Spring Meadow	17 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	27/01/2023	£399,950	106	£3,773	3	New-build
Spring Meadow	19 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	12/10/2022	£385,000	106	£3,632	3	New-build
Kingfisher Meadows	37 Heron Drive	Witney	OX28 6NP	Semi-Detached	26/08/2022	£425,000	106	£4,009	3	New-build
Kingfisher Meadows	11 Skylark Way	Witney	OX28 6NR	Semi-Detached	13/10/2023	£450,000	106	£4,245	3	New-build
Kingfisher Meadows	6 Squirrel Gardens	Witney	OX28 6NS	Semi-Detached	02/06/2023	£435,000	106	£4,104	3	New-build
						Minimum	£349,995	86	£3,632	
						Average	£445,997	95	£4,721	
						Median	£428,000	93	£4,596	
						Maximum	£600,000	106	£6,452	

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Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Comment
Dovecote Park	2 Holloway Lane	Minster Lovell	OX29 0AU	Detached	22/12/2022	£509,995	108	£4,722	4	New-build
Dovecote Park	4 Holloway Lane	Minster Lovell	OX29 0AU	Detached	27/03/2023	£509,995	108	£4,722	4	New-build
Dovecote Park	6 Holloway Lane	Minster Lovell	OX29 0AU	Detached	22/12/2022	£499,995	108	£4,630	4	New-build
Dovecote Park	2 Norridge View	Minster Lovell	OX29 0BB	Detached	30/06/2023	£514,995	108	£4,768	4	New-build
Dovecote Park	5 Norridge View	Minster Lovell	OX29 0BB	Detached	07/09/2023	£514,995	108	£4,768	4	New-build
Colwell Green	7 Millet Way	Curbridge	OX29 0AR	Detached	16/09/2022	£455,000	109	£4,174	4	New-build
Deanfields	7 Granary Way	Stanton Harcourt	OX29 5BT	Detached	13/03/2023	£505,000	110	£4,591	4	New-build
Deanfields	1 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£525,000	110	£4,773	4	New-build
Deanfields	2 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£525,000	110	£4,773	4	New-build
Deanfields	6 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£525,000	110	£4,773	4	New-build
Deanfields	7 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	01/09/2023	£520,000	110	£4,727	4	New-build
Park View	36 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£595,000	111	£5,360	4	New-build
Park View	16 Henrietta Way	Woodstock	OX20 1GJ	Detached	31/08/2023	£675,000	111	£6,081	4	New-build
Swinford Green	27 Hazeldene Close	Eynsham	OX29 4AD	Detached	25/08/2023	£410,000	112	£3,661	4	Second- hand
Park View	84 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£630,000	113	£5,575	4	New-build
Park View	35 Durstan Rise	Woodstock	OX20 1GR	Detached	31/08/2023	£652,500	113	£5,774	4	New-build
Colwell Green	30 Wheatfield Drive	Curbridge	OX29 0AG	Detached	24/11/2023	£510,000	114	£4,474	4	New-build
Colwell Green	1A Rye Crescent	Curbridge	OX29 0AT	Detached	24/08/2022	£505,000	114	£4,430	4	New-build
Colwell Green	7A Rye Crescent	Curbridge	OX29 0AT	Detached	21/10/2022	£520,000	114	£4,561	4	New-build
Spring Meadow	23 Spring Meadow	Witney	OX28 5DJ	Detached	09/12/2022	£499,000	119	£4,193	4	New-build
Spring Meadow	35 Spring Meadow	Witney	OX28 5DJ	Detached	14/08/2023	£525,000	122	£4,303	4	New-build
Colwell Green	54 Furrow Crescent	Curbridge	OX29 0AP	Detached	27/07/2023	£530,000	125	£4,240	4	New-build
Windrush Place	27 Rapide Crescent	Witney	OX29 7BP	Detached	21/12/2022	£515,000	127	£4,055	4	New-build
Kingfisher Meadows	21 Woodpecker Way	Witney	OX28 6NN	Detached	25/01/2024	£540,000	127	£4,252	4	New-build
Dovecote Park	4 Abraham Way	Minster Lovell	OX29 0AY	Detached	28/04/2023	£540,000	127	£4,252	4	New-build
Dovecote Park	7 Abraham Way	Minster Lovell	OX29 0AY	Detached	25/11/2022	£535,000	127	£4,213	4	New-build
Marlborough Gardens	2 Foxglove End	North Leigh	OX29 6AL	Detached	08/09/2022	£575,000	128	£4,492	4	New-build
Colwell Green	34 Wheatfield Drive	Curbridge	OX29 0AG	Detached	24/11/2023	£530,000	128	£4,141	4	New-build
Colwell Green	34A Wheatfield Drive	Curbridge	OX29 0AG	Detached	05/01/2024	£520,000	128	£4,063	4	New-build
Colwell Green	46 Furrow Crescent	Curbridge	OX29 0AP	Detached	29/09/2023	£505,000	128	£3,945	4	New-build
Colwell Green	9 Millet Way	Curbridge	OX29 0AR	Detached	30/09/2022	£499,950	128	£3,906	4	New-build
Colwell Green	1 Rye Crescent	Curbridge	OX29 0AT	Detached	12/08/2022	£510,000	128	£3,984	4	New-build
Colwell Green	5A Rye Crescent	Curbridge	OX29 0AT	Detached	20/10/2022	£520,000	128	£4,063	4	New-build
Colwell Green	9 Rye Crescent	Curbridge	OX29 0AT	Detached	14/10/2022	£525,000	128	£4,102	4	New-build
Colwell Green	13 Rye Crescent	Curbridge	OX29 0AT	Detached	27/10/2022	£528,000	128	£4,125	4	New-build
Spring Meadow	31 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	06/01/2023	£450,000	131	£3,435	4	New-build
Spring Meadow	33 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	02/02/2023	£455,000	131	£3,473	4	New-build
Kingfisher Meadows	46 Woodpecker Way	Witney	OX28 6NN	Detached	23/02/2023	£650,000	135	£4,815	4	New-build
Kingfisher Meadows	52 Woodpecker Way	Witney	OX28 6NN	Detached	30/09/2022	£595,000	135	£4,407	4	New-build
Kingfisher Meadows	8 Pipit Lane	Witney	OX28 6NU	Detached	17/02/2023	£625,000	135	£4,630	4	New-build
Kingfisher Meadows	22 Woodpecker Way	Witney	OX28 6NN	Detached	19/05/2023	£550,000	136	£4,044	4	New-build
Kingfisher Meadows	25 Woodpecker Way	Witney	OX28 6NN	Detached	16/11/2023	£530,000	136	£3,897	4	New-build
Colwell Green	17 Rye Crescent	Curbridge	OX29 0AT	Detached	28/10/2022	£525,000	138	£3,804	4	New-build
Hanborough Park	3 Regent Drive	Long Hanborough	OX29 8FX	Detached	17/01/2023	£620,000	139	£4,460	4	Second- hand
Hanborough Park	11 Regal Lane	Long Hanborough	OX29 8FZ	Detached	09/11/2022	£660,000	139	£4,748	4	Second- hand
Deanfields	3 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	26/05/2023	£625,000	139	£4,496	4	New-build
Deanfields	4 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	21/04/2023	£592,500	139	£4,263	4	New-build
Deanfields	9 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	24/08/2023	£625,000	139	£4,496	4	New-build
Colwell Green	4 Grassland Close	Curbridge	OX29 0AL	Detached	12/04/2023	£500,000	139	£3,597	4	New-build
Colwell Green	2 Plough Close	Curbridge	OX29 0AN	Detached	15/08/2022	£520,000	139	£3,741	4	New-build
Kingfisher Meadows	38 Woodpecker Way	Witney	OX28 6NN	Detached	25/05/2023	£625,000	140	£4,464	4	New-build
Kingfisher Meadows	42 Woodpecker Way	Witney	OX28 6NN	Detached	24/02/2023	£630,000	140	£4,500	4	New-build
Kingfisher Meadows	1 Pipit Lane	Witney	OX28 6NU	Detached	23/09/2022	£612,500	140	£4,375	4	New-build
Kingfisher Meadows	2 Pipit Lane	Witney	OX28 6NU	Detached	24/11/2022	£640,000	140	£4,571	4	New-build
Kingfisher Meadows	15 Pipit Lane	Witney	OX28 6NU	Detached	30/03/2023	£640,000	140	£4,571	4	New-build
Oakland Grange	10 Freeland Gate	Freeland	OX29 8GD	Detached	17/02/2023	£515,000	141	£3,652	4	New-build
Oakland Grange	32 Freeland Gate	Freeland	OX29 8GD	Detached	18/11/2022	£540,100	141	£3,830	4	New-build
Oakland Grange	34 Freeland Gate	Freeland	OX29 8GD	Detached	28/10/2022	£555,000	141	£3,936	4	New-build
Colwell Green	3A Rye Crescent	Curbridge	OX29 0AT	Detached	12/04/2023	£645,000	141	£4,574	4	New-build
Colwell Green	5 Rye Crescent	Curbridge	OX29 0AT	Detached	19/10/2022	£570,000	141	£4,043	4	New-build
Colwell Green	7 Rye Crescent	Curbridge	OX29 0AT	Detached	06/10/2023	£570,000	141	£4,043	4	New-build
Colwell Green	11 Rye Crescent	Curbridge	OX29 0AT	Detached	21/10/2022	£585,000	141	£4,149	4	New-build
Kingfisher Meadows	39 Woodpecker Way	Witney	OX28 6NN	Detached	22/06/2023	£620,000	143	£4,336	4	New-build
Kingfisher Meadows	40 Woodpecker Way	Witney	OX28 6NN	Detached	28/03/2023	£658,000	143	£4,601	4	New-build
Kingfisher Meadows	48 Woodpecker Way	Witney	OX28 6NN	Detached	23/02/2023	£663,000	143	£4,636	4	New-build
Kingfisher Meadows	50 Woodpecker Way	Witney	OX28 6NN	Detached	27/01/2023	£650,000	143	£4,545	4	New-build
Kingfisher Meadows	12 Pipit Lane	Witney	OX28 6NU	Detached	25/08/2023	£630,000	143	£4,406	4	New-build
Kingfisher Meadows	14 Pipit Lane	Witney	OX28 6NU	Detached	03/02/2023	£645,000	143	£4,510	4	New-build
Marlborough Gardens	2 Akeman Road	North Leigh	OX29 6AH	Detached	17/08/2022	£670,000	144	£4,653	4	New-build
					Minimum	£410,000	108	£3,435		
					Average	£560,660	128	£4,382		
					Median	£535,000	128	£4,407		
					Maximum	£675,000	144	£6,081		

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Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Comment
Abbey Green	Plot 71, The Hailey	Eynsham	OX29	Detached	n/a	£750,000	n/a	n/a	5	New-build
Kingfisher Meadows	41 Woodpecker Way	Witney	OX28 6NN	Detached	26/05/2023	£670,000	146	£4,589	5	New-build
Kingfisher Meadows	43 Woodpecker Way	Witney	OX28 6NN	Detached	28/06/2023	£662,500	146	£4,538	5	New-build
Park View	3 Rose Drive	Woodstock	OX20 1GN	Detached	30/09/2022	£900,000	151	£5,960	5	New-build
Park View	10 Rose Drive	Woodstock	OX20 1GN	Detached	27/03/2023	£900,000	151	£5,960	5	New-build
Park View	31 Robinson Avenue	Woodstock	OX20 1GQ	Detached	17/11/2022	£850,000	152	£5,592	5	New-build
Park View	4 Axtell Crescent	Woodstock	OX20 1GH	Detached	23/12/2022	£830,000	153	£5,425	5	New-build
Park View	5 Axtell Crescent	Woodstock	OX20 1GH	Detached	17/02/2023	£875,000	153	£5,719	5	New-build
Park View	1 Rose Drive	Woodstock	OX20 1GN	Detached	30/09/2022	£865,000	153	£5,654	5	New-build
Deanfields	2 Canary Way	Stanton Harcourt	OX29 5BT	Detached	14/10/2022	£695,000	154	£4,513	5	New-build
Deanfields	4 Canary Way	Stanton Harcourt	OX29 5BT	Detached	18/11/2022	£695,000	154	£4,513	5	New-build
Deanfields	19 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£695,000	154	£4,513	5	New-build
Deanfields	23 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	16/03/2023	£525,000	154	£3,409	5	New-build
Park View	94 Cowells Road	Woodstock	OX20 1GB	Detached	24/03/2023	£910,000	156	£5,833	5	New-build
Kingfisher Meadows	45 Woodpecker Way	Witney	OX28 6NN	Detached	31/03/2023	£770,000	164	£4,695	5	New-build
Kingfisher Meadows	47 Heron Drive	Witney	OX28 6NP	Semi-Detached	30/08/2022	£725,000	164	£4,421	5	New-build
Colwell Green	51 Wheatfield Drive	Curbridge	OX29 0AF	Detached	17/02/2023	£610,000	165	£3,697	5	New-build
Colwell Green	4 Plough Close	Curbridge	OX29 0AN	Detached	12/08/2022	£660,000	165	£4,000	5	New-build
Colwell Green	15 Rye Crescent	Curbridge	OX29 0AT	Detached	14/08/2023	£590,000	165	£3,576	5	New-build
Park View	86 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£940,000	166	£5,663	5	New-build
Windrush Place	7 Hangar Close	Witney	OX29 7BN	Detached	02/06/2023	£645,000	168	£3,839	5	New-build
Windrush Place	19 Rapide Crescent	Witney	OX29 7BP	Detached	23/12/2022	£650,000	168	£3,869	5	New-build
Dovecote Park	26 Abraham Way	Minster Lovell	OX29 0AY	Detached	26/08/2022	£655,000	168	£3,899	5	New-build
Dovecote Park	3 Lock Close	Minster Lovell	OX29 0BD	Detached	15/11/2022	£660,000	168	£3,929	5	New-build
Dovecote Park	4 Lock Close	Minster Lovell	OX29 0BD	Detached	17/03/2023	£685,000	168	£4,077	5	New-build
Dovecote Park	2 Stratford Row	Minster Lovell	OX29 0BJ	Detached	19/08/2022	£650,000	168	£3,869	5	New-build
Swinford Green	98 Hazeldene Close	Eynsham	OX29 4AZ	Detached	23/08/2023	£775,000	173	£4,480	5	Second-hand
Marlborough Gardens	6 Millers Close	North Leigh	OX29 6AJ	Detached	26/08/2022	£725,000	174	£4,167	5	New-build
Shepherds Walk	48 Breakspear Way	North Leigh	OX29 6AF	Detached	25/08/2022	£690,000	178	£3,876	5	New-build
Kingfisher Meadows	47 Woodpecker Way	Witney	OX28 6NN	Detached	30/03/2023	£842,000	184	£4,576	5	New-build
Deanfields	6 Canary Way	Stanton Harcourt	OX29 5BT	Detached	24/02/2023	£795,000	185	£4,297	5	New-build
Deanfields	13 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£825,000	185	£4,459	5	New-build
Deanfields	21 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£795,000	185	£4,297	5	New-build
Deanfields	25 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	24/02/2023	£825,000	185	£4,459	5	New-build
Deanfields	8 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	19/05/2023	£825,000	186	£4,435	5	New-build
Deanfields	17 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£825,000	186	£4,435	5	New-build
Hanborough Park	37 Regent Drive	Long Hanborough	OX29 8FX	Detached	13/10/2022	£995,000	187	£5,321	5	Second-hand
Dovecote Park	2 Lock Close	Minster Lovell	OX29 0BD	Detached	22/12/2022	£732,000	191	£3,832	5	New-build
Dovecote Park	5 Lock Close	Minster Lovell	OX29 0BD	Detached	20/12/2022	£745,000	191	£3,901	5	New-build
Colwell Green	45 Wheatfield Drive	Curbridge	OX29 0AF	Detached	27/10/2022	£750,000	199	£3,769	5	New-build
Colwell Green	49 Wheatfield Drive	Curbridge	OX29 0AF	Detached	16/12/2022	£765,000	199	£3,844	5	New-build
Colwell Green	53 Wheatfield Drive	Curbridge	OX29 0AF	Detached	21/12/2022	£765,000	199	£3,844	5	New-build
Colwell Green	8 Plough Close	Curbridge	OX29 0AN	Detached	28/02/2023	£720,000	199	£3,618	5	New-build
Deanfields	1 Canary Way	Stanton Harcourt	OX29 5BT	Detached	25/11/2022	£900,000	204	£4,412	5	New-build
Deanfields	3 Canary Way	Stanton Harcourt	OX29 5BT	Detached	16/12/2022	£895,000	204	£4,387	5	New-build
Deanfields	5 Canary Way	Stanton Harcourt	OX29 5BT	Detached	11/01/2023	£895,000	204	£4,387	5	New-build
Park View	1 Joyes Lane	Woodstock	OX20 1GS	Detached	26/05/2023	£930,000	208	£4,471	5	New-build
Thornbury Green	8 Thornbury Road	Eynsham	OX29 4PW	Detached	08/02/2023	£813,000	216	£3,764	5	Second-hand
Dovecote Park	6 Lock Close	Minster Lovell	OX29 0BD	Detached	26/06/2023	£825,000	227	£3,634	5	New-build
Dovecote Park	6 Stratford Row	Minster Lovell	OX29 0BJ	Detached	29/09/2022	£775,000	227	£3,414	5	New-build
Colwell Green	1 Wheatfield Drive	Curbridge	OX29 0AF	Detached	14/12/2022	£800,000	229	£3,493	5	New-build
Colwell Green	6 Plough Close	Curbridge	OX29 0AN	Detached	31/08/2022	£830,000	251	£3,307	5	New-build
						Minimum	£525,000	146	£3,307	
						Average	£771,529	179	£4,365	
						Median	£772,500	173	£4,387	
						Maximum	£995,000	251	£5,960	

House Type	Size (sqm)
1- Bed Flat	up to 58
2- Bed Flat	59 - 79
2- Bed House	57 - 84
3- Bed House	85 - 107
4- Bed House	108 - 145
5- Bed House	146+

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Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Sum	£ ps/m	Assumed Beds	Comment
Windrush Place	112 Patrick Steptoe Close	Witney	OX29 7DE	Detached	30/09/2022	£399,995	88	£4,545	3	New-build
Windrush Place	21 Patrick Steptoe Close	Witney	OX29 7DE	Detached	19/12/2022	£426,495	88	£4,847	3	New-build
Windrush Place	23 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£434,995	88	£4,943	3	New-build
Windrush Place	25 Patrick Steptoe Close	Witney	OX29 7DE	Detached	22/12/2022	£390,000	88	£4,432	3	New-build
Windrush Place	31 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£410,000	88	£4,659	3	New-build
Windrush Place	19 Sidney Smith Place	Witney	OX29 7BZ	Detached	30/09/2022	£394,995	90	£4,389	3	New-build
Windrush Place	10 Patrick Steptoe Close	Witney	OX29 7DE	Detached	26/08/2022	£414,995	90	£4,611	3	New-build
Spring Meadow	29 Spring Meadow	Witney	OX28 5DJ	Detached	17/05/2023	£397,000	90	£4,411	3	New-build
Windrush Place	33 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£429,995	91	£4,725	3	New-build
Windrush Place	43 Olley Crescent	Witney	OX29 7DD	Detached	22/12/2022	£407,900	91	£4,478	3	New-build
Windrush Place	19 Patrick Steptoe Close	Witney	OX29 7DE	Detached	26/05/2023	£419,995	91	£4,615	3	New-build
Park View	3 Axtell Crescent	Woodstock	OX20 1GH	Detached	21/12/2022	£560,000	92	£6,087	3	New-build
Colwell Green	8 Granary Close	Curbridge	OX29 0AS	Detached	17/02/2023	£425,000	92	£4,620	3	New-build
Colwell Green	2 Rye Crescent	Curbridge	OX29 0AT	Detached	31/10/2022	£397,000	92	£4,315	3	New-build
Park View	39 Cowells Road	Woodstock	OX20 1GB	Detached	31/05/2023	£590,000	93	£6,344	3	New-build
Park View	82 Cowells Road	Woodstock	OX20 1GB	Detached	28/04/2023	£590,000	93	£6,344	3	New-build
Park View	37 Durstan Rise	Woodstock	OX20 1GR	Detached	31/08/2023	£600,000	93	£6,452	3	New-build
Spring Meadow	21 Spring Meadow	Witney	OX28 5DJ	Detached	09/09/2022	£410,000	94	£4,362	3	New-build
Hanborough Gate	27 Langford Way	Long Hanborough	OX29 8FP	Detached	28/04/2023	£475,000	95	£5,000	3	Second-hand
Kingfisher Meadows	6 Pipit Lane	Witney	OX28 6NU	Detached	30/09/2022	£460,000	95	£4,842	3	New-build
Windrush Place	35 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£454,995	99	£4,596	3	New-build
Windrush Place	41 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£449,995	99	£4,545	3	New-build
Windrush Place	27 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£457,495	99	£4,621	3	New-build
Windrush Place	29 Patrick Steptoe Close	Witney	OX29 7DE	Detached	22/12/2022	£437,500	99	£4,419	3	New-build
Dovecote Park	2 Holloway Lane	Minster Lovell	OX29 0AU	Detached	22/12/2022	£509,995	108	£4,722	4	New-build
Dovecote Park	4 Holloway Lane	Minster Lovell	OX29 0AU	Detached	27/03/2023	£509,995	108	£4,722	4	New-build
Dovecote Park	6 Holloway Lane	Minster Lovell	OX29 0AU	Detached	22/12/2022	£499,995	108	£4,630	4	New-build
Dovecote Park	2 Norridge View	Minster Lovell	OX29 0BB	Detached	30/06/2023	£514,995	108	£4,768	4	New-build
Dovecote Park	5 Norridge View	Minster Lovell	OX29 0BB	Detached	07/09/2023	£514,995	108	£4,768	4	New-build
Colwell Green	7 Millet Way	Curbridge	OX29 0AR	Detached	16/09/2022	£455,000	109	£4,174	4	New-build
Deanfields	7 Granary Way	Stanton Harcourt	OX29 5BT	Detached	13/03/2023	£505,000	110	£4,591	4	New-build
Deanfields	1 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£525,000	110	£4,773	4	New-build
Deanfields	2 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£525,000	110	£4,773	4	New-build
Deanfields	6 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£525,000	110	£4,773	4	New-build
Deanfields	7 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£520,000	110	£4,721	4	New-build
Park View	36 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£595,000	111	£5,360	4	New-build
Park View	16 Henrietta Way	Woodstock	OX20 1GJ	Detached	31/08/2023	£675,000	111	£6,081	4	New-build
Swinford Green	27 Hazeldene Close	Eynsham	OX29 4AD	Detached	25/08/2023	£410,000	112	£3,661	4	Second-hand
Park View	84 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£630,000	113	£5,575	4	New-build
Park View	35 Durstan Rise	Woodstock	OX20 1GR	Detached	31/08/2023	£652,500	113	£5,774	4	New-build
Colwell Green	30 Wheatfield Drive	Curbridge	OX29 0AG	Detached	24/11/2023	£510,000	114	£4,474	4	New-build
Colwell Green	1A Rye Crescent	Curbridge	OX29 0AT	Detached	24/08/2022	£505,000	114	£4,430	4	New-build
Colwell Green	7A Rye Crescent	Curbridge	OX29 0AT	Detached	21/10/2022	£520,000	114	£4,561	4	New-build
Spring Meadow	23 Spring Meadow	Witney	OX28 5DJ	Detached	09/12/2022	£499,000	119	£4,193	4	New-build
Spring Meadow	35 Spring Meadow	Witney	OX28 5DJ	Detached	14/08/2023	£525,000	122	£4,303	4	New-build
Colwell Green	54 Furrow Crescent	Curbridge	OX29 0AP	Detached	27/07/2023	£530,000	125	£4,240	4	New-build
Windrush Place	27 Rapide Crescent	Witney	OX29 7BP	Detached	21/12/2022	£515,000	127	£4,055	4	New-build
Kingfisher Meadows	21 Woodpecker Way	Witney	OX28 6NN	Detached	25/01/2024	£540,000	127	£4,252	4	New-build
Dovecote Park	4 Abraham Way	Minster Lovell	OX29 0AY	Detached	28/04/2023	£540,000	127	£4,252	4	New-build
Dovecote Park	7 Abraham Way	Minster Lovell	OX29 0AY	Detached	25/11/2022	£535,000	127	£4,213	4	New-build
Marlborough Gardens	2 Frogloe End	North Leigh	OX29 6AL	Detached	08/09/2022	£575,000	128	£4,492	4	New-build
Colwell Green	34 Wheatfield Drive	Curbridge	OX29 0AG	Detached	24/11/2023	£530,000	128	£4,141	4	New-build
Colwell Green	34A Wheatfield Drive	Curbridge	OX29 0AG	Detached	05/01/2024	£520,000	128	£4,063	4	New-build
Colwell Green	46 Furrow Crescent	Curbridge	OX29 0AP	Detached	29/09/2023	£505,000	128	£3,945	4	New-build
Colwell Green	9 Millet Way	Curbridge	OX29 0AR	Detached	30/09/2022	£499,950	128	£3,906	4	New-build
Colwell Green	1 Rye Crescent	Curbridge	OX29 0AT	Detached	12/08/2022	£510,000	128	£3,984	4	New-build
Colwell Green	5A Rye Crescent	Curbridge	OX29 0AT	Detached	20/10/2022	£520,000	128	£4,063	4	New-build
Colwell Green	9 Rye Crescent	Curbridge	OX29 0AT	Detached	14/10/2022	£525,000	128	£4,102	4	New-build
Colwell Green	13 Rye Crescent	Curbridge	OX29 0AT	Detached	27/10/2022	£528,000	128	£4,125	4	New-build
Kingfisher Meadows	46 Woodpecker Way	Witney	OX28 6NN	Detached	23/02/2023	£630,000	135	£4,654	4	New-build
Kingfisher Meadows	52 Woodpecker Way	Witney	OX28 6NN	Detached	30/09/2022	£595,000	135	£4,407	4	New-build
Kingfisher Meadows	8 Pipit Lane	Witney	OX28 6NU	Detached	17/02/2023	£625,000	135	£4,630	4	New-build
Kingfisher Meadows	22 Woodpecker Way	Witney	OX28 6NN	Detached	19/05/2023	£550,000	136	£4,044	4	New-build
Kingfisher Meadows	25 Woodpecker Way	Witney	OX28 6NN	Detached	16/11/2023	£530,000	136	£3,897	4	New-build
Colwell Green	17 Rye Crescent	Curbridge	OX29 0AT	Detached	28/10/2022	£525,000	138	£3,804	4	New-build
Hanborough Park	3 Regent Drive	Long Hanborough	OX29 8FX	Detached	17/01/2023	£620,000	139	£4,460	4	Second-hand
Hanborough Park	11 Regal Lane	Long Hanborough	OX29 8FZ	Detached	09/11/2022	£660,000	139	£4,748	4	Second-hand
Deanfields	3 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	27/05/2023	£625,000	139	£4,496	4	New-build
Deanfields	4 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	21/04/2023	£592,500	139	£4,263	4	New-build
Deanfields	9 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	24/08/2023	£625,000	139	£4,496	4	New-build
Colwell Green	4 Grassland Close	Curbridge	OX29 0AL	Detached	12/04/2023	£500,000	139	£3,597	4	New-build
Colwell Green	2 Plough Close	Curbridge	OX29 0AN	Detached	15/08/2022	£520,000	139	£3,741	4	New-build
Kingfisher Meadows	38 Woodpecker Way	Witney	OX28 6NN	Detached	25/05/2023	£625,000	140	£4,464	4	New-build
Kingfisher Meadows	42 Woodpecker Way	Witney	OX28 6NN	Detached	24/02/2023	£630,000	140	£4,500	4	New-build
Kingfisher Meadows	1 Pipit Lane	Witney	OX28 6NU	Detached	23/09/2022	£612,500	140	£4,375	4	New-build
Kingfisher Meadows	2 Pipit Lane	Witney	OX28 6NU	Detached	24/11/2022	£640,000	140	£4,571	4	New-build
Kingfisher Meadows	15 Pipit Lane	Witney	OX28 6NU	Detached	30/03/2023	£640,000	140	£4,571	4	New-build
Oakland Grange	10 Freeland Gate	Freeland	OX29 8GD	Detached	17/02/2023	£515,000	141	£3,652	4	New-build
Oakland Grange	32 Freeland Gate	Freeland	OX29 8GD	Detached	18/11/2022	£540,100	141	£3,830	4	New-build
Oakland Grange	34 Freeland Gate	Freeland	OX29 8GD	Detached	28/10/2022	£555,000	141	£3,936	4	New-build
Colwell Green	3A Rye Crescent	Curbridge	OX29 0AT	Detached	12/04/2023	£645,000	141	£4,574	4	New-build
Colwell Green	5 Rye Crescent	Curbridge	OX29 0AT	Detached	19/10/2022	£570,000	141	£4,043	4	New-build
Colwell Green	7 Rye Crescent	Curbridge	OX29 0AT	Detached	06/10/2023	£570,000	141	£4,043	4	New-build
Colwell Green	11 Rye Crescent	Curbridge	OX29 0AT	Detached	21/10/2022	£595,000	141	£4,149	4	New-build
Kingfisher Meadows	39 Woodpecker Way	Witney	OX28 6NN	Detached	22/06/2023	£620,000	143	£4,338	4	New-build
Kingfisher Meadows	40 Woodpecker Way	Witney	OX28 6NN	Detached	28/03/2023	£658,000	143	£4,601	4	New-build
Kingfisher Meadows	48 Woodpecker Way	Witney	OX28 6NN	Detached	23/02/2023	£663,000	143	£4,636	4	New-build
Kingfisher Meadows	50 Woodpecker Way	Witney	OX28 6NN	Detached	27/01/2023	£650,000	143	£4,545	4	New-build
Kingfisher Meadows	12 Pipit Lane	Witney	OX28 6NU	Detached	25/08/2023	£630,000	143	£4,406	4	New-build
Kingfisher Meadows	14 Pipit Lane	Witney	OX28 6NU	Detached	03/02/2023	£645,000	143	£4,510	4	New-build
Marlborough Gardens	2 Akeman Road	North Leigh	OX29 6AH	Detached	17/08/2022	£670,000	144	£4,653	4	New-build
Abbeey Green	Plot 71 The Hailey	Eynsham	OX29	Detached	n/a	£750,000	n/a	n/a	5	New-build
Kingfisher Meadows	41 Woodpecker Way	Witney	OX28 6NN	Detached	26/05/2023	£670,000	146	£4,589	5	New-build
Kingfisher Meadows	43 Woodpecker Way	Witney	OX28 6NN	Detached	28/06/2023	£662,500	146	£4,538	5	New-build
Park View	3 Rose Drive	Woodstock	OX20 1GN	Detached	30/09/2022	£900,000	151	£5,960	5	New-build
Park View	10 Rose Drive	Woodstock	OX20 1GN	Detached	27/03/2023	£900,000	151	£5,960	5	New-build
Park View	31 Robinson Avenue	Woodstock	OX20 1GQ	Detached	17/11/2022	£850,000	152	£5,592	5	New-build
Park View	4 Axtell Crescent	Woodstock	OX20 1GH	Detached	23/12/2022	£830,000	153	£5,425	5	New-build
Park View	5 Axtell Crescent	Woodstock	OX20 1GH	Detached	17/02/2023	£875,000	153	£5,719	5	New-build
Park View	1 Rose Drive	Woodstock	OX20 1GN	Detached	30/09/2022	£865,000	153	£5,654	5	New-build
Deanfields	12 Granary Way	Stanton Harcourt	OX29 5BT	Detached	14/10/2022	£695,000	154	£4,513	5	New-build
Deanfields	4 Granary Way	Stanton Harcourt	OX29 5BT	Detached	18/11/2022	£695,000	154	£4,513	5	New-build
Deanfields	19 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£695,000	154	£4,513	5	New-build
Deanfields	23 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	16/03/2023	£525,000	154	£3,409	5	New-build
Park View	94 Cowells Road	Woodstock	OX20 1GB	Detached	24/03/2023	£910,000	156	£5,833	5	New-build
Kingfisher Meadows	45 Woodpecker Way	Witney	OX28 6NN	Detached	31/03/2023	£770,000	164	£4,695	5	New-build
Colwell Green	51 Wheatfield Drive	Curbridge	OX29 0AF	Detached	17/02/2023	£610,000	165	£3,697	5	New-build
Colwell Green	4 Plough Close	Curbridge	OX29 0AN	Detached	12/08/2022	£660,000	165	£4,000	5	New-build
Colwell Green	15 Rye Crescent	Curbridge	OX29 0AT	Detached	14/08/2023	£590,000	165	£3,576	5	New-build
Park View	86 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£940,000	166	£5,663	5	New-build

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240920 Salt Cross Garden Village Resi Market_v0.6 - Achieved by Type

Windrush Place	7 Hangar Close	Witney	OX29 7BN	Detached	02/06/2023	£645,000	168	£3,839	5	New-build
Windrush Place	19 Rapide Crescent	Witney	OX29 7BP	Detached	23/12/2022	£650,000	168	£3,869	5	New-build
Dovecote Park	26 Abraham Way	Minster Lovell	OX29 0AY	Detached	26/08/2022	£655,000	168	£3,899	5	New-build
Dovecote Park	3 Lock Close	Minster Lovell	OX29 0BD	Detached	15/11/2022	£660,000	168	£3,929	5	New-build
Dovecote Park	4 Lock Close	Minster Lovell	OX29 0BD	Detached	17/03/2023	£685,000	168	£4,077	5	New-build
Dovecote Park	2 Stratford Row	Minster Lovell	OX29 0BJ	Detached	19/08/2022	£650,000	168	£3,869	5	New-build
Swinford Green	98 Hazeldene Close	Eynsham	OX29 4AZ	Detached	23/08/2023	£775,000	173	£4,480	5	Second-hand
Marlborough Gardens	6 Millers Close	North Leigh	OX29 6AJ	Detached	26/08/2022	£725,000	174	£4,167	5	New-build
Shepherds Walk	48 Breakspear Way	North Leigh	OX29 6AF	Detached	25/08/2022	£690,000	178	£3,876	5	New-build
Kingfisher Meadows	47 Woodpecker Way	Witney	OX28 6NN	Detached	30/03/2023	£742,000	184	£4,576	5	New-build
Deanfields	6 Granary Way	Stanton Harcourt	OX29 5BT	Detached	24/02/2023	£795,000	185	£4,297	5	New-build
Deanfields	13 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£825,000	185	£4,459	5	New-build
Deanfields	21 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£795,000	185	£4,297	5	New-build
Deanfields	25 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	24/02/2023	£825,000	185	£4,459	5	New-build
Deanfields	8 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	19/05/2023	£825,000	186	£4,435	5	New-build
Deanfields	17 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£825,000	186	£4,435	5	New-build
Hanborough Park	37 Regent Drive	Long Hanborough	OX29 8FX	Detached	13/10/2022	£995,000	187	£5,321	5	Second-hand
Dovecote Park	2 Lock Close	Minster Lovell	OX29 0BD	Detached	22/12/2022	£732,000	191	£3,832	5	New-build
Dovecote Park	51 Lock Close	Minster Lovell	OX29 0BD	Detached	20/02/2022	£745,000	191	£3,901	5	New-build
Colwell Green	45 Wheatfield Drive	Curbridge	OX29 0AF	Detached	27/10/2022	£750,000	199	£3,769	5	New-build
Colwell Green	49 Wheatfield Drive	Curbridge	OX29 0AF	Detached	16/12/2022	£765,000	199	£3,844	5	New-build
Colwell Green	53 Wheatfield Drive	Curbridge	OX29 0AF	Detached	21/12/2022	£765,000	199	£3,844	5	New-build
Colwell Green	8 Plough Close	Curbridge	OX29 0AN	Detached	28/02/2023	£720,000	199	£3,618	5	New-build
Deanfields	1 Granary Way	Stanton Harcourt	OX29 5BT	Detached	25/11/2022	£900,000	204	£4,412	5	New-build
Deanfields	3 Granary Way	Stanton Harcourt	OX29 5BT	Detached	16/12/2022	£895,000	204	£4,387	5	New-build
Deanfields	5 Granary Way	Stanton Harcourt	OX29 5BT	Detached	11/01/2023	£895,000	204	£4,387	5	New-build
Park View	1 Joves Lane	Woodstock	OX20 1GS	Detached	26/05/2023	£930,000	208	£4,471	5	New-build
Thornbury Green	8 Thornbury Road	Eynsham	OX29 4PW	Detached	08/02/2023	£813,000	216	£3,764	5	Second-hand
Dovecote Park	6 Lock Close	Minster Lovell	OX29 0BD	Detached	26/06/2023	£825,000	227	£3,634	5	New-build
Dovecote Park	6 Stratford Row	Minster Lovell	OX29 0BJ	Detached	29/09/2022	£775,000	227	£3,414	5	New-build
Colwell Green	1 Wheatfield Drive	Curbridge	OX29 0AF	Detached	14/12/2022	£800,000	229	£3,493	5	New-build
Colwell Green	6 Plough Close	Curbridge	OX29 0AN	Detached	31/08/2022	£830,000	251	£3,307	5	New-build
Minimum						£390,000	88	£3,307		
Average						£619,774	140	£4,474		
Median						£665,000	139	£4,459		
Maximum						£995,000	251	£6,452		

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Sqm	£ ps/m	Assumed Beds	Comment
Windrush Place	45 Olley Crescent	Witney	OX29 7DD	Semi-Detached	28/10/2022	£319,995	58	£5,517	2	New-build
Windrush Place	47 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£319,995	58	£5,517	2	New-build
Kingfisher Meadows	8 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	27/11/2023	£330,000	58	£5,690	2	New-build
Kingfisher Meadows	10 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	15/12/2023	£330,000	58	£5,690	2	New-build
Kingfisher Meadows	16 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	14/12/2023	£323,227	58	£5,573	2	New-build
Kingfisher Meadows	29 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	28/06/2023	£365,000	58	£6,293	2	New-build
Kingfisher Meadows	33 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	23/06/2023	£365,000	58	£6,293	2	New-build
Kingfisher Meadows	35 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	14/12/2023	£364,995	58	£6,207	2	New-build
Hanborough Park	7 Renown Court	Long Hanborough	OX29 8GB	Semi-Detached	21/09/2022	£370,000	65	£5,692	2	Second-hand
Windrush Place	49 Olley Crescent	Witney	OX29 7DD	Semi-Detached	07/10/2022	£359,995	69	£5,217	2	New-build
Windrush Place	15 Flamingo Way	Witney	OX29 7DQ	Semi-Detached	27/10/2023	£349,995	74	£4,730	2	New-build
Kingfisher Meadows	11 Pipit Lane	Witney	OX28 6NU	Semi-Detached	28/10/2022	£410,000	77	£5,325	2	New-build
Kingfisher Meadows	13 Pipit Lane	Witney	OX28 6NU	Semi-Detached	28/10/2022	£400,000	77	£5,195	2	New-build
Spring Meadow	25 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	16/08/2022	£300,000	79	£3,797	2	New-build
Spring Meadow	27 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	20/10/2022	£325,000	79	£4,114	2	New-build
Windrush Place	37 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£364,995	84	£4,345	2	New-build
Windrush Place	39 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£369,995	84	£4,405	2	New-build
Colwell Green	32B Wheatfield Drive	Curbridge	OX29 0AG	Semi-Detached	28/04/2023	£400,000	86	£4,651	3	New-build
Park View	40 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	31/03/2023	£565,000	91	£6,209	3	New-build
Windrush Place	2 Ballard Bank	Witney	OX29 7DP	Semi-Detached	29/06/2023	£349,995	92	£3,804	3	New-build
Windrush Place	3 Ballard Bank	Witney	OX29 7DP	Semi-Detached	27/06/2023	£359,995	92	£3,913	3	New-build
Windrush Place	2 Chilton Close	Witney	OX29 7DR	Semi-Detached	29/06/2023	£349,995	92	£3,804	3	New-build
Colwell Green	32A Wheatfield Drive	Curbridge	OX29 0AG	Semi-Detached	28/04/2023	£428,000	92	£4,652	3	New-build
Kingfisher Meadows	4 Pipit Lane	Witney	OX28 6NU	Semi-Detached	30/09/2022	£455,000	95	£4,789	3	New-build
Park View	95 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	21/03/2023	£575,000	96	£5,990	3	New-build
Park View	98 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	24/03/2023	£570,000	98	£5,816	3	New-build
Swinford Green	7 Hazeldene Close	Eynsham	OX29 4AD	Semi-Detached	12/08/2022	£450,000	101	£4,455	3	Second-hand
Windrush Place	2 Rapide Crescent	Witney	OX29 7BP	Semi-Detached	19/08/2022	£430,000	103	£4,175	3	New-build
Spring Meadow	17 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	27/01/2023	£399,950	106	£3,773	3	New-build
Spring Meadow	19 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	12/10/2022	£385,000	106	£3,632	3	New-build
Kingfisher Meadows	37 Heron Drive	Witney	OX28 6NP	Semi-Detached	26/08/2022	£425,000	106	£4,009	3	New-build
Kingfisher Meadows	11 Skylark Way	Witney	OX28 6NR	Semi-Detached	13/10/2023	£450,000	106	£4,245	3	New-build
Kingfisher Meadows	6 Squirrel Gardens	Witney	OX28 6NS	Semi-Detached	02/06/2023	£435,000	106	£4,104	3	New-build
Spring Meadow	31 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	06/01/2023	£450,000	131	£3,435	4	New-build
Spring Meadow	33 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	02/02/2023	£455,000	131	£3,473	4	New-build
Kingfisher Meadows	47 Heron Drive	Witney	OX28 6NP	Semi-Detached	30/08/2022	£725,000	164	£4,421	5	New-build
Minimum						£300,000	58	£3,435		
Average						£406,143	87	£4,804		
Median						£377,500	89	£4,652		
Maximum						£725,000	164	£6,293		

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Sqm	£ ps/m	Assumed Beds	Comment
Windrush Place	27 Spittire Drive	Witney	OX29 7AA	Terraced	26/05/2023	£349,995	58	£6,034	2	New-build
Hanborough Park	56 Regent Drive	Long Hanborough	OX29 8FX	Terraced	06/10/2023	£315,000	65	£4,846	2	Second-hand
Windrush Place	4 Patrick Steptoe Close	Witney	OX29 7DE	Terraced	31/08/2022	£344,995	69	£5,000	2	New-build
Windrush Place	6 Patrick Steptoe Close	Witney	OX29 7DE	Terraced	31/08/2022	£339,995	69	£4,927	2	New-build
Windrush Place	23 Spittire Drive	Witney	OX29 7AA	Terraced	30/06/2023	£334,995	74	£4,527	2	New-build
Swinford Green	95 Hazeldene Close	Eynsham	OX29 4AZ	Terraced	31/08/2022	£425,000	98	£4,337	3	Second-hand
Minimum						£315,000	58	£4,337		
Average						£351,663	72	£4,945		
Median						£342,495	69	£4,887		
Maximum						£425,000	98	£6,034		

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Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Status
Windrush Place	45 Olley Crescent	Witney	OX29 7DD	Semi-Detached	28/10/2022	£319,995	58	£5,517	2	New-build
Windrush Place	47 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£319,995	58	£5,517	2	New-build
Kingfisher Meadows	8 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	27/11/2023	£330,000	58	£5,690	2	New-build
Kingfisher Meadows	10 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	15/12/2023	£330,000	58	£5,690	2	New-build
Kingfisher Meadows	16 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	14/12/2023	£323,227	58	£5,573	2	New-build
Kingfisher Meadows	29 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	28/06/2023	£365,000	58	£6,293	2	New-build
Kingfisher Meadows	33 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	23/06/2023	£365,000	58	£6,293	2	New-build
Kingfisher Meadows	35 Woodpecker Way	Witney	OX28 6NN	Semi-Detached	14/12/2023	£360,000	58	£6,207	2	New-build
Windrush Place	49 Olley Crescent	Witney	OX29 7DD	Semi-Detached	07/10/2022	£359,995	69	£5,217	2	New-build
Windrush Place	15 Flamingo Way	Witney	OX29 7DQ	Semi-Detached	27/10/2023	£349,995	74	£4,730	2	New-build
Kingfisher Meadows	11 Pipit Lane	Witney	OX28 6NU	Semi-Detached	28/10/2022	£410,000	77	£5,325	2	New-build
Kingfisher Meadows	13 Pipit Lane	Witney	OX28 6NU	Semi-Detached	28/10/2022	£400,000	77	£5,195	2	New-build
Spring Meadow	25 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	16/08/2022	£300,000	79	£3,797	2	New-build
Spring Meadow	27 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	20/10/2022	£325,000	79	£4,114	2	New-build
Windrush Place	37 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£364,995	84	£4,345	2	New-build
Windrush Place	39 Olley Crescent	Witney	OX29 7DD	Semi-Detached	30/09/2022	£369,995	84	£4,405	2	New-build
						Minimum	£300,000	58	£3,797	
						Average	£349,575	68	£5,244	
						Median	£354,995	64	£5,421	
						Maximum	£410,000	84	£6,293	

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Status
Windrush Place	27 Spiffire Drive	Witney	OX29 7AA	Terraced	26/05/2023	£349,995	58	£6,034	2	New-build
Windrush Place	4 Patrick Steptoe Close	Witney	OX29 7DE	Terraced	31/08/2022	£344,995	69	£5,000	2	New-build
Windrush Place	6 Patrick Steptoe Close	Witney	OX29 7DE	Terraced	31/08/2022	£339,995	69	£4,927	2	New-build
Windrush Place	23 Spiffire Drive	Witney	OX29 7AA	Terraced	30/06/2023	£334,995	74	£4,527	2	New-build
						Minimum	£334,995	58	£4,527	
						Average	£342,495	68	£5,122	
						Median	£342,495	69	£4,964	
						Maximum	£349,995	74	£6,034	

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Status
Windrush Place	12 Patrick Steptoe Close	Witney	OX29 7DE	Detached	30/09/2022	£399,995	88	£4,545	3	New-build
Windrush Place	21 Patrick Steptoe Close	Witney	OX29 7DE	Detached	19/12/2022	£426,495	88	£4,847	3	New-build
Windrush Place	23 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£434,995	88	£4,943	3	New-build
Windrush Place	25 Patrick Steptoe Close	Witney	OX29 7DE	Detached	22/12/2022	£390,000	88	£4,432	3	New-build
Windrush Place	31 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£410,000	88	£4,659	3	New-build
Windrush Place	19 Sidney Smith Place	Witney	OX29 7BZ	Detached	30/09/2022	£394,995	90	£4,389	3	New-build
Windrush Place	10 Patrick Steptoe Close	Witney	OX29 7DE	Detached	26/08/2022	£414,995	90	£4,611	3	New-build
Spring Meadow	29 Spring Meadow	Witney	OX28 5DJ	Detached	17/05/2023	£397,000	90	£4,411	3	New-build
Windrush Place	33 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£429,995	91	£4,725	3	New-build
Windrush Place	43 Olley Crescent	Witney	OX29 7DD	Detached	22/12/2022	£407,500	91	£4,478	3	New-build
Windrush Place	19 Patrick Steptoe Close	Witney	OX29 7DE	Detached	26/05/2023	£419,995	91	£4,615	3	New-build
Park View	3 Axtell Crescent	Woodstock	OX20 1GH	Detached	21/12/2022	£560,000	92	£6,087	3	New-build
Colwell Green	8 Granary Close	Curbridge	OX29 0AS	Detached	17/02/2023	£425,000	92	£4,620	3	New-build
Colwell Green	2 Rye Crescent	Curbridge	OX29 0AT	Detached	31/10/2022	£397,000	92	£4,315	3	New-build
Park View	39 Cowells Road	Woodstock	OX20 1GB	Detached	31/05/2023	£590,000	93	£6,344	3	New-build
Park View	82 Cowells Road	Woodstock	OX20 1GB	Detached	28/04/2023	£590,000	93	£6,344	3	New-build
Park View	37 Durstan Rise	Woodstock	OX20 1GR	Detached	31/08/2023	£600,000	93	£6,452	3	New-build
Spring Meadow	21 Spring Meadow	Witney	OX28 5DJ	Detached	09/09/2022	£410,000	94	£4,362	3	New-build
Kingfisher Meadows	6 Pipit Lane	Witney	OX28 6NU	Detached	30/09/2022	£460,000	95	£4,842	3	New-build
Windrush Place	35 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£454,995	99	£4,596	3	New-build
Windrush Place	41 Olley Crescent	Witney	OX29 7DD	Detached	30/09/2022	£449,995	99	£4,545	3	New-build
Windrush Place	27 Patrick Steptoe Close	Witney	OX29 7DE	Detached	20/12/2022	£457,495	99	£4,621	3	New-build
Windrush Place	29 Patrick Steptoe Close	Witney	OX29 7DE	Detached	22/12/2022	£437,500	99	£4,419	3	New-build
						Minimum	£390,000	88	£4,315	
						Average	£450,346	92	£4,878	
						Median	£426,495	92	£4,615	
						Maximum	£600,000	99	£6,452	

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Status
Colwell Green	32B Wheatfield Drive	Curbridge	OX29 0AG	Semi-Detached	28/04/2023	£400,000	86	£4,651	3	New-build
Park View	40 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	31/03/2023	£565,000	91	£6,209	3	New-build
Windrush Place	2 Ballard Bank	Witney	OX29 7DP	Semi-Detached	29/06/2023	£349,995	92	£3,804	3	New-build
Windrush Place	3 Ballard Bank	Witney	OX29 7DP	Semi-Detached	27/06/2023	£359,995	92	£3,913	3	New-build
Windrush Place	2 Chilton Close	Witney	OX29 7DR	Semi-Detached	29/06/2023	£349,995	92	£3,804	3	New-build
Colwell Green	32A Wheatfield Drive	Curbridge	OX29 0AG	Semi-Detached	28/04/2023	£428,000	92	£4,652	3	New-build
Kingfisher Meadows	4 Pipit Lane	Witney	OX28 6NU	Semi-Detached	30/09/2022	£455,000	95	£4,789	3	New-build
Park View	96 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	21/03/2023	£575,000	96	£5,990	3	New-build
Park View	98 Cowells Road	Woodstock	OX20 1GB	Semi-Detached	24/03/2023	£570,000	98	£5,816	3	New-build
Windrush Place	2 Rapide Crescent	Witney	OX29 7BP	Semi-Detached	19/08/2022	£430,000	103	£4,175	3	New-build
Spring Meadow	17 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	27/01/2023	£399,950	106	£3,773	3	New-build
Spring Meadow	19 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	12/10/2022	£385,000	106	£3,632	3	New-build
Kingfisher Meadows	37 Heron Drive	Witney	OX28 6NP	Semi-Detached	26/08/2022	£425,000	106	£4,009	3	New-build
Kingfisher Meadows	11 Skylark Way	Witney	OX28 6NR	Semi-Detached	13/10/2023	£450,000	106	£4,245	3	New-build
Kingfisher Meadows	6 Squirrel Gardens	Witney	OX28 6NS	Semi-Detached	02/06/2023	£435,000	106	£4,104	3	New-build
						Minimum	£349,995	86	£3,632	
						Average	£438,529	98	£4,505	
						Median	£428,000	96	£4,175	
						Maximum	£575,000	106	£6,209	

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Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Status
Dovecote Park	2 Holloway Lane	Minster Lovell	OX29 0AU	Detached	22/12/2022	£509,995	108	£4,722	4	New-build
Dovecote Park	4 Holloway Lane	Minster Lovell	OX29 0AU	Detached	27/03/2023	£509,995	108	£4,722	4	New-build
Dovecote Park	6 Holloway Lane	Minster Lovell	OX29 0AU	Detached	22/12/2022	£499,995	108	£4,630	4	New-build
Dovecote Park	2 Norridge View	Minster Lovell	OX29 0BB	Detached	30/06/2023	£514,995	108	£4,768	4	New-build
Dovecote Park	5 Norridge View	Minster Lovell	OX29 0BB	Detached	07/09/2023	£514,995	108	£4,768	4	New-build
Colwell Green	7 Millet Way	Curbridge	OX29 0AR	Detached	16/09/2022	£455,000	109	£4,174	4	New-build
Deanfields	7 Granary Way	Stanton Harcourt	OX29 5BT	Detached	13/03/2023	£505,000	110	£4,591	4	New-build
Deanfields	1 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£525,000	110	£4,773	4	New-build
Deanfields	2 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£525,000	110	£4,773	4	New-build
Deanfields	6 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£525,000	110	£4,773	4	New-build
Deanfields	7 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	01/09/2023	£520,000	110	£4,722	4	New-build
Park View	36 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£595,000	111	£5,360	4	New-build
Park View	16 Henrietta Way	Woodstock	OX20 1GJ	Detached	31/08/2023	£675,000	111	£6,081	4	New-build
Park View	84 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£630,000	113	£5,575	4	New-build
Park View	35 Durstan Rise	Woodstock	OX20 1GR	Detached	31/08/2023	£652,500	113	£5,774	4	New-build
Colwell Green	30 Wheatfield Drive	Curbridge	OX29 0AG	Detached	24/11/2023	£510,000	114	£4,474	4	New-build
Colwell Green	1A Rye Crescent	Curbridge	OX29 0AT	Detached	24/08/2022	£505,000	114	£4,430	4	New-build
Colwell Green	7A Rye Crescent	Curbridge	OX29 0AT	Detached	21/10/2022	£520,000	114	£4,561	4	New-build
Spring Meadow	23 Spring Meadow	Witney	OX28 5DJ	Detached	09/12/2022	£499,000	119	£4,193	4	New-build
Spring Meadow	35 Spring Meadow	Witney	OX28 5DJ	Detached	14/08/2023	£525,000	122	£4,303	4	New-build
Colwell Green	54 Furrow Crescent	Curbridge	OX29 0AP	Detached	27/07/2023	£530,000	125	£4,240	4	New-build
Windrush Place	27 Rapide Crescent	Witney	OX29 7BP	Detached	21/12/2022	£515,000	127	£4,055	4	New-build
Kingfisher Meadows	21 Woodpecker Way	Witney	OX28 6NN	Detached	25/01/2024	£540,000	127	£4,252	4	New-build
Dovecote Park	4 Abraham Way	Minster Lovell	OX29 0AY	Detached	28/04/2023	£540,000	127	£4,252	4	New-build
Dovecote Park	7 Abraham Way	Minster Lovell	OX29 0AY	Detached	25/11/2022	£535,000	127	£4,213	4	New-build
Marlborough Gardens	2 Foxglove End	North Leigh	OX29 6AL	Detached	08/09/2022	£575,000	128	£4,492	4	New-build
Colwell Green	34 Wheatfield Drive	Curbridge	OX29 0AG	Detached	24/11/2023	£530,000	128	£4,141	4	New-build
Colwell Green	34A Wheatfield Drive	Curbridge	OX29 0AG	Detached	05/01/2024	£520,000	128	£4,063	4	New-build
Colwell Green	46 Furrow Crescent	Curbridge	OX29 0AP	Detached	29/09/2023	£505,000	128	£3,945	4	New-build
Colwell Green	9 Millet Way	Curbridge	OX29 0AR	Detached	30/09/2022	£499,950	128	£3,906	4	New-build
Colwell Green	1 Rye Crescent	Curbridge	OX29 0AT	Detached	12/08/2022	£510,000	128	£3,984	4	New-build
Colwell Green	5A Rye Crescent	Curbridge	OX29 0AT	Detached	20/10/2022	£520,000	128	£4,063	4	New-build
Colwell Green	9 Rye Crescent	Curbridge	OX29 0AT	Detached	14/10/2022	£525,000	128	£4,102	4	New-build
Colwell Green	13 Rye Crescent	Curbridge	OX29 0AT	Detached	27/10/2022	£528,000	128	£4,125	4	New-build
Kingfisher Meadows	46 Woodpecker Way	Witney	OX28 6NN	Detached	23/02/2023	£650,000	135	£4,815	4	New-build
Kingfisher Meadows	52 Woodpecker Way	Witney	OX28 6NN	Detached	30/09/2022	£595,000	135	£4,407	4	New-build
Kingfisher Meadows	8 Pipit Lane	Witney	OX28 6NU	Detached	17/02/2023	£625,000	135	£4,630	4	New-build
Kingfisher Meadows	22 Woodpecker Way	Witney	OX28 6NN	Detached	19/05/2023	£550,000	136	£4,044	4	New-build
Kingfisher Meadows	25 Woodpecker Way	Witney	OX28 6NN	Detached	16/11/2023	£530,000	136	£3,897	4	New-build
Colwell Green	17 Rye Crescent	Curbridge	OX29 0AT	Detached	28/10/2022	£525,000	138	£3,804	4	New-build
Deanfields	3 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	26/05/2023	£625,000	139	£4,496	4	New-build
Deanfields	4 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	21/04/2023	£592,500	139	£4,263	4	New-build
Deanfields	9 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	24/08/2023	£625,000	139	£4,496	4	New-build
Colwell Green	4 Grassland Close	Curbridge	OX29 0AL	Detached	12/04/2023	£500,000	139	£3,597	4	New-build
Colwell Green	2 Plough Close	Curbridge	OX29 0AN	Detached	15/08/2022	£520,000	139	£3,741	4	New-build
Kingfisher Meadows	38 Woodpecker Way	Witney	OX28 6NN	Detached	25/05/2023	£625,000	140	£4,464	4	New-build
Kingfisher Meadows	42 Woodpecker Way	Witney	OX28 6NN	Detached	24/02/2023	£630,000	140	£4,500	4	New-build
Kingfisher Meadows	1 Pipit Lane	Witney	OX28 6NU	Detached	23/09/2022	£612,500	140	£4,375	4	New-build
Kingfisher Meadows	2 Pipit Lane	Witney	OX28 6NU	Detached	24/11/2022	£640,000	140	£4,571	4	New-build
Kingfisher Meadows	15 Pipit Lane	Witney	OX28 6NU	Detached	30/03/2023	£640,000	140	£4,571	4	New-build
Oakland Grange	10 Freeland Gate	Freeland	OX29 8GD	Detached	17/02/2023	£515,000	141	£3,652	4	New-build
Oakland Grange	32 Freeland Gate	Freeland	OX29 8GD	Detached	18/11/2022	£540,100	141	£3,830	4	New-build
Oakland Grange	34 Freeland Gate	Freeland	OX29 8GD	Detached	28/10/2022	£555,000	141	£3,936	4	New-build
Colwell Green	3A Rye Crescent	Curbridge	OX29 0AT	Detached	12/04/2023	£645,000	141	£4,574	4	New-build
Colwell Green	5 Rye Crescent	Curbridge	OX29 0AT	Detached	19/10/2022	£570,000	141	£4,043	4	New-build
Colwell Green	7 Rye Crescent	Curbridge	OX29 0AT	Detached	06/10/2023	£570,000	141	£4,043	4	New-build
Colwell Green	11 Rye Crescent	Curbridge	OX29 0AT	Detached	21/10/2022	£585,000	141	£4,149	4	New-build
Kingfisher Meadows	39 Woodpecker Way	Witney	OX28 6NN	Detached	22/06/2023	£620,000	143	£4,336	4	New-build
Kingfisher Meadows	40 Woodpecker Way	Witney	OX28 6NN	Detached	28/03/2023	£658,000	143	£4,601	4	New-build
Kingfisher Meadows	48 Woodpecker Way	Witney	OX28 6NN	Detached	23/02/2023	£663,000	143	£4,636	4	New-build
Kingfisher Meadows	50 Woodpecker Way	Witney	OX28 6NN	Detached	27/01/2023	£650,000	143	£4,545	4	New-build
Kingfisher Meadows	12 Pipit Lane	Witney	OX28 6NU	Detached	25/08/2023	£630,000	143	£4,406	4	New-build
Kingfisher Meadows	14 Pipit Lane	Witney	OX28 6NU	Detached	03/02/2023	£645,000	143	£4,510	4	New-build
Marlborough Gardens	2 Akeman Road	North Leigh	OX29 6AH	Detached	17/08/2022	£670,000	144	£4,653	4	New-build
						Minimum	108	£3,597		
						Average	128	£4,416		
						Median	128	£4,419		
						Maximum	144	£6,081		

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Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Status
Spring Meadow	31 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	06/01/2023	£450,000	131	£3,435	4	New-build
Spring Meadow	33 Spring Meadow	Witney	OX28 5DJ	Semi-Detached	02/02/2023	£455,000	131	£3,473	4	New-build
						Minimum	£450,000	131	£3,435	
						Average	£452,500	131	£3,454	
						Median	£452,500	131	£3,454	
						Maximum	£455,000	131	£3,473	

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Status
Abbey Green	Plot 71, The Hailey	Eynsham	OX29	Detached	n/a	£750,000	n/a	n/a	5	New-build
Kingfisher Meadows	41 Woodpecker Way	Witney	OX28 6NN	Detached	26/05/2023	£670,000	146	£4,589	5	New-build
Kingfisher Meadows	43 Woodpecker Way	Witney	OX28 6NN	Detached	28/06/2023	£662,500	146	£4,538	5	New-build
Park View	3 Rose Drive	Woodstock	OX20 1GN	Detached	30/09/2022	£900,000	151	£5,960	5	New-build
Park View	10 Rose Drive	Woodstock	OX20 1GN	Detached	27/03/2023	£900,000	151	£5,960	5	New-build
Park View	31 Robinson Avenue	Woodstock	OX20 1GQ	Detached	17/11/2022	£850,000	152	£5,592	5	New-build
Park View	4 Axtell Crescent	Woodstock	OX20 1GH	Detached	23/12/2022	£830,000	153	£5,425	5	New-build
Park View	5 Axtell Crescent	Woodstock	OX20 1GH	Detached	17/02/2023	£875,000	153	£5,719	5	New-build
Park View	1 Rose Drive	Woodstock	OX20 1GN	Detached	30/09/2022	£865,000	153	£5,654	5	New-build
Deanfields	2 Granary Way	Stanton Harcourt	OX29 5BT	Detached	14/10/2022	£695,000	154	£4,513	5	New-build
Deanfields	4 Granary Way	Stanton Harcourt	OX29 5BT	Detached	18/11/2022	£695,000	154	£4,513	5	New-build
Deanfields	19 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£695,000	154	£4,513	5	New-build
Deanfields	23 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	16/03/2023	£525,000	154	£3,409	5	New-build
Park View	94 Cowells Road	Woodstock	OX20 1GB	Detached	24/03/2023	£910,000	156	£5,833	5	New-build
Kingfisher Meadows	45 Woodpecker Way	Witney	OX28 6NN	Detached	31/03/2023	£770,000	164	£4,695	5	New-build
Colwell Green	51 Wheatfield Drive	Curbridge	OX29 0AF	Detached	17/02/2023	£610,000	165	£3,697	5	New-build
Colwell Green	4 Plough Close	Curbridge	OX29 0AN	Detached	12/08/2022	£660,000	165	£4,000	5	New-build
Colwell Green	15 Rye Crescent	Curbridge	OX29 0AT	Detached	14/08/2023	£590,000	165	£3,576	5	New-build
Park View	86 Cowells Road	Woodstock	OX20 1GB	Detached	31/03/2023	£940,000	166	£5,663	5	New-build
Windrush Place	7 Hangar Close	Witney	OX29 7BN	Detached	02/06/2023	£645,000	168	£3,839	5	New-build
Windrush Place	19 Rapide Crescent	Witney	OX29 7BP	Detached	23/12/2022	£650,000	168	£3,869	5	New-build
Dovecote Park	26 Abraham Way	Minster Lovell	OX29 0AY	Detached	26/08/2022	£655,000	168	£3,899	5	New-build
Dovecote Park	3 Lock Close	Minster Lovell	OX29 0BD	Detached	15/11/2022	£660,000	168	£3,929	5	New-build
Dovecote Park	4 Lock Close	Minster Lovell	OX29 0BD	Detached	17/03/2023	£685,000	168	£4,077	5	New-build
Dovecote Park	2 Stratford Row	Minster Lovell	OX29 0BJ	Detached	19/08/2022	£650,000	168	£3,869	5	New-build
Marlborough Gardens	6 Millers Close	North Leigh	OX29 6AJ	Detached	26/08/2022	£725,000	174	£4,167	5	New-build
Shepherds Walk	48 Breakspare Way	North Leigh	OX29 6AF	Detached	25/08/2022	£690,000	178	£3,876	5	New-build
Kingfisher Meadows	47 Woodpecker Way	Witney	OX28 6NN	Detached	30/03/2023	£842,000	184	£4,576	5	New-build
Deanfields	6 Granary Way	Stanton Harcourt	OX29 5BT	Detached	24/02/2023	£795,000	185	£4,297	5	New-build
Deanfields	13 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£825,000	185	£4,459	5	New-build
Deanfields	21 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	17/03/2023	£795,000	185	£4,297	5	New-build
Deanfields	25 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	24/02/2023	£825,000	185	£4,459	5	New-build
Deanfields	8 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	19/05/2023	£825,000	186	£4,435	5	New-build
Deanfields	17 Saxon Place	Stanton Harcourt	OX29 5BU	Detached	31/03/2023	£825,000	186	£4,435	5	New-build
Dovecote Park	2 Lock Close	Minster Lovell	OX29 0BD	Detached	22/12/2022	£732,000	191	£3,832	5	New-build
Dovecote Park	5 Lock Close	Minster Lovell	OX29 0BD	Detached	20/12/2022	£745,000	191	£3,901	5	New-build
Colwell Green	45 Wheatfield Drive	Curbridge	OX29 0AF	Detached	27/10/2022	£750,000	199	£3,769	5	New-build
Colwell Green	49 Wheatfield Drive	Curbridge	OX29 0AF	Detached	16/12/2022	£765,000	199	£3,844	5	New-build
Colwell Green	53 Wheatfield Drive	Curbridge	OX29 0AF	Detached	21/12/2022	£765,000	199	£3,844	5	New-build
Colwell Green	8 Plough Close	Curbridge	OX29 0AN	Detached	28/02/2023	£720,000	199	£3,618	5	New-build
Deanfields	1 Granary Way	Stanton Harcourt	OX29 5BT	Detached	25/11/2022	£900,000	204	£4,412	5	New-build
Deanfields	3 Granary Way	Stanton Harcourt	OX29 5BT	Detached	16/12/2022	£895,000	204	£4,387	5	New-build
Deanfields	5 Granary Way	Stanton Harcourt	OX29 5BT	Detached	11/01/2023	£895,000	204	£4,387	5	New-build
Park View	1 Joyes Lane	Woodstock	OX20 1GS	Detached	26/05/2023	£930,000	208	£4,471	5	New-build
Dovecote Park	6 Lock Close	Minster Lovell	OX29 0BD	Detached	26/06/2023	£825,000	227	£3,634	5	New-build
Dovecote Park	6 Stratford Row	Minster Lovell	OX29 0BJ	Detached	29/09/2022	£775,000	227	£3,414	5	New-build
Colwell Green	1 Wheatfield Drive	Curbridge	OX29 0AF	Detached	14/12/2022	£800,000	229	£3,493	5	New-build
Colwell Green	6 Plough Close	Curbridge	OX29 0AN	Detached	31/08/2022	£830,000	251	£3,307	5	New-build
						Minimum	£525,000	146	£3,307	
						Average	£766,906	179	£4,354	
						Median	£767,500	168	£4,297	
						Maximum	£940,000	251	£5,960	

Scheme	Address	Town/ Locality	Postcode	Property Type	Deed Date	Price Paid	Floor Area (sqm)	£ psm	Assumed Beds	Status
Kingfisher Meadows	47 Heron Drive	Witney	OX28 6NP	Semi-Detached	30/08/2022	£725,000	164	£4,421	5	New-build

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Developer/Scheme	Address	Town/ Locality	Postcode	Unit Type	Bedroom	Size (Sqm)	Capital Value £	£ / sqm	Source
Abbey Green	Plot 36, The Farmoor, Abbey Green	Eynsham	OX29	Detached	4	n/a	£620,000	n/a	https://www.rightmove.co.uk/properties/146838269#/channel=RES_NEW
Abbey Green	Plot 8 The Deddington, Abbey Green	Eynsham	OX29	Semi-Detached	4	n/a	£475,000	n/a	https://www.thomasmerrifield.co.uk/properties/abbey-green-eynsham-3/
Abbey Green	Plot 15 The Deddington, Abbey Green	Eynsham	OX29	Semi-Detached	4	n/a	£472,500	n/a	https://www.thomasmerrifield.co.uk/properties/abbey-green-eynsham-2/
Abbey Green	Plot 1, The Elsfield, Abbey Green	Eynsham	OX29	Detached	4	128	£609,000	£4,757.81	https://www.onthemarket.com/details/12702642/
Abbey Green	Plot 2, The Farmoor, Abbey Green	Eynsham	OX29	Detached	4	134	£599,000	£4,470.15	https://www.onthemarket.com/details/12702621/
Abbey Green	Plot 9, The Deddington	Eynsham	OX29	Semi-Detached	4	121	£472,500	£3,904.96	https://www.onthemarket.com/details/12702608/
Abbey Green	Plot 10, The Deddington	Eynsham	OX29	Semi-Detached	4	121	£472,500	£3,904.96	https://www.onthemarket.com/details/12702608/
Abbey Green	Plot 11, The Deddington	Eynsham	OX29	Semi-Detached	4	121	£472,500	£3,904.96	https://www.onthemarket.com/details/12702608/
Abbey Green	Plot 12, The Deddington	Eynsham	OX29	Semi-Detached	4	121	£472,500	£3,904.96	https://www.onthemarket.com/details/12702608/
Abbey Green	Plot 13, The Deddington	Eynsham	OX29	Semi-Detached	4	121	£472,500	£3,904.96	https://www.onthemarket.com/details/12702608/
Abbey Green	Plot 17, The Cassington, Abbey Green	Eynsham	OX29	Terrace	3	101	£437,500	£4,331.68	https://www.onthemarket.com/details/12702580/
Abbey Green	Plot 4, The Bampton, Abbey Green	Eynsham	OX29	Semi-Detached	3	107	£437,500	£4,088.79	https://www.onthemarket.com/details/12702634/
Abbey Green	Plot 18, The Appleton, Abbey Green	Eynsham	OX29	Terrace	2	79	£395,000	£5,000.00	https://www.onthemarket.com/details/12702556/
Thornbury Green	15, Thornbury Road	Eynsham	OX29 4PW	Detached	4	145	£800,000	£4,137.93	https://www.rightmove.co.uk/properties/147601955#/channel=RES_BUY
Park View	Plot 119, The Collett	Woodstock	OX20 1QN	Semi-Detached	2	73	£545,000	£7,465.75	https://www.blenheimestate.com/property/parkview/the-collett/
Park View	Plot 201 - The Vanderbilt	Woodstock	OX20 1QN	Semi-Detached	3	93	£645,000	£6,935.48	https://www.blenheimestate.com/property/parkview/the-vanderbilt/
Park View	Plot 202 - The Vanderbilt	Woodstock	OX20 1QN	Semi-Detached	3	n/a	£645,000	n/a	https://www.blenheimestate.com/property/parkview/the-vanderbilt/
Park View	Plot 283 - The Hawksmoor	Woodstock	OX20 1QN	Semi-Detached	3	n/a	£660,000	n/a	https://www.blenheimestate.com/property/parkview/the-hawksmoor/
Park View	Plot Show home- The Vanderbilt	Woodstock	OX20 1QN	Detached	3	n/a	From £645,000	n/a	https://www.blenheimestate.com/property/parkview/the-vanderbilt/
Park View	Plot 224- The Sargent	Woodstock	OX20 1QN	Semi-Detached	3	103	£700,000	£6,796.12	https://www.blenheimestate.com/property/parkview/the-sargent/
Park View	Plot 225- The Sargent	Woodstock	OX20 1QN	Semi-Detached	3	n/a	£700,000	n/a	https://www.blenheimestate.com/property/parkview/the-sargent/
Park View	Plot 200 - The Deacon	Woodstock	OX20 1QN	Detached	4	187	£1,175,000	£6,283.42	https://www.blenheimestate.com/property/parkview/the-deacon/
Park View	Plot 167 - The Cadogan	Woodstock	OX20 1QN	Detached	4	193	£1,300,000	£6,735.75	https://www.blenheimestate.com/property/parkview/the-cadogan/
Park View	Plot 281 - The Herbet	Woodstock	OX20 1QN	Detached	5	226	£1,650,000	£7,300.88	https://www.blenheimestate.com/property/parkview/the-herbert/
Kingfisher Meadow	Plot 145	Witney	OX28	n/a	4	144	£675,000	£4,687.50	https://www.barratthomesk.com/property-for-sale/391/Kingfisher%20Meadows.html
Kingfisher Meadow	Plot 190	Witney	OX28	n/a	4	141	£655,000	£4,645.39	https://www.barratthomesk.com/property-for-sale/391/Kingfisher%20Meadows.html
Kingfisher Meadow	Plot 169	Witney	OX28	n/a	4	137	£650,000	£4,744.53	https://www.barratthomesk.com/property-for-sale/391/Kingfisher%20Meadows.html
Kingfisher Meadow	Plot 167	Witney	OX28	n/a	4	141	£645,000	£4,574.47	https://www.barratthomesk.com/property-for-sale/391/Kingfisher%20Meadows.html
Kingfisher Meadow	Plot 166	Witney	OX28	n/a	4	131	£635,000	£4,847.33	https://www.barratthomesk.com/property-for-sale/391/Kingfisher%20Meadows.html
Kingfisher Meadow	Plot 196	Witney	OX28	n/a	4	122	£550,000	£4,508.20	https://www.barratthomesk.com/property-for-sale/391/Kingfisher%20Meadows.html
Kingfisher Meadow	Plot 181	Witney	OX28	n/a	4	125	£550,000	£4,400.00	https://www.barratthomesk.com/property-for-sale/391/Kingfisher%20Meadows.html
Kingfisher Meadow	Plot 197	Witney	OX28	n/a	4	127	£530,000	£4,173.23	https://www.barratthomesk.com/property-for-sale/391/Kingfisher%20Meadows.html
Kingfisher Meadow	Plot 180	Witney	OX28	n/a	4	99	£435,000	£4,393.94	https://www.barratthomesk.com/property-for-sale/391/Kingfisher%20Meadows.html
Kingfisher Meadow	Plot 221	Witney	OX28	n/a	4	56	£357,500	£6,383.93	https://www.barratthomesk.com/property-for-sale/391/Kingfisher%20Meadows.html

Appendix 4 - Schedule of Costs, Gardner & Theobald

Total infrastructure requirements by Phase

[Salt Cross]

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Infrastructure	Demand arising from development	Unit of demand	Comments / Assumptions	Total Cost	Phase 1 415 units	Phase 2 375 units	Phase 3 405 units	Phase 4 420 units	Phase 5 375 units	Phase 6 210 units
Enabling Works				£4,272,000	£712,000	£712,000	£712,000	£712,000	£712,000	£712,000
Section 278 Highways				£3,170,000	£2,486,667	£536,667	£36,667	£36,667	£36,667	£36,667
On-site Highways				£12,423,888	£2,360,539	£2,112,061	£2,236,300	£2,360,539	£2,112,061	£1,242,389
On-site Pedestrian / Cycle Routes				£3,528,000	£670,320	£599,760	£635,040	£670,320	£599,760	£352,800
Surface Water Drainage				£10,650,000	£1,775,000	£1,775,000	£1,775,000	£1,775,000	£1,775,000	£1,775,000
Foul Water Drainage	Indicative costs provided by OCC as follows: Lower Road/A4095 Signalisation - £1.1mn	£1,100,000	1100000	£7,740,000	£1,290,000	£1,290,000	£1,290,000	£1,290,000	£1,290,000	£1,290,000
Utilities				£5,940,000	£3,580,000	£1,144,000	£304,000	£304,000	£304,000	£304,000
Landscape & Nature Conservation				£25,154,634	£3,313,331	£4,896,947	£3,835,331	£4,578,462	£5,217,232	£3,313,331
Site Preliminaries				£7,287,852	£1,618,786	£1,306,643	£1,082,434	£1,172,699	£1,204,672	£902,619
Professional Fees				£10,015,806	£2,091,631	£1,765,442	£1,531,143	£1,625,470	£1,658,882	£1,343,236
Local Authority Fees				£480,000	£80,000	£80,000	£80,000	£80,000	£80,000	£80,000
Plot Related Items				£16,923,852	£3,192,454	£2,884,748	£3,115,527	£3,230,917	£2,884,748	£1,615,459
Allowance for Risk (@15%)				£16,137,905	£3,475,609	£2,865,490	£2,495,016	£2,675,411	£2,681,253	£1,945,125
			Infrastructure Total	£123,723,937	£26,646,336	£21,968,758	£19,128,458	£20,511,485	£20,556,274	£14,912,625
Development Costs			See AV appraisal							
S106				£97,652,431	£15,291,371	£31,298,532	£18,205,098	£25,257,753	£4,784,982	£2,814,695
			S106 + Infrastructure Total	£221,376,367	£41,937,707	£53,267,290	£37,333,556	£45,769,238	£25,341,256	£17,727,321
					£101,055	£142,046	£92,182	£108,974	£67,577	£84,416

Information Source BCIS as attached

Generally (Oxford)	1,426		Apartments Generally (Oxford)	1,597
a Contingency	1,469 3%		Contingency	1,645 3%
b External works	1,616 10%		External works	1,809 10%
c Fees	1,745 8%		Fees	1,954 8%
Total	1,745			1,954

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Total infrastructure requirements by Phase

[Salt Cross]

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Infrastructure	Comments / Assumptions	Total Cost	Nominal Phase 1 415 units	Nominal Phase 2 375 units	Nominal Phase 3 415 units	Nominal Phase 4 375 units	Nominal Phase 5 405 units	Nominal Phase 6 420 units
Enabling Works		£4,272,000	£712,000	£712,000	£712,000	£712,000	£712,000	£712,000
Allowance for site strip	Site strip, allowed £0.62m2 across site	£1,260,000	£210,000	£210,000	£210,000	£210,000	£210,000	£210,000
Allowance for demolition	Demolishing all structures on site, to prepare site for construction. Assumed £40,000/phase in absence of dilapidation survey of current site condition	£240,000	£40,000	£40,000	£40,000	£40,000	£40,000	£40,000
Dealing with contamination	No allowance for dealing with contaminated material, assume no contamination	£0						
General Earthworks	Cut and Fill to 10% of site area, £4.8/m3 for movement at average of 1m	£2,016,000	£336,000	£336,000	£336,000	£336,000	£336,000	£336,000
Allowance for topsoil strip to site	Assume 30% of site won topsoil stripped, stored and re-used on site, 200mm depth	£756,000	£126,000	£126,000	£126,000	£126,000	£126,000	£126,000
Ground Improvements	Very Good ground conditions assumed, no ground improvements required	£0						
Section 278 Highways		£3,170,000	£2,486,667	£536,667	£36,667	£36,667	£36,667	£36,667
Lower Road Junction	Indicative cost provided by OCC as follows: Lower Road Junction(s) - £1.35mn	£1,350,000	£1,350,000					
Lower Road / A4095 signalisation	Indicative costs provided by OCC as follows: Lower Road/A4095 Signalisation - £1.1mn	£1,100,000	£1,100,000					
Cuckoo Lane Mitigation	Indicative costs provided by OCC as follows: Cuckoo Lane Mitigation - £500,000	£500,000		£500,000				
Existing routes through the Garden Village site upgrades	Indicative costs provided by OCC as follows: Existing routes through the Garden Village site upgrades - £220k	£220,000	£36,667	£36,667	£36,667	£36,667	£36,667	£36,667

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Infrastructure	Comments / Assumptions	Total Cost	Nominal Phase 1 415 units	Nominal Phase 2 375 units	Nominal Phase 3 415 units	Nominal Phase 4 375 units	Nominal Phase 5 405 units	Nominal Phase 6 420 units
On-site Highways		£12,423,888	£2,360,539	£2,112,061	£2,236,300	£2,360,539	£2,112,061	£1,242,389
Major and Minor Roads on Scheme	Measured 21km of infrastructure way, 50% assumed to be hard roadways. Assumptions include: spine road 7.3m wide, secondary spine road 6.75m and all secondary roads 5.5m wide. £240/m2 over 7m width and £240/m2 under 7m width.	£12,250,800	£2,327,652	£2,082,636	£2,205,144	£2,327,652	£2,082,636	£1,225,080
On-site bus stops, RTI and cycle parking	Indicative figure provided by OCC	£173,088	£32,887	£29,425	£31,156	£32,887	£29,425	£17,309
On-site Pedestrian / Cycle Routes		£3,528,000	£670,320	£599,760	£635,040	£670,320	£599,760	£352,800
Pedestrian & Cycle Ways	3m Wide footway with 15m Wide offset, assumed to be crushed limestone with kerbing, landscaping to be wildflower mix	£3,528,000	£670,320	£599,760	£635,040	£670,320	£599,760	£352,800
Surface Water Drainage		£10,650,000	£1,775,000	£1,775,000	£1,775,000	£1,775,000	£1,775,000	£1,775,000
Surface Water Drainage	Surface Water Strategy assumed to be ponds used as surface water attenuation to main outlet to south of site, ponds of unknown volume at this stage but assumed sufficient with no man-made below ground attenuation. Assumed 4 balancing ponds, with extended drainage.(Strategy to be developed)	£10,650,000	£1,775,000	£1,775,000	£1,775,000	£1,775,000	£1,775,000	£1,775,000
Foul Water Drainage		£7,740,000	£1,290,000	£1,290,000	£1,290,000	£1,290,000	£1,290,000	£1,290,000
Foul Water Drainage	In lieu of Foul Water strategy, assumed 4 number pumping stations required rising main to south of the site.	£7,740,000	£1,290,000	£1,290,000	£1,290,000	£1,290,000	£1,290,000	£1,290,000

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Infrastructure	Comments / Assumptions	Total Cost	Nominal Phase 1 415 units	Nominal Phase 2 375 units	Nominal Phase 3 415 units	Nominal Phase 4 375 units	Nominal Phase 5 405 units	Nominal Phase 6 420 units
Utilities		£5,940,000	£3,580,000	£1,144,000	£304,000	£304,000	£304,000	£304,000
Utility Provision	SSEN - Overhead lines require diverting, £270,000 per movement of overhead line	£1,800,000	£1,260,000	£540,000	£0	£0	£0	£0
	SGN - No requirement for diversion, protection allowed at £120,000	£120,000	£20,000.00	£20,000	£20,000	£20,000	£20,000	£20,000
	Openreach - Small scale diversions allow £60,000, new connection £180,000	£240,000	£120,000	£24,000	£24,000	£24,000	£24,000	£24,000
	Virgin Media - Diversion/Protection required to site boundary allow £120,000	£120,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000
	Gigaclear - Diversion required to farm building allow £60,000	£60,000	£60,000	£0	£0	£0	£0	£0
	Thames Water (Potable) - Diversion required at junction and strengthening works required as development progresses, assume £2.4mn	£2,400,000	£1,200,000	£240,000	£240,000	£240,000	£240,000	£240,000
	Thames Water (Foul) - No diversions required, reinforcement works to be carried out by Thames water allow £1.2mn	£1,200,000	£900,000	£300,000	£0	£0	£0	£0

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Infrastructure	Comments / Assumptions	Total Cost	Nominal Phase 1 415 units	Nominal Phase 2 375 units	Nominal Phase 3 415 units	Nominal Phase 4 375 units	Nominal Phase 5 405 units	Nominal Phase 6 420 units
Landscape & Nature Conservation		£25,154,634	£3,313,331	£4,896,947	£3,835,331	£4,578,462	£5,217,232	£3,313,331
Landscaping	Hard Landscaping to public realm allowance approx.	£3,558,360	£593,060	£593,060	£593,060	£593,060	£593,060	£593,060
	Soft, including allotments, 1mn m2 assume to be wildflower mix with feature trees	£7,556,634	£1,259,439	£1,259,439	£1,259,439	£1,259,439	£1,259,439	£1,259,439
	Green Infrastructure - Includes 5.4ha of formal parks and gardens, 9.5ha of amenity green space, 14.3ha of natural and semi-natural green space and 2.1ha of allotments and community orchards	£4,728,000	£661,920	£851,040	£851,040	£851,040	£851,040	£661,920
	Requirements for the following: -4 LEAPs -3 NEAPs -12 LLAPs -16 LAPs -1 MUGA -1 Wheeled Sports Provision -2 Trim Trails	£6,657,600	£798,912	£1,131,792	£1,131,792	£1,131,792	£1,664,400	£798,912
Play Facilities	Requirements for the following: -Full size 3G Football AGP -6 court tennis -Cricket Pitch -2 Senior football pitches -3 mini-football pitches -4 youth football pitches -1 Dual sport, sports pavilion with 6 team changing	£2,654,040	£0	£1,061,616	£0	£743,131	£849,293	£0
Sport and recreation								

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Infrastructure	Comments / Assumptions	Total Cost	Nominal Phase 1 415 units	Nominal Phase 2 375 units	Nominal Phase 3 415 units	Nominal Phase 4 375 units	Nominal Phase 5 405 units	Nominal Phase 6 420 units
Site Preliminaries		£7,287,852	£1,618,786	£1,306,643	£1,082,434	£1,172,699	£1,204,672	£902,619
	Assumed to be 10%, only for infra costs							
Site Investigations		£2,400,000	£400,000	£400,000	£400,000	£400,000	£400,000	£400,000
	Allowance							
Engineering Design		£2,404,991	£534,199	£431,192	£357,203	£386,991	£397,542	£297,864
	Assumed to be 3.0%							
Landscape Design		£1,202,496	£267,100	£215,596	£178,602	£193,495	£198,771	£148,932
	Assumed to be 1.5%							
Site Supervision		£1,603,327	£356,133	£287,462	£238,135	£257,994	£265,028	£198,576
	Assumed to be 2%							
Project Management		£1,202,496	£267,100	£215,596	£178,602	£193,495	£198,771	£148,932
	Assumed to be 1.5%							
Cost Management		£1,202,496	£267,100	£215,596	£178,602	£193,495	£198,771	£148,932
	Assumed to be 1.5%							
Local Authority Fees		£480,000	£80,000	£80,000	£80,000	£80,000	£80,000	£80,000
	Additional fees based on greater number of highway crossings, 4nr crossings fees at 10% of cost							
		£480,000	£80,000	£80,000	£80,000	£80,000	£80,000	£80,000

25Th September 24

Infrastructure	Comments / Assumptions	Total Cost	Nominal Phase 1 415 units	Nominal Phase 2 375 units	Nominal Phase 3 415 units	Nominal Phase 4 375 units	Nominal Phase 5 405 units	Nominal Phase 6 420 units
Plot Related Items		£16,923,852	£3,192,454	£2,884,748	£3,115,527	£3,230,917	£2,884,748	£1,615,459
Standard Abnormal Allowance	Based on good to fair ground conditions @£12k/plot on 15% of plots to allow for piled foundations @£6k/plot on 25% of plots to allow for deep foundations. Enhanced building performance over and above building regulations assume £2400/plot	£12,540,000	£2,365,500	£2,137,500	£2,308,500	£2,394,000	£2,137,500	£1,197,000
Accessible plot requirements	Assume £625.20/dwelling M4(2) 100% and £27,349/dwelling Cat M4(3) 5%	£4,383,852	£826,954	£747,248	£807,027	£836,917	£747,248	£418,459
					£1,945	£2,232	£1,845	£996
Allowance for Risk (@15%)		£16,137,905	£3,475,609	£2,865,490	£2,495,016	£2,675,411	£2,681,253	£1,945,125
Allowance for Risk on S278 (@10%)								
	Included in above risk							
	Total	£123,723,937	£26,646,336	£21,968,758	£19,128,458	£20,511,485	£20,556,274	£14,912,625

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25Th September 24

Infrastructure	Comments / Assumptions	Total Cost	Nominal Phase 1 415 units	Nominal Phase 2 375 units	Nominal Phase 3 415 units	Nominal Phase 4 375 units	Nominal Phase 5 405 units	Nominal Phase 6 420 units
Development Costs	See AV appraisal							
Residential Units								
S106		£97,652,431	£15,291,371	£31,298,532	£18,205,098	£25,257,753	£4,784,982	£2,814,695
Long-term stewardship and community development	Indicative cost to include start-up costs for Garden Village Trust (GVT) and seed funding for initial public art, cultural and community development initiatives.	£550,000	£550,000.00					
Temporary Community Assets	Community meeting space and coffee shop circa 410m2	£780,000	£780,000.00					
Permanent community meeting space	Cost estimate assumes community building of 1,078 m2 @ £2,000 per m2.	£2,156,000		£2,156,000.00				
Indoor sport and arts/performance space	Assumes provision of a 2-court sports hall (515m2) capable of also being used for arts/performance based activities. Total cost estimate based on Sport England's Sports Facility Calculator is £1,367,579 but a proportionate financial contribution is also expected to be sought from the West Eynsham SDA.	£1,140,560			£1,140,560.00			
Indicative Costs for Build to Rent Scheme – based on the potential for such an asset to form part of an endowment scheme established in respect of ongoing maintenance costs.	Build to Rent Scheme - 40 Dwellings 20% to be Affordable. Rate includes all externals typically included in build cost as per BCIS split	£4,400,000			£2,200,000	£2,200,000		
Initial commuted sum for maintenance during implementation period	Indicative figure based on approximately 15% of landscape costs	£1,667,249	£833,624.55	£833,625				
Library provision	Library floor space and equipment.	£1,317,106	£250,250.14	£223,908.02	£237,079.08	£250,250.14	£223,908.02	£131,710.60
Primary school - temporary provision		£304,311	£304,311.00					
Primary school - permanent provision		£15,389,822		£15,389,822.00				
Secondary school - temporary provision		£1,217,244		£608,622.00	£608,622.00			
Secondary school - permanent provision		£17,709,832				£17,709,832.00		
Special educational needs and disabilities (SEND).		£1,489,983			£1,489,983.00			

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25Th September 24

Infrastructure	Comments / Assumptions	Total Cost	Nominal Phase 1 415 units	Nominal Phase 2 375 units	Nominal Phase 3 415 units	Nominal Phase 4 375 units	Nominal Phase 5 405 units	Nominal Phase 6 420 units
Further education	Potential financial contribution to help support community employment plan	£150,000	£150,000.00					
Emergency Services	Infrastructure and equipment for Police	£255,834	£48,608.46	£43,491.78	£46,050.12	£48,608.46	£43,491.78	£25,583.40

25Th September 24

Infrastructure	Comments / Assumptions	Total Cost	Nominal Phase 1 415 units	Nominal Phase 2 375 units	Nominal Phase 3 415 units	Nominal Phase 4 375 units	Nominal Phase 5 405 units	Nominal Phase 6 420 units
Ecology	Potential financial contribution in respect of net biodiversity gain and protection and mitigation of impacts on priority habitats, protected and priority species	£2,285,600	£434,264.00	£388,552.00	£411,408.00	£434,264.00	£388,552.00	£228,560.00
Health Care	Potential primary health care contribution - indicative figure provided by WODC.	£500,000	£95,000.00	£85,000.00	£90,000.00	£95,000.00	£85,000.00	£50,000.00
A40 Corridor improvements (HIF) contribution	Indicative figure provided by OCC	£6,390,483	£1,214,191.77	£1,086,382.11	£1,150,286.94	£1,214,191.77	£1,086,382.11	£639,048.30
Western roundabout	Update is based on GDL's revised cost of £3.5million from 2020 - cost uplifted from 2020 to 2024 (Baxter)	£4,550,700	£4,550,700.00					
Grade separated crossing (underpass)	Indicative cost estimates provided by OCC suggest a range of between £9,881,257 and £21,078,098 for a grade separated crossing depending on the type of solution proposed. For the purpose of this appraisal a mid-point has been taken with the cost also apportioned to reflect a contribution being made by the West Eynsham SDA (26%). The assumed contribution for Salt Cross is therefore £11,454,962	£11,454,962		£5,727,480.86	£5,727,480.86			
Lower Road cycle path	Indicative figure provided by OCC. Based on Stantec Feasibility Work 2022. Cost apportioned with West Eynsham SDA meeting 26% of total cost.	£5,800,000	£2,030,000.00	£1,798,000.00	£1,972,000.00			
B4044 Cycle Path	Indicative figure provided by OCC	£2,600,400	£494,076.00	£442,068.00	£468,072.00	£494,076.00	£442,068.00	£260,040.00
Public Rights of Way upgrades	Indicative figure provided by OCC	£550,000	£550,000.00					
Travel demand measures: car club, bike hire, Travel Plan Coordinator, etc,	Indicative figure provided by OCC	£1,865,870	£354,515.30	£317,197.90	£335,856.60	£354,515.30	£317,197.90	£186,587.00

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25Th September 24

Infrastructure	Comments / Assumptions	Total Cost	Nominal Phase 1 415 units	Nominal Phase 2 375 units	Nominal Phase 3 415 units	Nominal Phase 4 375 units	Nominal Phase 5 405 units	Nominal Phase 6 420 units
Financial contribution towards Hanborough Station enhancements.	Indicative figure provided by OCC	£3,700,000	£703,000.00	£629,000.00	£666,000.00	£703,000.00	£629,000.00	£370,000.00
Bus services - Carterton, Witney, Oxford and Eastern Arc.	Indicative figure provided by OCC	£3,850,000	£731,500.00	£654,500.00	£693,000.00	£731,500.00	£654,500.00	£385,000.00
Bus services - Hanborough Station.	Indicative figure provided by OCC	£289,427	£54,991.13	£49,202.59	£52,096.86	£54,991.13	£49,202.59	£28,942.70
Layby relocation.	Indicative figure provided by OCC	£187,500	£187,500.00					
Cycle parking at Hanborough Station, Eynsham Park and Ride, Eynsham and Oxford.	Indicative figure provided by OCC	£7,314	£7,314.00					
Commuted sums for maintenance of highway infrastructure.	Indicative figure provided by OCC	£3,900,600	£741,114.00	£663,102.00	£702,108.00	£741,114.00	£663,102.00	£390,060.00
Waste management	Financial contribution towards WODC recyclable containers and OCC household waste recycling centres	£692,624	£131,598.56	£117,746.08	£124,672.32	£131,598.56	£117,746.08	£69,262.40
Monitoring	Indicative figure to include monitoring of S106 obligations and evaluation of garden village concept.	£499,010	£94,811.90	£84,831.70	£89,821.80	£94,811.90	£84,831.70	£49,901.00
	Total	£221,376,367	£41,937,707	£53,267,290	£37,333,556	£45,769,238	£25,341,256	£17,727,321

Appendix 5 - Argus Appraisal (Base-Case Model)

Salt Cross Garden Village
6 Phases - Base Costs
241008_v0.10

Development Appraisal
AspinallVerdi
16 October 2024

APPRAISAL SUMMARY**ASPINALLVERDI****Salt Cross Garden Village
6 Phases - Base Costs
241008_v0.10****Appraisal Summary for Merged Phases 1 2 3 4 5 6 7**

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
P1 Open Market Sales	208	20,864.00	4,599.23	461,338	95,958,375
P1 Affordable Rent	62	4,680.00	2,863.90	216,178	13,403,048
P1 Intermediate	31	2,409.00	3,550.62	275,917	8,553,442
P1 First Homes	52	4,014.00	2,889.42	223,041	11,598,148
P1 Social Rent	62	4,680.00	2,100.19	158,531	9,828,902
P2 Open Market Sales	188	18,853.00	4,599.23	461,220	86,709,375
P2 Affordable Rent	56	4,229.00	2,863.84	216,271	12,111,188
P2 Intermediate	28	2,177.00	3,550.31	276,036	7,729,014
P2 First Homes	47	3,628.00	2,888.71	222,984	10,480,254
P2 Social Rent	56	4,229.00	2,100.15	158,599	8,881,538
P3 Open Market Sales	203	20,361.00	4,599.29	461,311	93,646,125
P3 Affordable Rent	61	4,567.00	2,864.04	214,428	13,080,083
P3 Intermediate	30	2,351.00	3,550.55	278,245	8,347,335
P3 First Homes	51	3,918.00	2,888.89	221,935	11,318,674
P3 Social Rent	61	4,567.00	2,100.30	157,247	9,592,061
P4 Open Market Sales	210	21,116.00	4,599.10	462,450	97,114,500
P4 Affordable Rent	63	4,736.00	2,864.13	215,310	13,564,530
P4 Intermediate	32	2,438.00	3,550.65	270,515	8,656,495
P4 First Homes	53	4,063.00	2,888.97	221,470	11,737,884
P4 Social Rent	63	4,736.00	2,100.36	157,894	9,947,322
P5 Open Market Sales	188	18,853.00	4,599.23	461,220	86,709,375
P5 Affordable Rent	56	4,229.00	2,863.84	216,271	12,111,188
P5 Intermediate	28	2,177.00	3,550.31	276,036	7,729,014
P5 First Homes	47	3,628.00	2,888.71	222,984	10,480,254
P5 Social Rent	56	4,229.00	2,100.15	158,599	8,881,538
P6 Open Market Sales	105	10,558.00	4,599.10	462,450	48,557,250
P6 Affordable Rent	32	2,368.00	2,864.13	211,946	6,782,265
P6 Intermediate	16	1,219.00	3,550.65	270,516	4,328,248
P6 First Homes	26	2,031.00	2,889.68	225,729	5,868,942
P6 Social Rent	32	2,368.00	2,100.36	155,427	4,973,661
Business Park Land (Ha)	<u>20</u>	<u>0.00</u>	0.00	2,000,000	<u>40,000,000</u>
Totals	2,223	194,276.00			778,680,028

NET REALISATION**778,680,028****OUTLAY****ACQUISITION COSTS**

Residualised Price	36,735,783	
Residualised Price (Negative land)	(21,428,993)	
		15,306,791
Stamp Duty	1,074,807	
Effective Stamp Duty Rate	2.93%	
Agent Fee	1.00%	367,358
Legal Fee	0.50%	183,679
Town Planning (Mplanning)	6,000,000	
		7,625,843

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
P1 Flats build cost	8,816.00	1,597.00	14,079,152
P1 Houses build cost	29,153.00	1,426.00	41,572,178
P2 Flats	7,966.00	1,597.00	12,721,702
P2 Houses	26,343.00	1,426.00	37,565,118
P3 Flats	8,603.00	1,597.00	13,738,991

APPRAISAL SUMMARY**ASPINALLVERDI****Salt Cross Garden Village****6 Phases - Base Costs****241008_v0.10**

P3 Houses	28,451.00	1,426.00	40,571,126	
P4 Flats	8,922.00	1,597.00	14,248,434	
P4 Houses	29,504.00	1,426.00	42,072,704	
P5 Flats	7,966.00	1,597.00	12,721,702	
P5 Houses	26,343.00	1,426.00	37,565,118	
P6 Flats	4,461.00	1,597.00	7,124,217	
P6 Houses	<u>14,752.00</u>	1,426.00	<u>21,036,352</u>	
Totals	201,280.00 m²		295,016,794	
Contingency on Residential		3.00%	8,850,504	
External Works		10.00%	29,501,679	
Enabling Works			4,272,000	
Section 278 Highways			3,170,002	
On-site Highways			12,423,889	
On-site Pedestrian / Cycle Routes			3,528,000	
Surface Water Drainage			10,650,000	
Foul Water Drainage			7,740,000	
Utilities			5,940,000	
Landscape & Nature Conservation			25,154,634	
Site Preliminaries			7,287,853	
Infrastructure professional fees			10,015,804	
Local Authority Fees			480,000	
Plot Related Items			16,923,853	
Allowance for Risk			16,137,904	
S106			97,652,431	
				554,745,347
Other Construction Costs				
P1 Policy 2 Costs		6.60%	3,672,988	
P2 Policy 2 Costs		6.60%	3,318,930	
P3 Policy 2 Costs		6.60%	3,584,468	
P4 Policy 2 Costs		6.60%	3,717,195	
P5 Policy 2 Costs		6.60%	3,318,930	
P6 Policy 2 Costs		6.60%	1,858,598	
				19,471,108
PROFESSIONAL FEES				
Residential Professional Fees		8.00%	24,312,921	
				24,312,921
MARKETING & LETTING				
Marketing		2.00%	11,403,583	
				11,403,583
DISPOSAL FEES				
Sales Agent Fee		1.00%	5,486,950	
Sales Legal Fee		0.50%	3,893,400	
				9,380,350
TOTAL COSTS BEFORE FINANCE				642,245,945
FINANCE				
Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				6,983,754
TOTAL COSTS				649,229,698
PROFIT				129,450,330
Performance Measures				
Profit on Cost%		19.94%		
Profit on GDV%		16.62%		
Profit on NDV%		16.62%		
IRR% (without Interest)		28.98%		

Salt Cross Garden Village
6 Phases - Base Costs
241008_v0.10

Profit Erosion (finance rate 7.500)

2 yrs 5 mths

TIMESCALE AND PHASING CHART

ASPINALLVERDI

Salt Cross Garden Village 6 Phases - Base Costs 241008_v0.10

Project Timescale	
Project Start Date	Oct 2025
Project End Date	Feb 2040
Project Duration (Inc Exit Period)	173 months

All Phases

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040			
Purchase	Oct 2025	0 Month(s)				
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026			
Construction	Apr 2026	163	Oct 2039			
Post Development	Oct 2029	0 Month(s)				
Letting	Oct 2029	0 Month(s)				
Income Flow	Oct 2029	0 Month(s)				
Sale	Oct 2025	173	Feb 2040			
Cash Activity	Oct 2025	173	Feb 2040			
				1	61	121

1. Phase 1

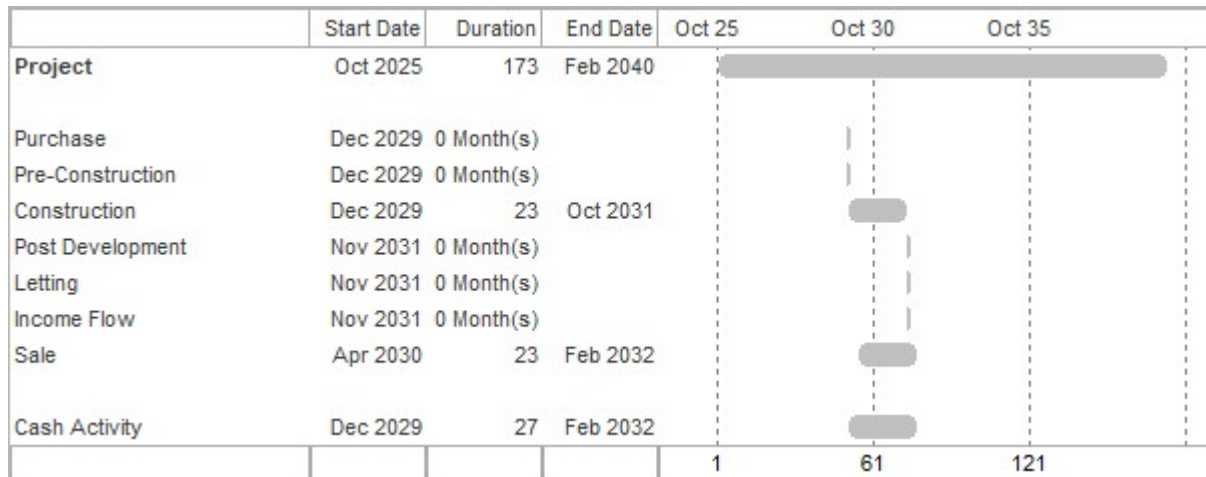
	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040			
Purchase	Oct 2025	0 Month(s)				
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026			
Construction	Apr 2026	42	Sep 2029			
Post Development	Oct 2029	0 Month(s)				
Letting	Oct 2029	0 Month(s)				
Income Flow	Oct 2029	0 Month(s)				
Sale	Oct 2026	42	Mar 2030			
Cash Activity	Oct 2025	54	Mar 2030			
				1	61	121

TIMESCALE AND PHASING CHART

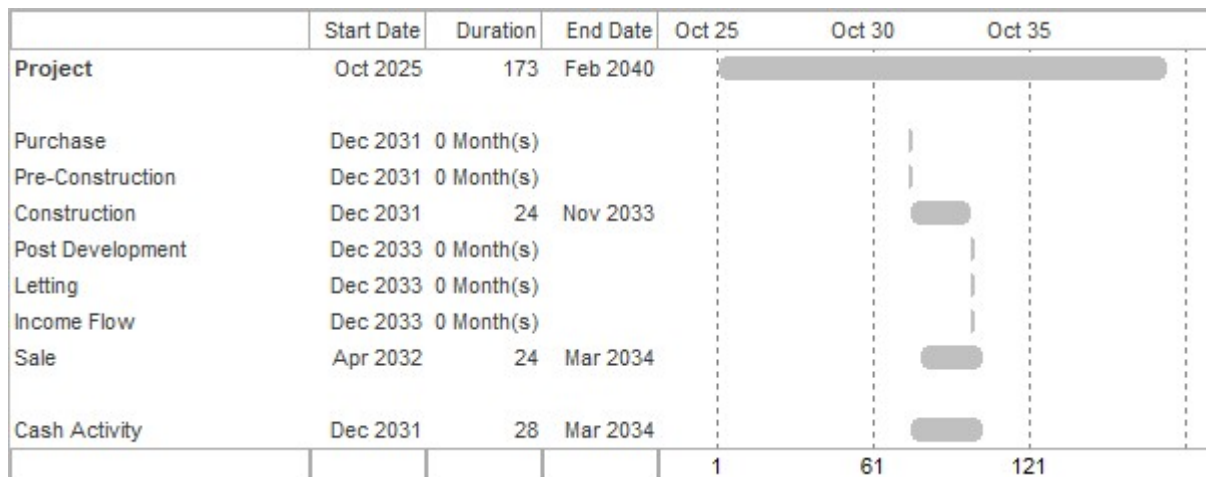
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Salt Cross Garden Village
 6 Phases - Base Costs
 241008_v0.10

2. Phase 2



3. Phase 3



TIMESCALE AND PHASING CHART

ASPINALLVERDI

Salt Cross Garden Village
 6 Phases - Base Costs
 241008_v0.10

4. Phase 4

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Gantt bar from Oct 25 to Feb 2040]		
Purchase	Dec 2033	0 Month(s)				[Gantt bar at Dec 2033]
Pre-Construction	Dec 2033	0 Month(s)				[Gantt bar at Dec 2033]
Construction	Dec 2033	24	Nov 2035			[Gantt bar from Dec 2033 to Nov 2035]
Post Development	Dec 2035	0 Month(s)				[Gantt bar at Dec 2035]
Letting	Dec 2035	0 Month(s)				[Gantt bar at Dec 2035]
Income Flow	Dec 2035	0 Month(s)				[Gantt bar at Dec 2035]
Sale	Apr 2034	24	Mar 2036			[Gantt bar from Apr 2034 to Mar 2036]
Cash Activity	Dec 2033	28	Mar 2036			[Gantt bar from Dec 2033 to Mar 2036]
				1	61	121

5. Phase 5

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Gantt bar from Oct 25 to Feb 2040]		
Purchase	Dec 2035	0 Month(s)				[Gantt bar at Dec 2035]
Pre-Construction	Dec 2035	0 Month(s)				[Gantt bar at Dec 2035]
Construction	Dec 2035	23	Oct 2037			[Gantt bar from Dec 2035 to Oct 2037]
Post Development	Nov 2037	0 Month(s)				[Gantt bar at Nov 2037]
Letting	Nov 2037	0 Month(s)				[Gantt bar at Nov 2037]
Income Flow	Nov 2037	0 Month(s)				[Gantt bar at Nov 2037]
Sale	Apr 2036	23	Feb 2038			[Gantt bar from Apr 2036 to Feb 2038]
Cash Activity	Dec 2035	27	Feb 2038			[Gantt bar from Dec 2035 to Feb 2038]
				1	61	121

TIMESCALE AND PHASING CHART

ASPINALLVERDI

Salt Cross Garden Village
 6 Phases - Base Costs
 241008_v0.10

6. Phase 6

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Dec 2037	0 Month(s)				[Bar at Dec 2037]
Pre-Construction	Dec 2037	0 Month(s)				[Bar at Dec 2037]
Construction	Dec 2037	23	Oct 2039			[Bar from Dec 2037 to Oct 2039]
Post Development	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Letting	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Income Flow	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Sale	Apr 2038	23	Feb 2040			[Bar from Apr 2038 to Feb 2040]
Cash Activity	Dec 2037	27	Feb 2040			[Bar from Dec 2037 to Feb 2040]
				1	61	121

7. Phase 1 - Business Park Emp Land

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Oct 2025	0 Month(s)		[Bar at Oct 2025]		
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026	[Bar from Oct 2025 to Mar 2026]		
Construction	Apr 2026	60	Mar 2031	[Bar from Apr 2026 to Mar 2031]		
Post Development	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Letting	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Income Flow	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Sale	Oct 2025	170	Nov 2039	[Bar from Oct 2025 to Nov 2039]		
Cash Activity	Oct 2025	170	Nov 2039	[Bar from Oct 2025 to Nov 2039]		
				1	61	121

Appendix 6 - Argus Appraisal (Eco-Premium Model Inc. 50% AH)

Salt Cross Garden Village
6 Phases - Eco Premium Costs
241008_v0.10

Development Appraisal
AspinallVerdi
16 October 2024

APPRAISAL SUMMARY**ASPINALLVERDI****Salt Cross Garden Village
6 Phases - Eco Premium Costs
241008_v0.10****Appraisal Summary for Merged Phases 1 2 3 4 5 6 7**

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
P1 Open Market Sales	208	20,864.00	4,902.33	491,741	102,282,145
P1 Affordable Rent	62	4,680.00	2,956.03	223,133	13,834,216
P1 Intermediate	31	2,409.00	3,676.74	285,718	8,857,272
P1 First Homes	52	4,014.00	2,892.77	223,299	11,611,570
P1 Social Rent	62	4,680.00	2,167.75	163,631	10,145,092
P2 Open Market Sales	188	18,853.00	4,902.33	491,615	92,423,625
P2 Affordable Rent	56	4,229.00	2,955.97	223,229	12,500,798
P2 Intermediate	28	2,177.00	3,676.42	285,841	8,003,559
P2 First Homes	47	3,628.00	2,892.06	223,242	10,492,383
P2 Social Rent	56	4,229.00	2,167.71	163,701	9,167,252
P3 Open Market Sales	203	20,361.00	4,902.39	491,712	99,817,515
P3 Affordable Rent	61	4,567.00	2,956.18	221,326	13,500,861
P3 Intermediate	30	2,351.00	3,676.67	288,128	8,643,844
P3 First Homes	51	3,918.00	2,892.23	222,192	11,331,773
P3 Social Rent	61	4,567.00	2,167.86	162,305	9,900,632
P4 Open Market Sales	210	21,116.00	4,902.18	492,926	103,514,460
P4 Affordable Rent	63	4,736.00	2,956.27	222,236	14,000,893
P4 Intermediate	32	2,438.00	3,676.78	280,125	8,963,987
P4 First Homes	53	4,063.00	2,892.31	221,726	11,751,469
P4 Social Rent	63	4,736.00	2,167.93	162,973	10,267,322
P5 Open Market Sales	188	18,853.00	4,902.33	491,615	92,423,625
P5 Affordable Rent	56	4,229.00	2,955.97	223,229	12,500,798
P5 Intermediate	28	2,177.00	3,676.42	285,841	8,003,559
P5 First Homes	47	3,628.00	2,892.06	223,242	10,492,383
P5 Social Rent	56	4,229.00	2,167.71	163,701	9,167,252
P6 Open Market Sales	105	10,558.00	4,902.18	492,926	51,757,230
P6 Affordable Rent	32	2,368.00	2,956.27	218,764	7,000,447
P6 Intermediate	16	1,219.00	3,676.78	280,125	4,481,993
P6 First Homes	26	2,031.00	2,893.03	225,990	5,875,734
P6 Social Rent	32	2,368.00	2,167.93	160,427	5,133,661
Business Park Land (Ha)	<u>20</u>	<u>0.00</u>	0.00	2,000,000	<u>40,000,000</u>
Totals	2,223	194,276.00			817,847,350

NET REALISATION**817,847,350****OUTLAY****ACQUISITION COSTS**

Residualised Price	54,226,422	
Residualised Price (Negative land)	(10,544,221)	
		43,682,201
Stamp Duty	1,074,807	
Effective Stamp Duty Rate	1.98%	
Agent Fee	1.00%	542,264
Legal Fee	0.50%	271,132
Town Planning (Mplanning)	6,000,000	
		7,888,203

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
P1 Flats build cost	8,816.00	1,597.00	14,079,152
P1 Houses build cost	29,153.00	1,426.00	41,572,178
P2 Flats	7,966.00	1,597.00	12,721,702
P2 Houses	26,343.00	1,426.00	37,565,118
P3 Flats	8,603.00	1,597.00	13,738,991

APPRAISAL SUMMARY**ASPINALLVERDI****Salt Cross Garden Village
6 Phases - Eco Premium Costs
241008_v0.10**

P3 Houses	28,451.00	1,426.00	40,571,126	
P4 Flats	8,922.00	1,597.00	14,248,434	
P4 Houses	29,504.00	1,426.00	42,072,704	
P5 Flats	7,966.00	1,597.00	12,721,702	
P5 Houses	26,343.00	1,426.00	37,565,118	
P6 Flats	4,461.00	1,597.00	7,124,217	
P6 Houses	<u>14,752.00</u>	1,426.00	<u>21,036,352</u>	
Totals	201,280.00 m²		295,016,794	
Contingency on Residential		3.00%	8,850,504	
External Works		10.00%	29,501,679	
Enabling Works			4,272,000	
Section 278 Highways			3,170,002	
On-site Highways			12,423,889	
On-site Pedestrian / Cycle Routes			3,528,000	
Surface Water Drainage			10,650,000	
Foul Water Drainage			7,740,000	
Utilities			5,940,000	
Landscape & Nature Conservation			25,154,634	
Site Preliminaries			7,287,853	
Infrastructure professional fees			10,015,804	
Local Authority Fees			480,000	
Plot Related Items			16,923,853	
Allowance for Risk			16,137,904	
S106			97,652,431	
				554,745,347
Other Construction Costs				
P1 Policy 2 Costs		6.60%	3,672,988	
P2 Policy 2 Costs		6.60%	3,318,930	
P3 Policy 2 Costs		6.60%	3,584,468	
P4 Policy 2 Costs		6.60%	3,717,195	
P5 Policy 2 Costs		6.60%	3,318,930	
P6 Policy 2 Costs		6.60%	1,858,598	
				19,471,108
PROFESSIONAL FEES				
Residential Professional Fees		8.00%	24,312,921	
				24,312,921
MARKETING & LETTING				
Marketing		2.00%	12,075,478	
				12,075,478
DISPOSAL FEES				
Sales Agent Fee		1.00%	5,822,186	
Sales Legal Fee		0.50%	4,089,237	
				9,911,423
TOTAL COSTS BEFORE FINANCE				672,086,682
FINANCE				
Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				7,883,884
TOTAL COSTS				679,970,566
PROFIT				137,876,784
Performance Measures				
Profit on Cost%		20.28%		
Profit on GDV%		16.86%		
Profit on NDV%		16.86%		
IRR% (without Interest)		27.89%		

APPRAISAL SUMMARY

ASPINALLVERDI

Salt Cross Garden Village
6 Phases - Eco Premium Costs
241008_v0.10

Profit Erosion (finance rate 7.500)

2 yrs 6 mths

TIMESCALE AND PHASING CHART

ASPINALLVERDI

Salt Cross Garden Village
6 Phases - Eco Premium Costs
241008_v0.10

Project Timescale	
Project Start Date	Oct 2025
Project End Date	Feb 2040
Project Duration (Inc Exit Period)	173 months

All Phases

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040			
Purchase	Oct 2025	0 Month(s)				
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026			
Construction	Apr 2026	163	Oct 2039			
Post Development	Oct 2029	0 Month(s)				
Letting	Oct 2029	0 Month(s)				
Income Flow	Oct 2029	0 Month(s)				
Sale	Oct 2025	173	Feb 2040			
Cash Activity	Oct 2025	173	Feb 2040			
				1	61	121

1. Phase 1

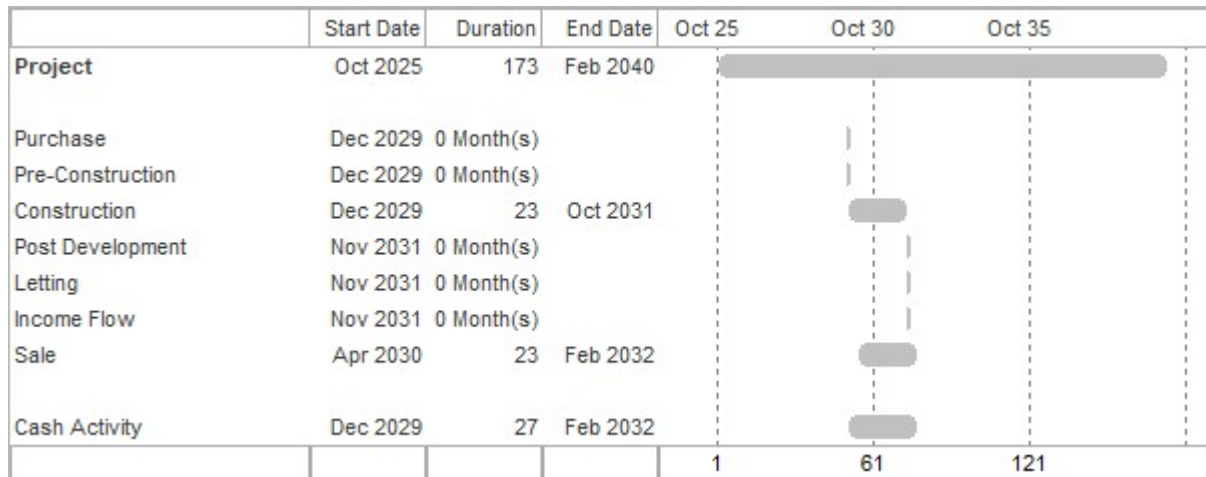
	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040			
Purchase	Oct 2025	0 Month(s)				
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026			
Construction	Apr 2026	42	Sep 2029			
Post Development	Oct 2029	0 Month(s)				
Letting	Oct 2029	0 Month(s)				
Income Flow	Oct 2029	0 Month(s)				
Sale	Oct 2026	42	Mar 2030			
Cash Activity	Oct 2025	54	Mar 2030			
				1	61	121

TIMESCALE AND PHASING CHART

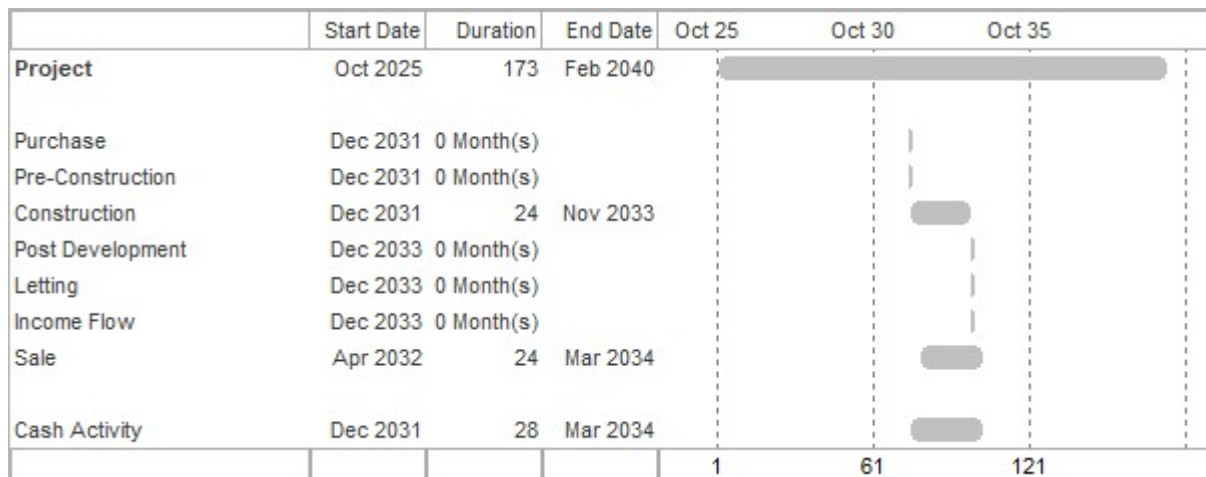
ASPINALLVERDI

Salt Cross Garden Village
 6 Phases - Eco Premium Costs
 241008_v0.10

2. Phase 2



3. Phase 3



TIMESCALE AND PHASING CHART

ASPINALLVERDI

Salt Cross Garden Village
 6 Phases - Eco Premium Costs
 241008_v0.10

4. Phase 4

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Dec 2033	0 Month(s)				[Bar at Dec 2033]
Pre-Construction	Dec 2033	0 Month(s)				[Bar at Dec 2033]
Construction	Dec 2033	24	Nov 2035			[Bar from Dec 2033 to Nov 2035]
Post Development	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Letting	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Income Flow	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Sale	Apr 2034	24	Mar 2036			[Bar from Apr 2034 to Mar 2036]
Cash Activity	Dec 2033	28	Mar 2036			[Bar from Dec 2033 to Mar 2036]
				1	61	121

5. Phase 5

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Pre-Construction	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Construction	Dec 2035	23	Oct 2037			[Bar from Dec 2035 to Oct 2037]
Post Development	Nov 2037	0 Month(s)				[Bar at Nov 2037]
Letting	Nov 2037	0 Month(s)				[Bar at Nov 2037]
Income Flow	Nov 2037	0 Month(s)				[Bar at Nov 2037]
Sale	Apr 2036	23	Feb 2038			[Bar from Apr 2036 to Feb 2038]
Cash Activity	Dec 2035	27	Feb 2038			[Bar from Dec 2035 to Feb 2038]
				1	61	121

TIMESCALE AND PHASING CHART

ASPINALLVERDI

Salt Cross Garden Village
 6 Phases - Eco Premium Costs
 241008_v0.10

6. Phase 6

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Dec 2037	0 Month(s)				[Bar at Dec 2037]
Pre-Construction	Dec 2037	0 Month(s)				[Bar at Dec 2037]
Construction	Dec 2037	23	Oct 2039			[Bar from Dec 2037 to Oct 2039]
Post Development	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Letting	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Income Flow	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Sale	Apr 2038	23	Feb 2040			[Bar from Apr 2038 to Feb 2040]
Cash Activity	Dec 2037	27	Feb 2040			[Bar from Dec 2037 to Feb 2040]
				1	61	121

7. Phase 1 - Business Park Emp Land

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Oct 2025	0 Month(s)		[Bar at Oct 2025]		
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026	[Bar from Oct 2025 to Mar 2026]		
Construction	Apr 2026	60	Mar 2031	[Bar from Apr 2026 to Mar 2031]		
Post Development	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Letting	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Income Flow	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Sale	Oct 2025	170	Nov 2039	[Bar from Oct 2025 to Nov 2039]		
Cash Activity	Oct 2025	170	Nov 2039	[Bar from Oct 2025 to Nov 2039]		
				1	61	121

Appendix 7 - Argus Appraisal (Eco-Premium Model Inc. 45% AH)

Salt Cross Garden Village
6 Phases - Eco Premium Costs (45% AH)
241008_v0.10

Development Appraisal
AspinallVerdi
16 October 2024

APPRAISAL SUMMARY**ASPINALLVERDI****Salt Cross Garden Village
6 Phases - Eco Premium Costs (45% AH)
241008_v0.10****Appraisal Summary for Merged Phases 1 2 3 4 5 6 7**

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
P1 Open Market Sales	228	22,951.00	4,902.20	493,466	112,510,360
P1 Affordable Rent	56	4,212.00	2,956.03	222,336	12,450,794
P1 Intermediate	28	2,168.00	3,676.91	284,698	7,971,545
P1 First Homes	47	3,613.00	2,892.45	222,349	10,450,413
P1 Social Rent	56	4,212.00	2,167.75	163,046	9,130,582
P2 Open Market Sales	206	20,738.00	4,902.40	493,524	101,665,988
P2 Affordable Rent	51	3,806.00	2,956.05	220,602	11,250,718
P2 Intermediate	25	1,959.00	3,676.98	288,128	7,203,203
P2 First Homes	42	3,265.00	2,892.23	224,837	9,443,145
P2 Social Rent	51	3,806.00	2,167.77	161,775	8,250,526
P3 Open Market Sales	223	22,398.00	4,902.19	492,373	109,799,267
P3 Affordable Rent	55	4,110.00	2,956.39	220,923	12,150,775
P3 Intermediate	27	2,116.00	3,676.49	288,128	7,779,460
P3 First Homes	46	3,526.00	2,892.40	221,709	10,198,596
P3 Social Rent	55	4,110.00	2,168.02	162,010	8,910,568
P4 Open Market Sales	231	23,227.00	4,902.31	492,926	113,865,906
P4 Affordable Rent	57	4,262.00	2,956.55	221,067	12,600,804
P4 Intermediate	28	2,194.00	3,677.11	288,128	8,067,588
P4 First Homes	47	3,657.00	2,892.08	225,028	10,576,322
P4 Social Rent	57	4,262.00	2,168.13	162,116	9,240,590
P5 Open Market Sales	206	20,738.00	4,902.40	493,524	101,665,988
P5 Affordable Rent	51	3,806.00	2,956.05	220,602	11,250,718
P5 Intermediate	25	1,959.00	3,676.98	288,128	7,203,203
P5 First Homes	42	3,265.00	2,892.23	224,837	9,443,145
P5 Social Rent	51	3,806.00	2,167.77	161,775	8,250,526
P6 Open Market Sales	116	11,614.00	4,902.10	490,801	56,932,953
P6 Affordable Rent	28	2,131.00	2,956.55	225,014	6,300,402
P6 Intermediate	14	1,097.00	3,677.11	288,128	4,033,794
P6 First Homes	24	1,828.00	2,892.87	220,340	5,288,161
P6 Social Rent	28	2,131.00	2,168.13	165,011	4,620,295
Business Park Land (Ha)	20	0.00	0.00	2,000,000	40,000,000
Totals	2,221	196,967.00			848,506,335

NET REALISATION**848,506,335****OUTLAY****ACQUISITION COSTS**

Residualised Price	65,955,359	
Residualised Price (Negative land)	(7,996,499)	
		57,958,860
Stamp Duty	1,074,807	
Effective Stamp Duty Rate	1.63%	
Agent Fee	1.00%	659,554
Legal Fee	0.50%	329,777
Town Planning (Mplanning)	6,000,000	
		8,064,137

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
P1 Flats build cost	8,409.00	1,597.00	13,429,173
P1 Houses build cost	30,007.00	1,426.00	42,789,982
P2 Flats	7,598.00	1,597.00	12,134,006
P2 Houses	27,115.00	1,426.00	38,665,990
P3 Flats	8,206.00	1,597.00	13,104,982

APPRAISAL SUMMARY**ASPINALLVERDI****Salt Cross Garden Village****6 Phases - Eco Premium Costs (45% AH)****241008_v0.10**

P3 Houses	29,284.00	1,426.00	41,758,984	
P4 Flats	8,510.00	1,597.00	13,590,470	
P4 Houses	30,369.00	1,426.00	43,306,194	
P5 Flats	7,598.00	1,597.00	12,134,006	
P5 Houses	27,115.00	1,426.00	38,665,990	
P6 Flats	4,255.00	1,597.00	6,795,235	
P6 Houses	15,184.00	1,426.00	21,652,384	
Totals	203,650.00 m²		298,027,396	
Contingency on Residential		3.00%	8,940,822	
External Works		10.00%	29,802,740	
Enabling Works			4,272,000	
Section 278 Highways			3,170,002	
On-site Highways			12,423,889	
On-site Pedestrian / Cycle Routes			3,528,000	
Surface Water Drainage			10,650,000	
Foul Water Drainage			7,740,000	
Utilities			5,940,000	
Landscape & Nature Conservation			25,154,634	
Site Preliminaries			7,287,853	
Infrastructure professional fees			10,015,804	
Local Authority Fees			480,000	
Plot Related Items			16,923,853	
Allowance for Risk			16,137,904	
S106			97,652,431	
				558,147,327
Other Construction Costs				
P1 Policy 2 Costs		6.60%	3,710,464	
P2 Policy 2 Costs		6.60%	3,352,800	
P3 Policy 2 Costs		6.60%	3,621,022	
P4 Policy 2 Costs		6.60%	3,755,180	
P5 Policy 2 Costs		6.60%	3,352,800	
P6 Policy 2 Costs		6.60%	1,877,543	
				19,669,808
PROFESSIONAL FEES				
Residential Professional Fees		8.00%	24,561,033	
				24,561,033
MARKETING & LETTING				
Marketing		2.00%	13,036,805	
				13,036,805
DISPOSAL FEES				
Sales Agent Fee		1.00%	6,364,405	
Sales Legal Fee		0.50%	4,242,532	
				10,606,936
TOTAL COSTS BEFORE FINANCE				692,044,908
FINANCE				
Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				8,292,821
TOTAL COSTS				700,337,729
PROFIT				148,168,606
Performance Measures				
Profit on Cost%		21.16%		
Profit on GDV%		17.46%		
Profit on NDV%		17.46%		
IRR% (without Interest)		28.08%		

APPRAISAL SUMMARY

ASPINALLVERDI

Salt Cross Garden Village
6 Phases - Eco Premium Costs (45% AH)
241008_v0.10

Profit Erosion (finance rate 7.500)

2 yrs 7 mths

TIMESCALE AND PHASING CHART

ASPINALLVERDI

Salt Cross Garden Village
6 Phases - Eco Premium Costs (45% AH)
241008_v0.10

Project Timescale	
Project Start Date	Oct 2025
Project End Date	Feb 2040
Project Duration (Inc Exit Period)	173 months

All Phases

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040			
Purchase	Oct 2025	0 Month(s)				
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026			
Construction	Apr 2026	163	Oct 2039			
Post Development	Oct 2029	0 Month(s)				
Letting	Oct 2029	0 Month(s)				
Income Flow	Oct 2029	0 Month(s)				
Sale	Oct 2025	173	Feb 2040			
Cash Activity	Oct 2025	173	Feb 2040			
				1	61	121

1. Phase 1

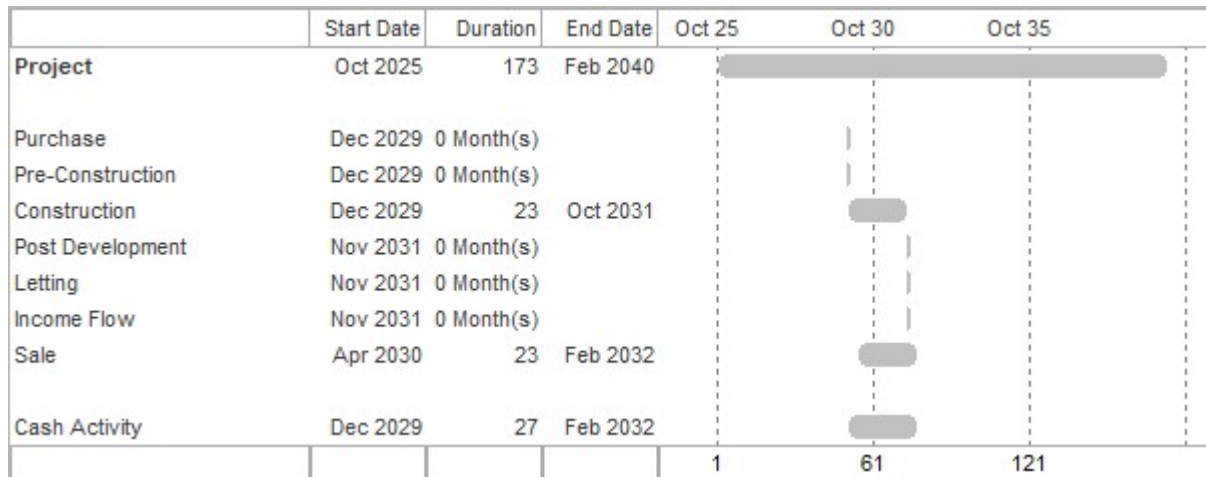
	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040			
Purchase	Oct 2025	0 Month(s)				
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026			
Construction	Apr 2026	42	Sep 2029			
Post Development	Oct 2029	0 Month(s)				
Letting	Oct 2029	0 Month(s)				
Income Flow	Oct 2029	0 Month(s)				
Sale	Oct 2026	42	Mar 2030			
Cash Activity	Oct 2025	54	Mar 2030			
				1	61	121

TIMESCALE AND PHASING CHART

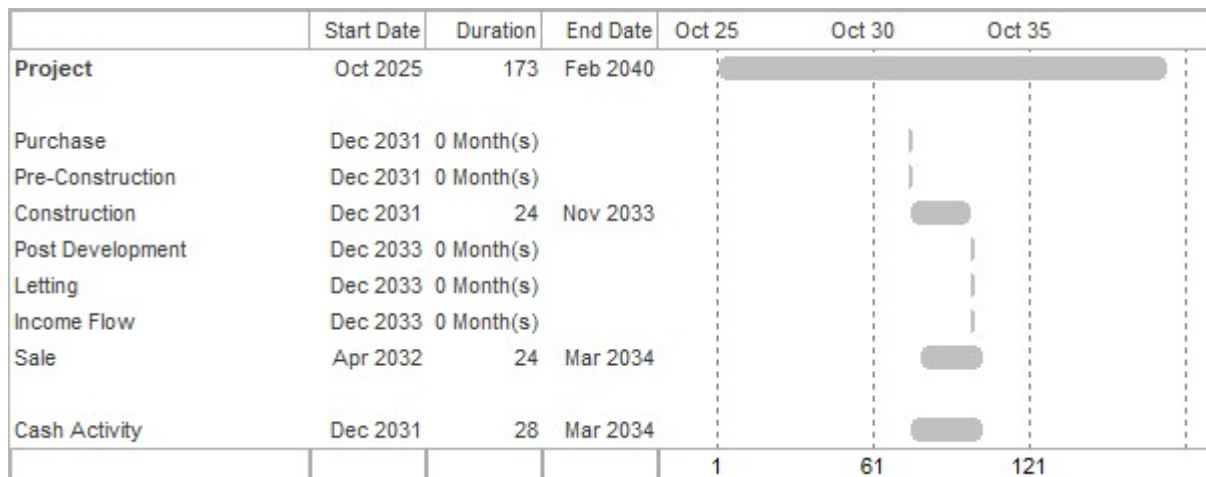
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Salt Cross Garden Village
 6 Phases - Eco Premium Costs (45% AH)
 241008_v0.10

2. Phase 2



3. Phase 3



TIMESCALE AND PHASING CHART

ASPINALLVERDI

Salt Cross Garden Village
 6 Phases - Eco Premium Costs (45% AH)
 241008_v0.10

4. Phase 4

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Dec 2033	0 Month(s)				[Bar at Dec 2033]
Pre-Construction	Dec 2033	0 Month(s)				[Bar at Dec 2033]
Construction	Dec 2033	24	Nov 2035			[Bar from Dec 2033 to Nov 2035]
Post Development	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Letting	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Income Flow	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Sale	Apr 2034	24	Mar 2036			[Bar from Apr 2034 to Mar 2036]
Cash Activity	Dec 2033	28	Mar 2036			[Bar from Dec 2033 to Mar 2036]
				1	61	121

5. Phase 5

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Pre-Construction	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Construction	Dec 2035	23	Oct 2037			[Bar from Dec 2035 to Oct 2037]
Post Development	Nov 2037	0 Month(s)				[Bar at Nov 2037]
Letting	Nov 2037	0 Month(s)				[Bar at Nov 2037]
Income Flow	Nov 2037	0 Month(s)				[Bar at Nov 2037]
Sale	Apr 2036	23	Feb 2038			[Bar from Apr 2036 to Feb 2038]
Cash Activity	Dec 2035	27	Feb 2038			[Bar from Dec 2035 to Feb 2038]
				1	61	121

TIMESCALE AND PHASING CHART

ASPINALLVERDI

Salt Cross Garden Village
 6 Phases - Eco Premium Costs (45% AH)
 241008_v0.10

6. Phase 6

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Dec 2037	0 Month(s)				[Bar at Dec 2037]
Pre-Construction	Dec 2037	0 Month(s)				[Bar at Dec 2037]
Construction	Dec 2037	23	Oct 2039			[Bar from Dec 2037 to Oct 2039]
Post Development	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Letting	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Income Flow	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Sale	Apr 2038	23	Feb 2040			[Bar from Apr 2038 to Feb 2040]
Cash Activity	Dec 2037	27	Feb 2040			[Bar from Dec 2037 to Feb 2040]
				1	61	121

7. Phase 1 - Business Park Emp Land

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Oct 2025	0 Month(s)		[Bar at Oct 2025]		
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026	[Bar from Oct 2025 to Mar 2026]		
Construction	Apr 2026	60	Mar 2031	[Bar from Apr 2026 to Mar 2031]		
Post Development	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Letting	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Income Flow	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Sale	Oct 2025	170	Nov 2039	[Bar from Oct 2025 to Nov 2039]		
Cash Activity	Oct 2025	170	Nov 2039	[Bar from Oct 2025 to Nov 2039]		
				1	61	121

Appendix 8 - Argus Appraisal (Eco-Premium Model Inc. 40% AH)

Salt Cross Garden Village
6 Phases - Eco Premium Costs (40% AH)
241008_v0.10

Development Appraisal
AspinallVerdi
16 October 2024

APPRAISAL SUMMARY**ASPINALLVERDI****Salt Cross Garden Village
6 Phases - Eco Premium Costs (40% AH)
241008_v0.10****Appraisal Summary for Merged Phases 1 2 3 4 5 6 7**

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
P1 Open Market Sales	249	25,037.00	4,902.29	492,926	122,738,574
P1 Affordable Rent	50	3,744.00	2,956.03	221,347	11,067,373
P1 Intermediate	25	1,927.00	3,677.12	283,433	7,085,818
P1 First Homes	42	3,212.00	2,892.05	221,173	9,289,256
P1 Social Rent	50	3,744.00	2,167.75	162,321	8,116,073
P2 Open Market Sales	225	22,624.00	4,902.24	492,926	110,908,350
P2 Affordable Rent	45	3,383.00	2,956.14	222,236	10,000,638
P2 Intermediate	23	1,741.00	3,677.68	278,385	6,402,848
P2 First Homes	38	2,902.00	2,892.46	220,892	8,393,906
P2 Social Rent	45	3,383.00	2,167.84	162,973	7,333,801
P3 Open Market Sales	243	24,434.00	4,902.23	492,926	119,781,018
P3 Affordable Rent	49	3,654.00	2,955.85	220,422	10,800,689
P3 Intermediate	24	1,881.00	3,676.28	288,128	6,915,075
P3 First Homes	41	3,134.00	2,892.60	221,108	9,065,419
P3 Social Rent	49	3,654.00	2,167.63	161,643	7,920,505
P4 Open Market Sales	252	25,339.00	4,902.22	492,926	124,217,352
P4 Affordable Rent	50	3,789.00	2,956.11	224,014	11,200,715
P4 Intermediate	25	1,950.00	3,677.53	286,848	7,171,189
P4 First Homes	42	3,250.00	2,892.67	223,838	9,401,175
P4 Social Rent	50	3,789.00	2,167.82	164,277	8,213,857
P5 Open Market Sales	225	22,624.00	4,902.24	492,926	110,908,350
P5 Affordable Rent	45	3,383.00	2,956.14	222,236	10,000,638
P5 Intermediate	23	1,741.00	3,677.68	278,385	6,402,848
P5 First Homes	38	2,902.00	2,892.46	220,892	8,393,906
P5 Social Rent	45	3,383.00	2,167.84	162,973	7,333,801
P6 Open Market Sales	126	12,669.00	4,902.41	492,926	62,108,676
P6 Affordable Rent	25	1,894.00	2,956.89	224,014	5,600,357
P6 Intermediate	13	975.00	3,677.53	275,815	3,585,595
P6 First Homes	21	1,625.00	2,892.67	223,838	4,700,588
P6 Social Rent	25	1,894.00	2,168.39	164,277	4,106,929
Business Park Land (Ha)	20	0.00	0.00	2,000,000	40,000,000
Totals	2,223	199,661.00			879,165,319

NET REALISATION**879,165,319****OUTLAY****ACQUISITION COSTS**

Residualised Price	79,709,895	
Residualised Price (Negative land)	(5,492,426)	
		74,217,470
Stamp Duty	1,074,807	
Effective Stamp Duty Rate	1.35%	
Agent Fee	1.00%	797,099
Legal Fee	0.50%	398,549
Town Planning (Mplanning)	6,000,000	
		8,270,455

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
P1 Flats build cost	8,002.00	1,597.00	12,779,194
P1 Houses build cost	30,861.00	1,426.00	44,007,786
P2 Flats	7,231.00	1,597.00	11,547,907
P2 Houses	27,887.00	1,426.00	39,766,862
P3 Flats	7,809.00	1,597.00	12,470,973

APPRAISAL SUMMARY**ASPINALLVERDI****Salt Cross Garden Village****6 Phases - Eco Premium Costs (40% AH)****241008_v0.10**

P3 Houses	30,117.00	1,426.00	42,946,842	
P4 Flats	8,099.00	1,597.00	12,934,103	
P4 Houses	31,233.00	1,426.00	44,538,258	
P5 Flats	7,231.00	1,597.00	11,547,907	
P5 Houses	27,887.00	1,426.00	39,766,862	
P6 Flats	4,049.00	1,597.00	6,466,253	
P6 Houses	<u>15,616.00</u>	1,426.00	<u>22,268,416</u>	
Totals	206,022.00 m²		301,041,363	
Contingency on Residential		3.00%	9,031,241	
External Works		10.00%	30,104,136	
Enabling Works			4,272,000	
Section 278 Highways			3,170,002	
On-site Highways			12,423,889	
On-site Pedestrian / Cycle Routes			3,528,000	
Surface Water Drainage			10,650,000	
Foul Water Drainage			7,740,000	
Utilities			5,940,000	
Landscape & Nature Conservation			25,154,634	
Site Preliminaries			7,287,853	
Infrastructure professional fees			10,015,804	
Local Authority Fees			480,000	
Plot Related Items			16,923,853	
Allowance for Risk			16,137,904	
S106			95,452,431	
				559,353,110
Other Construction Costs				
P1 Policy 2 Costs		6.60%	3,747,941	
P2 Policy 2 Costs		6.60%	3,386,775	
P3 Policy 2 Costs		6.60%	3,657,576	
P4 Policy 2 Costs		6.60%	3,793,176	
P5 Policy 2 Costs		6.60%	3,386,775	
P6 Policy 2 Costs		6.60%	1,896,488	
				19,868,730
PROFESSIONAL FEES				
Residential Professional Fees		8.00%	24,809,424	
				24,809,424
MARKETING & LETTING				
Marketing		2.00%	13,998,131	
				13,998,131
DISPOSAL FEES				
Sales Agent Fee		1.00%	6,906,623	
Sales Legal Fee		0.50%	4,395,827	
				11,302,450
TOTAL COSTS BEFORE FINANCE				711,819,770
FINANCE				
Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				8,707,609
TOTAL COSTS				720,527,379
PROFIT				158,637,940
Performance Measures				
Profit on Cost%		22.02%		
Profit on GDV%		18.04%		
Profit on NDV%		18.04%		
IRR% (without Interest)		28.23%		

APPRAISAL SUMMARY

ASPINALLVERDI

Salt Cross Garden Village
6 Phases - Eco Premium Costs (40% AH)
241008_v0.10

Profit Erosion (finance rate 7.500)

2 yrs 8 mths

TIMESCALE AND PHASING CHART

ASPINALLVERDI

Salt Cross Garden Village
6 Phases - Eco Premium Costs (40% AH)
241008_v0.10

Project Timescale	
Project Start Date	Oct 2025
Project End Date	Feb 2040
Project Duration (Inc Exit Period)	173 months

All Phases

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040			
Purchase	Oct 2025	0 Month(s)				
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026			
Construction	Apr 2026	163	Oct 2039			
Post Development	Oct 2029	0 Month(s)				
Letting	Oct 2029	0 Month(s)				
Income Flow	Oct 2029	0 Month(s)				
Sale	Oct 2025	173	Feb 2040			
Cash Activity	Oct 2025	173	Feb 2040			
				1	61	121

1. Phase 1

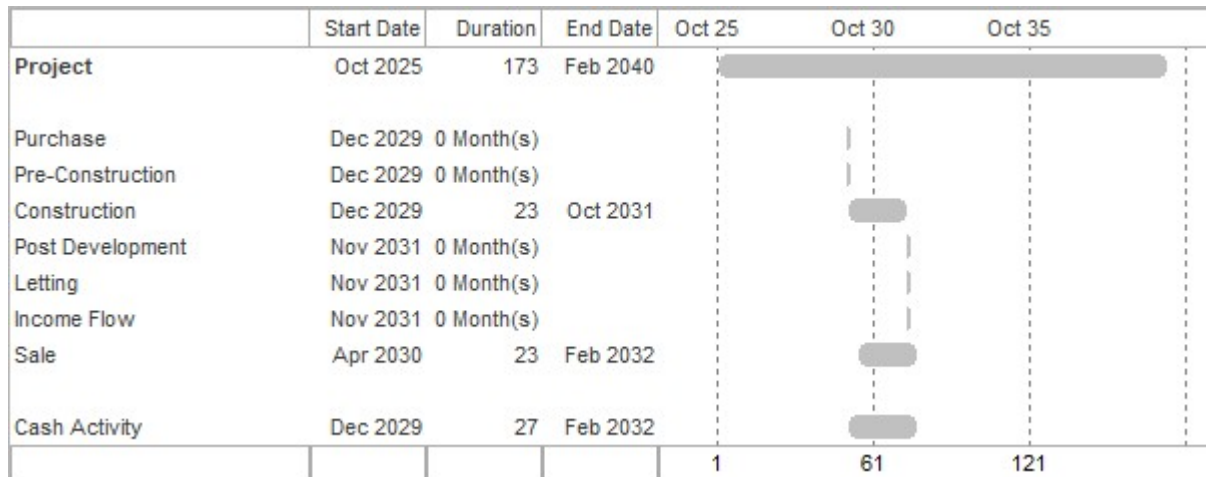
	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040			
Purchase	Oct 2025	0 Month(s)				
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026			
Construction	Apr 2026	42	Sep 2029			
Post Development	Oct 2029	0 Month(s)				
Letting	Oct 2029	0 Month(s)				
Income Flow	Oct 2029	0 Month(s)				
Sale	Oct 2026	42	Mar 2030			
Cash Activity	Oct 2025	54	Mar 2030			
				1	61	121

TIMESCALE AND PHASING CHART

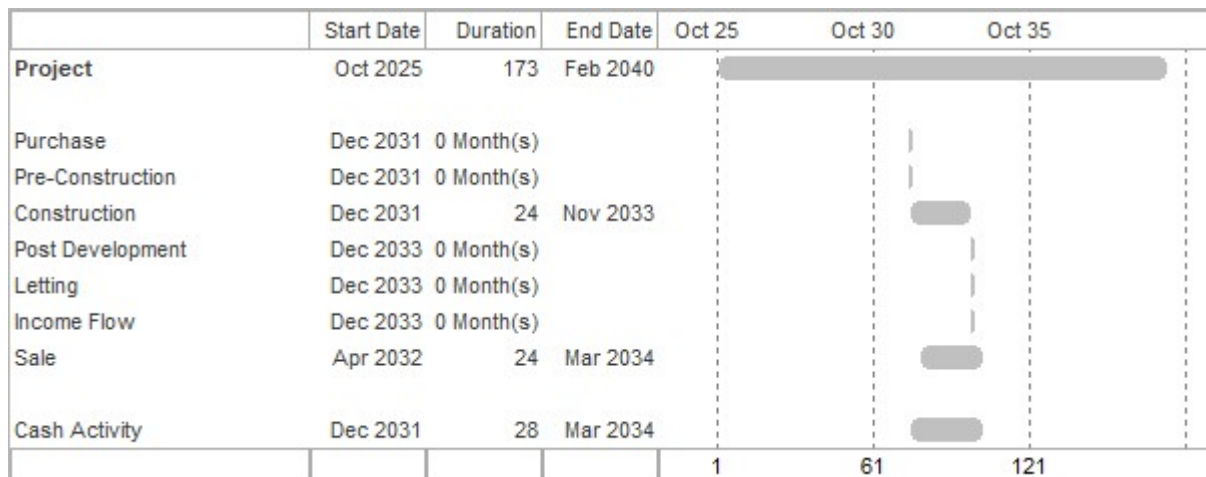
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Salt Cross Garden Village
 6 Phases - Eco Premium Costs (40% AH)
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2. Phase 2



3. Phase 3



TIMESCALE AND PHASING CHART

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Salt Cross Garden Village
 6 Phases - Eco Premium Costs (40% AH)
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4. Phase 4

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Dec 2033	0 Month(s)				[Bar at Dec 2033]
Pre-Construction	Dec 2033	0 Month(s)				[Bar at Dec 2033]
Construction	Dec 2033	24	Nov 2035			[Bar from Dec 2033 to Nov 2035]
Post Development	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Letting	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Income Flow	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Sale	Apr 2034	24	Mar 2036			[Bar from Apr 2034 to Mar 2036]
Cash Activity	Dec 2033	28	Mar 2036			[Bar from Dec 2033 to Mar 2036]
				1	61	121

5. Phase 5

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Pre-Construction	Dec 2035	0 Month(s)				[Bar at Dec 2035]
Construction	Dec 2035	23	Oct 2037			[Bar from Dec 2035 to Oct 2037]
Post Development	Nov 2037	0 Month(s)				[Bar at Nov 2037]
Letting	Nov 2037	0 Month(s)				[Bar at Nov 2037]
Income Flow	Nov 2037	0 Month(s)				[Bar at Nov 2037]
Sale	Apr 2036	23	Feb 2038			[Bar from Apr 2036 to Feb 2038]
Cash Activity	Dec 2035	27	Feb 2038			[Bar from Dec 2035 to Feb 2038]
				1	61	121

TIMESCALE AND PHASING CHART

ASPINALLVERDI

Salt Cross Garden Village
 6 Phases - Eco Premium Costs (40% AH)
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6. Phase 6

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Dec 2037	0 Month(s)				[Bar at Dec 2037]
Pre-Construction	Dec 2037	0 Month(s)				[Bar at Dec 2037]
Construction	Dec 2037	23	Oct 2039			[Bar from Dec 2037 to Oct 2039]
Post Development	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Letting	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Income Flow	Nov 2039	0 Month(s)				[Bar at Nov 2039]
Sale	Apr 2038	23	Feb 2040			[Bar from Apr 2038 to Feb 2040]
Cash Activity	Dec 2037	27	Feb 2040			[Bar from Dec 2037 to Feb 2040]
				1	61	121

7. Phase 1 - Business Park Emp Land

	Start Date	Duration	End Date	Oct 25	Oct 30	Oct 35
Project	Oct 2025	173	Feb 2040	[Bar from Oct 25 to Feb 2040]		
Purchase	Oct 2025	0 Month(s)		[Bar at Oct 2025]		
Pre-Construction	Oct 2025	6 Month(s)	Mar 2026	[Bar from Oct 2025 to Mar 2026]		
Construction	Apr 2026	60	Mar 2031	[Bar from Apr 2026 to Mar 2031]		
Post Development	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Letting	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Income Flow	Jan 2032	0 Month(s)			[Bar at Jan 2032]	
Sale	Oct 2025	170	Nov 2039	[Bar from Oct 2025 to Nov 2039]		
Cash Activity	Oct 2025	170	Nov 2039	[Bar from Oct 2025 to Nov 2039]		
				1	61	121

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The logo for Aspinall Verdi is set against a solid green rectangular background. The word "Aspinall" is written in a large, bold, black sans-serif font. Below it, the word "Verdi" is written in a large, bold, white sans-serif font. To the right of "Verdi", the words "property", "regeneration", and "consultants" are stacked vertically in a smaller, white, sans-serif font.

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