

For: Tunbridge Wells Borough Council

**Addendum to Local Plan Viability
Assessment**

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

December 2023

DSP 22816

**Tunbridge Wells BC - Appendix I: Addendum to Local Plan Viability Assessment - Paddock Wood & East Capel Table 1:
Development Cost Assumptions**

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	110lpppd	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 to Local Plan Viability Assessment - Paddock Wood & East Capel
Table 1A: Infrastructure Timings

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
Colts Hill Improvements	-7,250,000	73	84	Monthly
A228 Whetsted Road/A228 Bransbridges Road/B2160 Maidstone Road roundabout	-1,149,999	25	36	Monthly
A228 Maidstone Road / Whetsted Road priority junction	-172,500	13	24	Monthly
A228 Maidstone Road / B2017 Badsell Road (Colts Hill) roundabout	-2,300,000	13	24	Monthly
B2017 Badsell Road / B2160 Maidstone Road signalised junction	-1,149,999	13	24	Monthly
B2160 Maidstone Road / Commercial Road priority junction	-575,000	13	24	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
Primary Care contribution	-833,534	37	154	Monthly
New health centre facility	-3,000,000	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