

For: Tunbridge Wells Borough Council

**Addendum Update to Local Plan Viability
Assessment**

**Appendix I: Paddock Wood & East Capel
Assumptions**

August 2024

DSP24896

Tunbridge Wells BC - Appendix I: Addendum Update to Local Plan Viability Assessment - Paddock Wood & East Capel Table 1: Development Cost Assumptions (August 2024)

| Appraisal Cost Description | Assumption | Notes |
|--|--------------------------------------|--|
| Gross Development Value | £4,900 - £5,100/m ² | Values growth indicated by Office for National Statistics (ONS) House Price Index (HPI) for Tunbridge Wells is 16.2% since the original Stage 2 modelling was undertaken (Jan 2021 to Oct 2023). |
| Build cost - Mixed Developments | £1,474/m ² | Based on BCIS updated in line with DLA 2023 uplift |
| External Works | 15% | Applied to base build costs |
| Site Works (on gross land area) | See Appraisal Summaries | Based on DLA provided information |
| Contingency (% of build cost) | 3% - 5% | 3% applied to base house building / 5% applied to other costs |
| Professional Fees (% of build cost) | 8-10% | 8% applied to base house building / 10% applied to other costs |
| S106 Costs | See Appraisal Summaries | Based on DLA provided information |
| Sustainable design/climate change/carbon reduction (% of build cost) | Incl. | Based on DLA provided information |
| Electric Vehicle Charging Points (£/unit)¹ | £865/unit (houses) £1,961 (flats) | Blended cost of £1,270/unit (based on unit mix). |
| Water efficiency standards | 110pppd | Assumed nominal cost (forming part of overall cost allowance) based on DSP research and analysis. |
| Biodiversity Net Gain (BNG) (% of build cost)² | 2.4% of base build cost | Assuming 10% requirement. Costs based on Impact Assessment (Scenario C). |
| Housing Standards - M4(2) Accessible and adaptable dwellings compliance | £1,646 (Flats) £2,447 (Houses) | Per Unit - applicable units only. |
| Housing Standards - M4(3) Wheelchair user dwellings compliance | £15,691 (Flats) £26,816 (Houses) | Per Unit - applicable units only. |
| Marketing & Sales Costs (% of GDV) | 3% | |
| Legal Fees on sale (£ per unit) | £750 | |
| Developer's Return for Risk & Profit | | |
| Open Market Housing Profit (% of GDV) | Range of 17.5%-20% | Sensitivity testing carried out at 17.5% and 20%. |
| Affordable Housing Profit (% of GDV) | 6% | |
| First Homes Profit | 12% | |
| Finance & Acquisition Costs | | |
| Agents Fees (% of site value) | 1.50% | |
| Legal Fees (% of site value) | 0.75% | |
| Stamp Duty Land Tax (% of site value) | 0% to 5% | HMRC Scale |
| Finance Rate - Build (%) | 6.50% | |
| Finance Rate - Land (%) | 6.50% | |

¹ Costs adopted from the DfT Residential Charging Infrastructure Provision Impact Assessment (September 2021) based on mid-point in range of costs identified.

² Biodiversity Net Gain Impact Assessment - Natural England (Table 19-20)

Tunbridge Wells BC - Appendix I: Addendum Update to Local Plan Viability Assessment - Paddock Wood & East Capel
Table 1A: Infrastructure Timings (August 2024)

| Heading - Appraisal inputs including TWBC / DLA provided infrastructure estimates schedule | Total (£) | From (month) | To (month) | Distribution |
|---|--------------|--------------|------------|--|
| Sale - Market Housing | 683,276,580 | 37 | 168 | Monthly |
| Sale - Affordable Housing - SR / SO | 135,272,400 | 37 | 168 | Monthly |
| Sale - First Homes | 63,044,058 | 37 | 168 | Monthly |
| Marketing & Sales Agent Fees | -22,389,619 | 37 | 168 | Monthly |
| Sales Legal Fee | -1,898,999 | 37 | 168 | Monthly |
| Fixed Price | -59,812,500 | 1 | 37 | Fixed Tranches relating to land transfer |
| Land Transfer Tax | -2,980,124 | 1 | 37 | Fixed Tranches relating to land transfer |
| Agent Fee | -897,187 | 1 | 37 | Fixed Tranches relating to land transfer |
| Legal Fee | -448,593 | 1 | 37 | Fixed Tranches relating to land transfer |
| Somerhill Roundabout improvements B2017 A26 | -1,000,000 | 97 | 108 | Monthly |
| Hop Farm Roundabout improvements B2160 A228 | -1,149,999 | 37 | 48 | Monthly |
| Colts Hill Bypass / Badsell Road Roundabout etc | -10,245,219 | 73 | 84 | Monthly |
| A267 / B2169 Birling Road | -500,000 | 97 | 108 | Monthly |
| B2017 / Hartlake Road | -500,000 | 49 | 60 | Monthly |
| Five Oak Green traffic management B2017 | -230,000 | 97 | 108 | Monthly |
| Woodgate Corner (A228 / Tonbridge Road / High Street) = 63% of cost | -1,260,000 | 49 | 60 | Monthly |
| A21 west dumbbell roundabout = 63% of cost | -630,000 | 49 | 60 | Monthly |
| Halls Hole Road junction = 63% of cost | -945,000 | 49 | 60 | Monthly |
| Sandhurst Road junction = 63% of cost | -945,000 | 49 | 60 | Monthly |
| Shuttle signal Bridge Paddock Wood High Street | -575,000 | 97 | 108 | Monthly |
| Internal primary street | -1,854,375 | 25 | 120 | Monthly |
| Internal primary street between the A228 and B2160 Maidstone Road | -2,233,875 | 25 | 120 | Monthly |
| Roundabout Access with A228 | -1,149,999 | 13 | 24 | Monthly |
| Priority access with Maidstone Road | -459,999 | 13 | 24 | Monthly |
| 1x Road/bus/cycle/ped 'causeway' over floodplain | -331,200 | 13 | 24 | Monthly |
| Internal primary street | -1,109,750 | 49 | 132 | Monthly |
| Access with A228 | -1,149,999 | 73 | 84 | Monthly |
| Access with Badsell Road | -459,999 | 37 | 48 | Monthly |
| 2x Road/bus/cycle/ped 'causeways' over floodplain | -1,251,200 | 61 | 72 | Monthly |
| Bus / cycle / ped 'causeway' to Countryside | -561,200 | 37 | 48 | Monthly |
| Crossing on the A228 | -287,499 | 13 | 24 | Monthly |
| Pedestrian/Cycle Route to Tunbridge Wells - A228 Route | -1,207,500 | 73 | 84 | Monthly |
| Pedestrian and cycle improvements - Stantec assumed upgrades | -4,657,500 | 25 | 36 | Monthly |
| Cycle storage improvements at Paddock Wood Station | -57,500 | 13 | 24 | Monthly |
| Proposed cycleway/footway routes through site | -810,750 | 13 | 60 | Monthly |
| Bus stops on site along internal road | -287,500 | 25 | 84 | Monthly |
| Hop Pickers Line integration to the Pedestrian and cycle infrastructure | -373,749 | 13 | 24 | Monthly |
| Proposed cycleway/footway route | -1,472,000 | 13 | 24 | Monthly |
| Bus stops on site along link road | -230,000 | 25 | 36 | Monthly |
| Pedestrian/cycle Bridge across Railway | -4,025,000 | 49 | 60 | Monthly |
| Bus stops on site along access road | -230,000 | 49 | 60 | Monthly |
| New bus route subsidy support (5 years) | -1,725,000 | 25 | 144 | Monthly |
| Pedestrian/cycle route through site | -1,431,750 | 13 | 24 | Monthly |
| Improvement to NE existing pedestrian/cycle bridge over Railway | -4,025,000 | 121 | 132 | Monthly |
| Travel Plan contribution | -1,139,400 | 37 | 154 | Monthly |
| Groundworks | -2,874,999 | 25 | 120 | Monthly |
| SuDS | -856,750 | 25 | 84 | Monthly |
| Climate Change Adaptation (& £2,000 per dwelling) | -5,064,000 | 37 | 156 | Monthly |
| 3 Pitch Gypsy & Traveller Site | -270,000 | 73 | 84 | Monthly |
| Construction - Market Housing | -232,495,861 | 25 | 156 | S-Curve |
| Construction - Affordable Housing - SR / SO | -95,713,259 | 25 | 156 | S-Curve |
| Construction - First Homes | -31,862,440 | 25 | 156 | S-Curve |
| Electricity - New Connections | -11,103,825 | 1 | 12 | Monthly |
| Electricity - Diversion of Existing | -1,380,000 | 1 | 12 | Monthly |
| Gas - New Connections | -29,408 | 1 | 12 | Monthly |
| Water - New Connections | -252,927 | 1 | 12 | Monthly |
| Sewage Works Upgrade | -230,000 | 1 | 12 | Monthly |
| Foul Water - New Connections | -172,500 | 1 | 12 | Monthly |
| Foul Water - Diversion of Existing | -114,999 | 1 | 12 | Monthly |
| 4FE primary provision, as 2x2FE - costs per pupil place basis | -17,767,852 | 37 | 132 | Monthly |
| 4FE Contribution towards new secondary school (on site) | -18,360,814 | 61 | 132 | Monthly |
| Allotment provision | -464,285 | 25 | 132 | Monthly |
| Amenity space | -1,121,709 | 25 | 132 | Monthly |
| Children's Play area capital | -935,220 | 25 | 132 | Monthly |
| Sports pitches contribution (per Open Space SPD) | -4,852,397 | 25 | 132 | Monthly |
| New health centre facility | -1,730,644 | 121 | 132 | Monthly |
| Indoor Sports centre inc. dry side fitness facilities, extension to Putlands SC - 4 lane pool, 4-court hall, health/fitness gym, studio | -9,210,000 | 73 | 84 | Monthly |
| Upgrades to Putlands - all-weather pitch, 4x tennis/netball | -1,550,000 | 73 | 84 | Monthly |
| Upgrades to Green Lane - pavilion, rugby, football | -735,000 | 73 | 84 | Monthly |
| Athletics track upgrade to make the existing entire track 6 lane | -819,999 | 73 | 84 | Monthly |
| Contingency - House Building | -10,802,146 | 25 | 156 | Monthly |
| Contingency - Other | -5,125,416 | 1 | 156 | Monthly |
| Part M4(2) | -1,411,699 | 25 | 156 | Monthly |
| Part M4(3) | -2,867,826 | 25 | 156 | Monthly |
| BNG | -8,641,717 | | | Monthly |
| EV Charging Points | -3,215,639 | | | Monthly |

DSP (2024)

Tunbridge Wells BC - Appendix I
Table 1B: Changes to Infrastructure Costs from Viability Addendum to Viability Addendum Update (August 2024)*

| Revised infrastructure list | | Year needed |
|---|-------------|-------------|
| Somerhill Roundabout improvements B2017 A26 | £1,000,000 | 2033 |
| Hop Farm Roundabout improvements B2160 A228 | £1,149,999 | 2028 |
| Colts Hill Bypass / Badsell Road Roundabout etc | £10,245,219 | 2031 |
| A267 / B2169 Birling Road | £500,000 | 2033 |
| B2017 / Hartlake Road | £500,000 | 2029 |
| Five Oak Green traffic management B2017 | £230,000 | 2033 |
| Woodgate Corner (A228 / Tonbridge Road / High Street) = 63% of cost | £1,260,000 | 2029 |
| A21 west dumbbell roundabout = 63% of cost | £630,000 | 2029 |
| Halls Hole Road junction = 63% of cost | £945,000 | 2029 |
| Sandhurst Road junction = 63% of cost | £945,000 | 2029 |
| New Health Centre Facility | £1,730,644 | 2035 |

**Information provided by TWBC.*

DSP (2024)