
COPELAND BOROUGH COUNCIL

STAGE 2 LOCAL PLAN VIABILITY STUDY

(FINANCIAL VIABILITY ASSESSMENT 2)

APPENDICES

Prepared on Behalf of

Copeland Borough Council
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FINAL OCTOBER | 2022

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TERMS OF BUSNIESS

KEPPIE MASSIE - TERMS OF BUSINESS

Keppie Massie ('KM') is a business name of Keppie Massie Limited, a limited company registered in England and Wales with number 06621452.

KM is regulated by the RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all other applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to co-operating with the RICS in ensuring compliance with its standards.

The firm's nominated RICS Responsible Principal is A G Massie, Director - gedmassie@keppiemassie.com

KM are regulated by the RICS as part of the Valuer Registration Scheme (VRS).

1.0 PRELIMINARY

KM undertakes all services only on the basis of these Terms of Business and on the Terms of Engagement letter from KM to the client. These shall apply to the exclusion of any other terms and conditions which the client may seek to impose.

The purpose for which the advice is required shall be as agreed between the client and KM.

You may not assign this engagement, or any of its rights or obligations under this engagement, without the prior written consent of KM.

To the extent that there is conflict or inconsistency between these Terms of Business and the Terms of Engagement letter the terms of the letter will prevail.

No variation of these terms shall be binding unless agreed in writing between an authorised representative of KM and the client.

2.0 FEES

Fees will be charged at the rate set out in the Terms of Engagement letter and will be payable if the objectives of the client are met by any means during the continuance of KM's instructions. In the event of a material change in the scope of its instructions, KM reserves the right to charge an additional fee.

In relation to instructions where Quantum Meruit fees are charged an annual increase of 5% or RPI + 2% whichever is the higher will be charged each January.

Unless otherwise agreed in writing, our fees are exclusive of any other specialist consultants' advice that may be required. We will advise you of the need for such advice as necessary. When the appointment of another specialist consultant is required, we will undertake responsibility for the coordination and integration of such specialist consultants work but the appointment will be made directly between you and the other specialist consultant and will form a separate contractual relationship. Unless otherwise agreed in writing, we have no responsibility for such other specialist consultants performance of your instructions. Where you approve the appointment of a specialist consultant you hereby authorise us to enter into a contract with such consultant on your behalf.

In addition to such fees, the client shall pay to KM all reasonable out-of-pocket expenses incurred in the performance of its instructions. These include matters such as travel and subsistence, photograph, printing, photocopying, binding, postage and couriers. KM reserves the right to charge you for photocopying and printing at 40p per sheet.

KM will provide reports electronically and reserves the right to make a charge for printed copies.

KM may receive and retain usual commissions and discounts on orders for goods and services placed on the client's behalf.

VAT shall be payable, where applicable, in addition to all fees, disbursements and other amounts due from the client to KM.

In the event of KM's instructions being terminated by either party for any reason, at our sole discretion KM shall be entitled to charge a fee on one of the following basis:-

- Quantum Meruit for the work undertaken or
- Time spent at KM's standard hourly rate from time to time or
- Fixed fees based on a pro rata basis by reference to the stage that the work has reached or
- Success fees based on a reasonable percentage of the anticipated fee by reference to the stage in negotiations that have been reached or
- A fair and reasonable proportion of the fee to which KM would have been entitled if the matter had been successfully completed on the terms agreed between KM and the client prior to such termination or
- In relation to valuation reports in the event that we are instructed not to submit our final report a fee of 90% of the total fee will be payable.

3.0 PAYMENT

KM will invoice the client for fees due as set out in the Terms of Engagement letter.

Accounts for disbursements and out-of-pocket expenses may be submitted at the time when such expenditure is incurred.

KM shall be entitled to charge the client interest (both before and after any judgement) on any unpaid invoice at a rate of 8% per annum over the base rate for the time being of Barclays Bank plc from the date which is 30 days after the date of invoice until payment is made.

Without prejudice to any other rights it may have, in the event that any sum due from the client to KM remains unpaid for more than 30 days KM shall be entitled to suspend all further work for the client until such time as the relevant payment is made and KM shall not be liable for any delays, losses, costs or expenses occasioned by such suspension.

If we find it necessary to use solicitors or other parties to recover agreed fees, costs or charges, you agree to pay any reasonable costs incurred by us in this respect.

In the event that payment is received in advance of completion of the service, the payment will not be treated as Client Money and will not therefore be subject to the protection of the RICS Client Money Protection Scheme unless separately agreed.

4.0 CLIENT'S WARRANTY AND INDEMNITY

The client hereby represents and undertakes to KM that all information provided by the client and/or its professional advisers is complete and correct. That any property and its use complies with all relevant statutory requirements and that there are no other material facts known to the client relating to the instruction or the property which may be relevant to KM in carrying out its instructions.

The client confirms that any product, material or system used in the construction, alteration, repair, treatment or refurbishment of the property complies with applicable regulations in respect of the performance of combustibility, fire resistance and fire protection.

The client hereby undertakes to indemnify KM and keep KM indemnified against all losses, damages, costs and expenses, including legal fees on a solicitor and own client basis, arising out of or by virtue of the client's instructions to KM other than any losses, damages, costs and expenses arising by virtue of the default or negligence of KM.

5.0 EXCLUSION CLAUSES

Any report, valuation or advice provided by KM in connection with the client's instructions may be subject to exclusions relevant to the particular report, valuation or advice in which such exclusions would be specified. The general principles adopted in the preparation of reports, valuations and advice should be read in conjunction with the Terms of Engagement letter where applicable.

6.0 DOCUMENTS

The copyright of all reports, forecasts, drawings, accounts and other documents originating by KM in relation to its instructions remain the property of KM.

7.0 CONFIDENTIALITY

Neither party shall disclose any confidential information relating to the affairs, business, customers or clients of the disclosing party to any other party without the disclosing party's prior written consent except to those of the disclosing party's employees, officers, representatives and/or advisors who need to know the information for the purposes of carrying out the receiving party's obligations under this agreement (save to the extent that the receiving party is compelled to disclose such information by law).

8.0 TERMINATION

The termination of KM's appointment shall not affect any rights accrued by either party prior to that date.

Either party may terminate KM's appointment immediately by giving written notice if the other party:-

- has a receiver, administrative receiver or administrator appointed over all or any part of its assets or undertaking or
- passes a resolution to wind up or has a liquidator appointed or
- ceases or threatens to cease trading.
- the other party commits a material breach of these Terms of Appointment.

KM shall be entitled to terminate its appointment by the client in the event that the client:-

- fails to pay any sum due to KM within 30 days of the due date or
- in the reasonable opinion of KM refuses or neglects to provide the co-operation necessary for KM to carry out its instructions or the conduct of the client otherwise renders the performance of KM's instructions impracticable.

9.0 LIMITATIONS ON LIABILITY

Our aggregate liability arising out of, or in connection with any instruction including any report/valuation/advice, whether arising from negligence, breach of contract, or any other cause whatsoever, shall in no event exceed 33% of the value of the property in relation to valuation work or a multiple of 3 times the amount of the fee charged by KM relevant to that work from which the liability arises in respect of any other work. This clause shall not exclude or limit our liability for actual fraud, and shall not limit our liability for death or personal injury caused by our negligence.

Where KM is asked to provide multiple pieces of work under one instruction, the liability cap applies to the whole engagement in the aggregate.

Our contract with you for the provision of this report/valuation/advice is subject to English Law. Any dispute in relation to this contract, or any aspect of the report/valuation/advice, shall be subject to the exclusive jurisdiction of the courts of England and Wales, and shall be determined by the application of English Law, regardless of who initiates proceedings in relation to the report/valuation/advice.

If you suffer loss as a result of our breach of contract or negligence, our liability shall be limited to a just and equitable proportion of your loss having regard to the extent of responsibility of any other party. Our liability shall not increase by reason of a shortfall in recovery from any other party, whether that shortfall arises from an agreement between you and them, your difficulty in enforcement, or any other cause.

None of our employees, directors or consultants individually has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring any claim against any such individuals personally in connection with our services.

You acknowledge and agree that we shall not be liable under or in connection with this agreement and the provision of our Valuation in tort (including negligence), breach of contract, breach of statutory duty or otherwise due to, under and/or arising out of or in connection with this agreement to the extent such loss or damage is consequential, indirect, special or punitive.

We will not be liable for any loss as a result of your receipt of any information, data or communications supplied or sent by us electronically, where through no fault of our own the relevant information, data or communication has been corrupted or otherwise modified as a result of it being supplied or sent electronically. You will be responsible for ensuring that any materials you provide or send us by any electronic medium and/or computer disk are and remain virus free.

10.0 RESTRICTIONS ON USE, DISTRIBUTION, PUBLICATION AND RELIANCE

Our report/valuation and any other advice is provided for the client's benefit alone and solely for the purposes of the instruction to which it relates.

Any report/valuation or other advice shall be confidential to, and for the use only of, the Addressee(s) and no responsibility shall be accepted to any third party for the whole or any part of its contents even if that third party pays all or part of our fees, or is permitted to see a copy of our report or advice.

In addition, the benefit of our report is personal and neither you nor any other Addressee may assign the benefit of our report to any third party without our prior written consent (with such consent to be given or withheld at our absolute discretion). You acknowledge that if we agree to extend reliance on our report to any third party or to the benefit of our report being assigned, any such third party is deemed to have accepted the terms of our engagement.

Neither the whole nor any part of our report or any reference to it may be included in any published document, circular or statement, nor published, reproduced, referred to or used in any way without our prior written approval (with such approval to be given or withheld at our absolute discretion).

11.0 LIABILITY AND DUTY OF CARE

KM owes to the client a duty to act with reasonable skill and care in providing the service and complying with the client's instructions where those instructions do not conflict with these terms or applicable law and professional rules.

We have no liability for the consequences, including delay in or failure to provide the services, of any failure by the client or any agent of the client to promptly provide information or other material reasonably requested, or where that material is inaccurate or incomplete, or to follow our advice or recommendations.

12.0 GENERAL DATA PROTECTION REGULATIONS (GDPR)

Any personal data provided by or on behalf of you in connection with this service shall comply with the General Data Protection Regulations (GDPR). In particular, you shall ensure that any disclosure of personal data to us complies with the GDPR. KM are under a professional obligation to keep the affairs of clients confidential. However, this obligation is subject to a statutory exception; the current legislation on money laundering and terrorist financing has placed them under a legal duty, in certain circumstances, to disclose information to the Serious Organised Crime Agency. Where a member of staff knows or suspects that a transaction involves money laundering, we are required to make a money laundering disclosure. If this happens we are unable to inform you that a disclosure has been made, or of the reasons for it because the law prohibits "tipping off". We would refer you to our Data Privacy Notice which is available to download from our website.

13.0 FIRE REGULATIONS

KM is not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM does not and will not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. Further, KM are not responsible for the investigation or consideration of the performance, suitability or risk of failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure and compliance with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection. Responsibility for implementation and compliance with regulations falls to the building owners as stated in the Government Guidelines.

14.0 PROFESSIONAL INDEMNITY INSURANCE

KM hold RICS Compliant PI Insurance subject to the following exclusions. In relation to matters concerning those exclusions KM accepts no responsibility in relation to advice given in this respect. The client must satisfy itself in relation to such matters and take advice accordingly

Fire Combustibility Exclusion KM is not covered for any claim or claim circumstance arising directly or indirectly out of, or in any way connected with:

- any actual or alleged failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure to comply with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection.
- any report/valuation/advice where such claim or claim circumstance relates in whole or in part to any actual or alleged failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure to comply with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection.
- where such claim or claim circumstance arising from any professional business in relation to any building five storeys or more above ground level, not including basements or mezzanine levels but including the ground floor regardless of use.

KM is not covered for any claim arising from the reliance on an EWS1 form (or as revised) and where the valuation report does not exclude liability to the lender or any person deriving title to the mortgage for any losses or potential losses arising directly and solely from the valuation being provided in reliance upon the EWS1 form.

15.0 EQUALITY ACT 2010

We are committed to promoting equality and diversity in all our dealings with clients, suppliers, third parties and employees and require you to cooperate with this approach.

16.0 ANTI CORRUPTION

You shall comply at all times with the applicable laws, statutes and regulations relating to anti bribery and anti-corruption including but not limited to the Bribery Act 2010.

17.0 MONEY LAUNDERING

KM complies with the Money Laundering and Terrorist Financing (Amendment) Regulations 2019 (MLR 2019).

KM are required to carry out certain checks of client identity including the identity of purchasers and vendors of property.

You shall promptly, upon request, provide us with any information reasonably required to enable us to comply with our obligations under these Regulations and our internal compliance policies relating to the same. For the avoidance of doubt, searches may also be conducted on your directors and "beneficial owners" as is required by the legislation. You agree that we may retain such information and documentation for these purposes and make searches of appropriate databases electronically. If such information is not provided within a reasonable time or you do not meet the requirements set out in our relevant internal policies, we may terminate this instruction immediately upon written notice to you.

18.0 HEALTH AND SAFETY

If we are undertaking physical inspections of the property, you shall take reasonable steps to procure that the owner and/or occupier of the property:

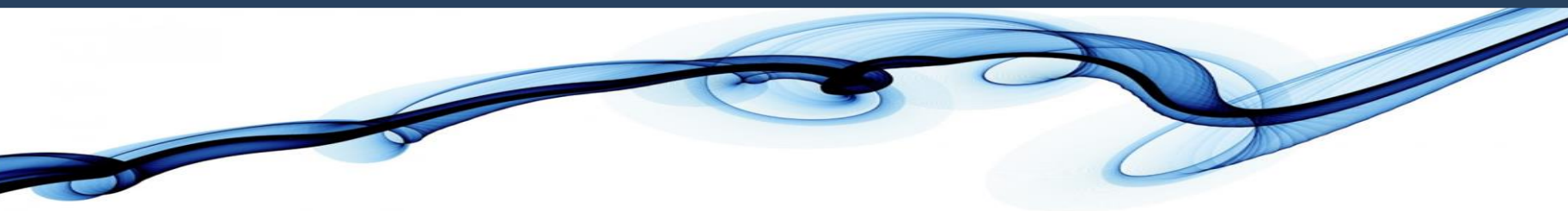
- advises us of any hazards to which our staff may be exposed at the property
- provides us with any relevant health and safety policies and
- arranges for any site visits to the property to be hosted by a representative of the owner/occupier of the property.

19.0 COMPLAINTS

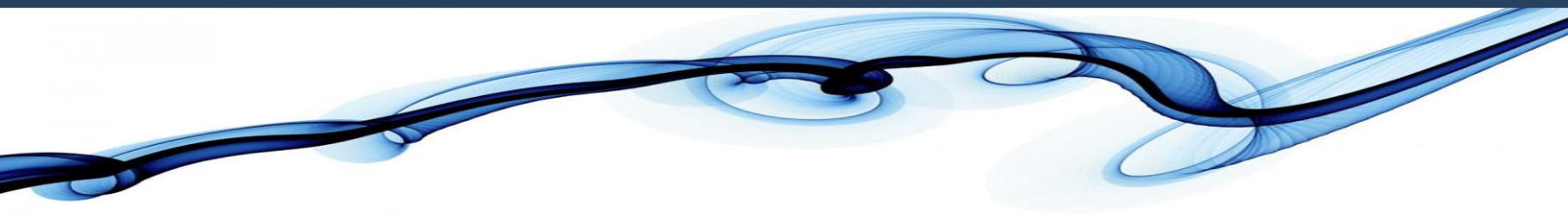
Any dispute or complaint between the client and KM relating to KM's professional services, carried out on behalf of the client shall be dealt with in accordance with KM's Complaints Handling Procedure; a copy of KM's procedure for Complaints Handling is available on request. KM follows the RICS's arrangements for complaints and or redress.

APPENDIX 2

CONSULTATION DOCUMENT AND RESPONSES



**COPELAND LOCAL PLAN
ECONOMIC VIABILITY
ASSESSMENT
(STAGE 2)**

- 
- Introduction
 - Guidance Update
 - Methodology
 - Assumptions
 - Local Plan Policies
 - Next Stages



INTRODUCTION



Introduction

Keppie Massie

- Planning Viability since 2008
- Local Plan Viability Assessments – Barrow (2016), Allerdale (2018), others
- Planning Application Assessments – range of sites across north
- LPA and developer
- Allerdale – Corus, Harrington, Clifton, Seaton, Stainburn
- Barrow – Marina Village



Introduction

Copeland Local Plan 2021-2038 (Publication Draft)

- Replace the current Local Plan 2013-2028 (adopted 2013)
- Sets out the Council's preferred policies and sites for allocation
- Informed by number of evidence base documents including Economic Viability Assessment (Stage 1) December 2017
- Consultation on Publication Draft expected January 2022



Introduction

Economic Viability Assessment (Stage 1) December 2017

Prepared by Lambert Smith Hampton (LSH)

- Informed by Stakeholder consultation
- Assessed viability of a representative range of housing, commercial and employment sites
- No policy costs
- Primary objective to assist decisions on types of site likely to be deliverable
- 'Stage two' to involve a more detailed analysis of proposed sites for development



Introduction

Economic Viability Assessment (Stage 2)

Stage 1 update with respect to

- Guidance
- Property market circumstances
- Any adjustments required to methodology and assumptions
- Assess viability impact of policies
- Apply to allocations



GUIDANCE UPDATE



Guidance Update

New National Planning Policy Framework (NPPF) first introduced July 2018

"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan."

Para 34 NPPF



Guidance Update

National Planning Practice Guidance (PPG) 2018/19

The PPG sets out additional guidance for carrying out Financial Viability Assessments (FVAs) for both plan-making and decision-taking.



Guidance Update

Financial viability in planning: conduct and reporting (2019)

Professional Statement, which contains mandatory requirements for all RICS members carrying out financial viability assessments for planning purposes



Guidance Update

Assessing viability in planning under the National Planning Policy Framework 2019 for England RICS guidance note (March 2021)

- Effective from 1 July 2021
- Sets out good practice for RICS members and for firms that are regulated by RICS. (Replaces 2012 document Financial Viability in Planning)



Guidance Update

The government's approach shifts the focus of viability assessment to plan making.

"The role for viability assessment is primarily at the plan making stage."

"Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage."

Para 002 PPG



Guidance Update

“Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable.

It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.”

Para 007 PPG



Guidance Update

PPG - Circumstances that could justify the need for an application FVA:

- Where development is proposed on unallocated sites of a wholly different type to those used in the FVA that informed the plan.
- Where further information on infrastructure or site costs is required.
- Where particular types of development are proposed that may significantly vary from standard models of development for sale, or
- Where a recession or similar significant economic changes have occurred.

Expected that owners and promoters have engaged with the process at the plan-making stage, so the onus is on the applicant to demonstrate why a decision-taking FVA is needed.



Guidance Update

"It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers."

"It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant."

Para 002 PPG



Guidance Update

PPG expects that:

- All stakeholders **engage in iterative process** to develop plans and policies and determine developer contributions.
- There will be a **transfer of information** between parties regarding strategic and key development sites.
- **Landowners and developers will share information** with the LPA to inform allocations including value and cost evidence.

Input now required from stakeholders to ensure that the Stage 2 Viability Assessment is based on the best available evidence and information.



METHODOLOGY



Methodology - What is Viability

"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. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return".

Para 010 PPG



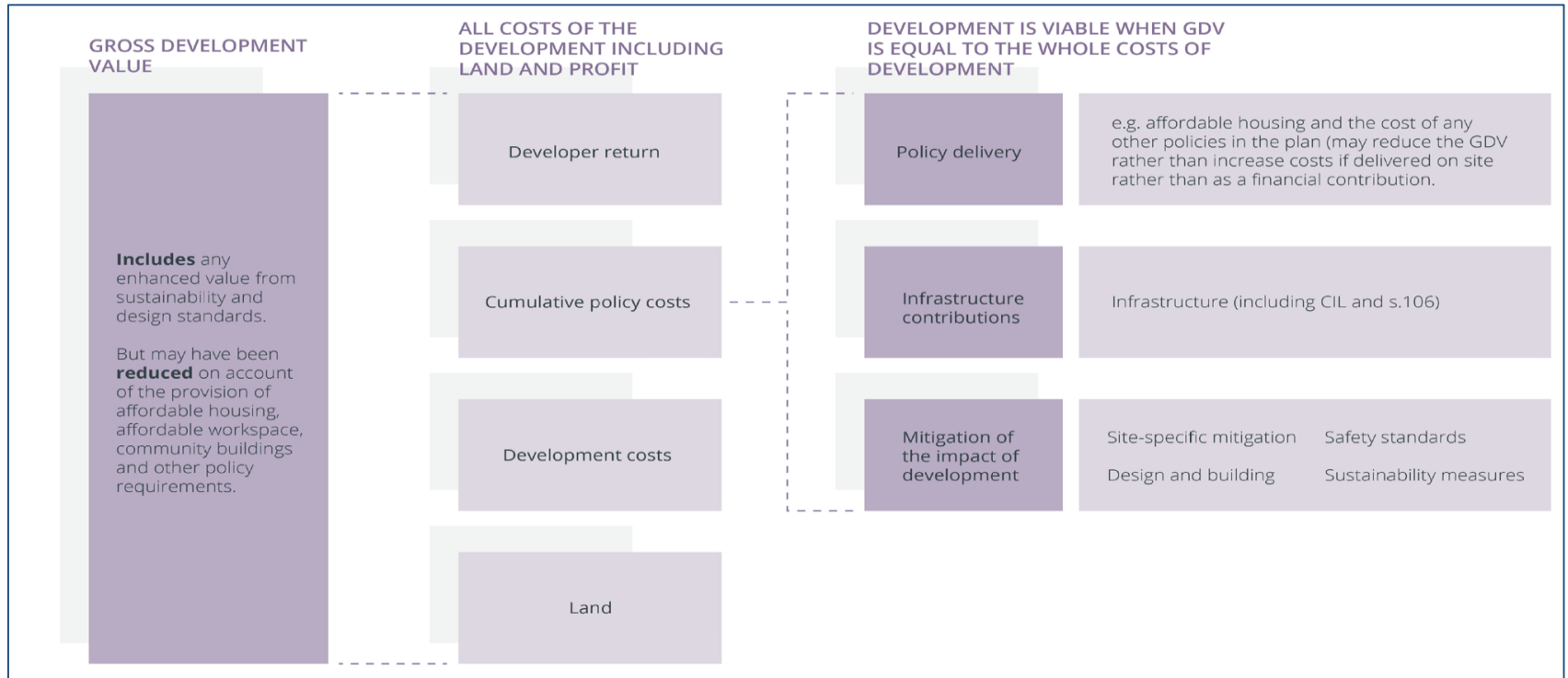
Methodology - What is Viability

At plan making stage an FVA estimates whether planned developments with policy-compliant levels of developer contributions are able to provide:

- A minimum reasonable return to the landowner, and
- A suitable return to the developer

If the FVA shows that the landowner and developer returns are not enough to satisfy these benchmarks, the development typology is unviable at the level of developer contributions being tested.

Methodology - What is Viability



(Source: RICS Guidance Note)



Methodology - What is Viability

Stage 1 Viability Assessment (VA)

Fig 44: LSH EVA Residual Appraisal Methodology

Residual Value approach with 'additional profit' as output

Gross Development Value

(The combined value of the complete development)

LESS

Gross Development Cost + Target Profit

(Cost of creating the asset, including a purchase of land and target level of profit)
(i.e. Land + Construction + fees + finance charges + target profit)

= RESIDUAL 'ADDITIONAL PROFIT'

(the available 'surplus' for planning contributions)



Methodology - Residual Approach

Stage 2 VA - policy costs added

<i>Gross Development Value (value of the completed development scheme)</i>
<i>Less</i>
<i>Cost of Development (inclusive of build costs, fees, finance, land)</i>
<i>Less</i>
<i>Developers Target Profit</i>
<i>Less</i>
<i>PLAN POLICY COSTS</i>
<i>= Residual Surplus/deficit</i>



Methodology – Typologies

Stage 1 VA

Residential

- Greenfield and brownfield
- Density – 28 to 31 dwellings per net developable acre
- Gross to Net Ratio
 - 400 dwellings – 60%
 - 75 dwellings – 75%
 - 50 dwellings – 70% (local centres and villages)
 - 15 dwellings – 80 – 86%



Methodology – Typologies

Stage 1 VA

Residential Mix

Location	No Units	2b	3b	4b	2b bun	2b flat
WH	400	33%	35%	20%	8%	5%
WH, KSC	75	27%	32%	20%	11%	11%
LCV	50	24%	36%	30%	10%	
WH	15	40%	47%	13%		
KSC	15	33%	53%	13%		
LCV	15	27%	40%	35%		

KSC – Key Service Centre (Cleator Moor, Egremont, Millom)

LCV – Local Service Centre or Village





Methodology – Typologies

Local Plan Allocations (Housing)

Settlement Hierarchy	No Sites	Total Dwellings
Whitehaven	6	1,282
Key Service Centres	9	1,065
Local Service Centres	10	299
Sustainable Rural Villages	9	370
Other Rural Villages	1	80
	35	3,486



Methodology – Typologies

Policy H7PU: Housing Density and Mix

Developments should make the most effective use of land

Determining appropriate densities consideration given to:

- Shape and size of the site
- Requirement for public open space and landscaping
- Whether the density would help achieve appropriate housing mix and help regeneration aims
- The character of the surrounding area and the setting of the site



Methodology – Typologies

Policy H7PU: Housing Density and Mix

Applicants must demonstrate, to the satisfaction of the Council, how their proposals meet local housing needs and aspirations identified in the latest Strategic Housing Market Assessment (SHMA) and Housing Needs Assessment in terms of house type, size and tenure.



Methodology – Typologies

Policy H7PU: Housing Density and Mix

SHMA Update advises that the focus for new market housing over the plan period should be 2-3 bed properties

	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Market	5%	35%	40%	20%
Affordable home ownership	15%	45%	35%	5%
Affordable housing (rented)	30%	40%	25%	5%



Methodology – Typologies

Stage 2 VA

Proposed Typologies

- Viability Assessment for each proposed housing allocation
- Capacity and density based on LPA assessment
- Mix broadly reflecting the SHMA including:
 - One bedroom dwellings – 5%
 - Two bedroom bungalows - 5%
 - Five bedroom houses – 5%



Methodology – Typologies

Dwelling Sizes

Stage 1 VA

	1 bed	2 bed	3 bed	4 bed	2b bun	1b flat	2b flat
Sq.ft		753	915	1,237	700	538	646
Sq.m		70	85	115	65	50	60

Analysis of Recent Applications

	1 bed	2 bed	3 bed	4 bed	5 bed	2b bun	2b flat
Sq.ft	-	778	897	1,443	1,820	785	-
Sq.m	-	72	83	134	169	73	-

Adopt for Stage 2 VA?



Methodology – Typologies

Stage 1 VA

Commercial Typologies

- Industrial – 38,000 sq.ft
- Office – 27,000 sq.ft
- Retail – 18,050 sq.ft (NIA) plus 125 no car parking spaces



Methodology – Typologies

Stage 2 VA

Proposed Commercial Typologies

Development Type	Built Area (sq.m)	Built Area (sq.ft)
Offices	1,857	20,000
Industrial	464	5,000
Industrial	1,857	20,000
Industrial	4,643	50,000
Industrial	9,287	100,000
Retail	279	3,000
Retail	929	10,000
Retail	2,786	30,000

Greenfield and Brownfield



ASSUMPTIONS

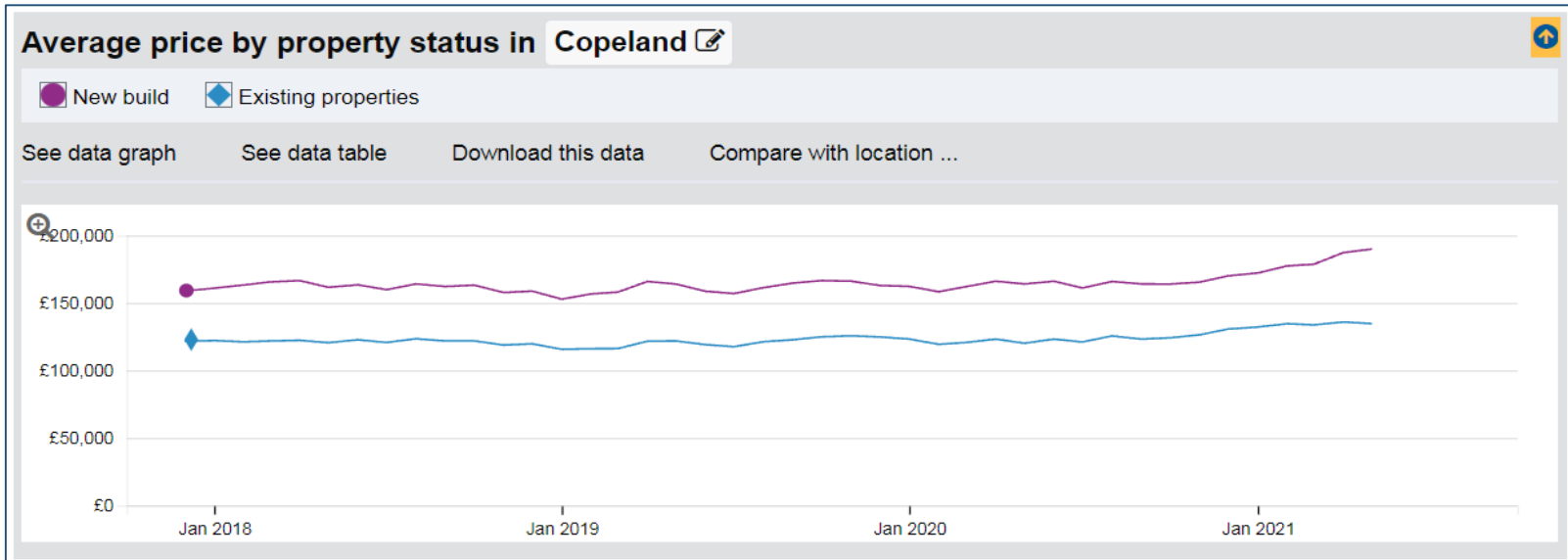
Residential Assumptions - Values

Stage 1 VA

House Type	1 bed Apartment	2 Bed Apartment	2 Bed Bungalow	2 bed House	3 bed House	4+ bed House
Whitehaven Price (£/ft²)	£95,000 (£176.58)	£120,000 (£185.76)	£150,000 (£214.29)	£130,000 (£172.64)	£160,000 (£174.86)	£205,000 (£161.68)
Key Service Centres Price (£/ft²)	£90,000 (£171.93)	£115,000 (£178.02)	£145,000 (£207.14)	£125,000 (£166)	£150,000 (£163.93)	£190,000 (£153.60)
Local Centre / Village (Average Value) Price (£/ft²)			£145,000 (£207.14)	£125,000 (£166)	£150,000 (£163.93)	£190,000 (£153.60)
Local Centre / Village (High Value) Price (£/ft²)			£175,000 (£233.33)	£150,000 (£199.20)	£180,000 (£196.72)	£230,000 (£185.93)

Residential Assumptions - Values

Land Registry Average House Prices Dec 17 – May 21



Ave Price	Dec 2017	May 2021	% Increase
New Build	£158,784	£189,852	19.57%
Existing	£121,506	£134,574	10.76%
Overall	£122,964	£136,829	11.28%





Residential Assumptions - Values

New Build Sales Evidence (from June 2019)

Development	Location	Ave Sales Price (per sq.ft)	Asking Prices (per sq.ft)
Keekle Meadows	Cleator Moor	£179	
Ennerdale View	Cleator Moor	£122	
Seacote Gardens	St Bees	£190	
The Mount	Whitehaven	£236 (bungalows)	
Edgehill Park	Whitehaven	£195	£198
Beckstones	Frizington		Houses - £238 Bungalows - £311
Florence Drive	Egremont		£219

- Last sales evidence 12 months old
- Limited current availability





Residential Assumptions - Values

Modern Re-sales Evidence

Location	Typical Average (per sq.ft)
Egremont	£193
Millom	£192
Seascale	£178
St Bees	£205
Harras Moor	£215
Moresby Parks	£181



Residential Assumptions - Values

Stage 2 VA

Value Assumptions (per sq.ft)

Whitehaven £195 - £220

Cleator Moor £195 - £210

Egremont/Millom £210 - £220

Local Service Centres/Villages

Average £195 - £210

High £220 - £240

Bungalows 15% uplift





Residential Assumptions - Build Costs

Build Costs and Abnormals

"Assessment of costs should be based on evidence which is reflective of local market conditions."

"Build costs based on appropriate data, for example that of the Building Cost Information Service."

Para 12 PPG



Residential Assumptions – Build Costs

Build Costs and Abnormals

RICS Guidance

- Wherever possible, cost estimates should be based on **market evidence** from similar developments.
- BCIS and other indices are 'appropriate' but are **not always reflective of local market conditions**.
- Basis for the construction of any cost indices or other data used should be explored and reported, and **limitations noted**.
- BCIS can be used if appropriate, but supporting evidence of costs and duration in the local market should be used where available.

Emphasis on Local Market Evidence of Costs rather than BCIS



Residential Assumptions – Build Costs

Build Costs and Abnormals

PPG identifies that abnormal costs and site specific infrastructure costs should be included in an FVA for typologies and specific sites **but** should also be taken into consideration in defining BLV.

If abnormal costs are not taken into account at the plan-making stage, they may need to be taken into account in any decision-taking FVA.



Residential Assumptions – Build Costs

Stage 1 VA

- Adopted build costs based on BCIS lower quartile
- External works 10% for smaller schemes up to 20% for large schemes
- No allowance for abnormal costs save for limited amount for demolition and clearance on brownfield sites
- Contingency - 3% up to 5% dependent on site type
- Professional fees – 7% up to 9% dependent on scale of development



Residential Assumptions – Build Costs

Stage 2 VA

- Construction cost assessment for each allocation prepared by QS
- Based on data derived from other open market residential schemes of a similar nature in the North West
- Benchmarked against BCIS data
- External works typically circa 15%
- Allowance for abnormals based on known site information gathered/submitted by LPA/promoter/owners supplemented by inspection
- Contingency - 3% up to 5% dependent on site type
- Professional fees – typically 6% to 7%



Residential Assumptions – Build Costs

Future Homes Standard (anticipated costs per dwelling)

	31% reduction (2023)	Zero Carbon (2025)
Detached	£6,520	£10,100
Semi	£4,850	£8,000
Terrace	£4,740	£7,200
Flats	£2,260	£5,300



Residential Assumptions – Disposal, Acquisition, Finance

	Stage 1 VA	Stage 2 VA
Disposal Costs	4.5%	3.5%
Acquisition Costs	1.5%	1.8%
Finance Costs	7%	6.5%

Programme (Stage 1 VA)

- First sale after 9 months
- Sales Rate 2 to 4 per month dependent on site size

Adopted for Stage 2 assessment with increase to 6 per month for sites over 500 dwellings



Residential Assumptions - Developers Profit

PPG

- For the purpose of plan making assumption of **15-20% of GDV** may be considered a suitable return to establish the viability of plan policies.
- Apply alternative figures where there is evidence to support this according to the type, scale and risk profile of development.
- A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where there is an end sale at a known value and reduces risk.

Stage 1 VA - 20% of GDV for market houses

Stage 2 VA based on PPG adopt the following:

- Market – 18% GDV
- Affordable – 6% GDV



Residential Assumptions - Benchmark Land Value (BLV)

Stage 1 VA

Based on an appropriate reduction to historic market values, reflecting potential emerging / proposed planning policies

BLVs adopted

Location	Greenfield (per-ND-acre)	Brownfield (per-ND-acre)
Whitehaven	£200,000	£150,000
KSC	£190,000	£140,000
Local Centre/village (ave)	£190,000	
Local Centre/village (high)	£225,000	



Residential Assumptions - Benchmark Land Value (BLV)

Significant change in emphasis since Stage 1 VA following Parkhurst Road decision – Government and RICS.

Change from market value approach to Existing Use Value plus a premium to landowner. (**EUV+**)

- Premium for the landowner - minimum return at which it is considered a reasonable landowner would be willing to sell their land.
- Premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell while allowing a sufficient contribution to fully comply with policy requirements.
- BLV should reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees



Residential Assumptions - Benchmark Land Value (BLV)

In context of Local Plan FVA establishing a BLV

- Iterative process which is informed by professional judgement.
- Based upon the best available evidence informed by cross sector collaboration.
- Evidence base for the premium can include BLVs from other FVAs.
- No restriction on the use of FVAs from outside immediate locality or LPA area.
- Market evidence of land transactions only to be used to cross-check.

Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

Residential Assumptions - Benchmark Land Value (BLV)

Barrow LPVA (2016)

	£ per net developable ha	£ per net developable acre
Low Value	£370,500	£150,000
Medium Value	£555,750	£225,000
High Value	£741,000	£300,000

Allerdale LPVA (2018)

Zone	Settlement	£ per net developable ha	£ per net developable acre
1	Cockermouth (Outer)	£741,300	£300,000
2	Cockermouth (Inner), Brigham, Broughton, Thursby, Wigton	£494,200	£200,000
3	Stainburn, Seaton	£432,250	£175,000
4	Outer Workington (inc High Harrington)	£370,650	£150,000
5	Maryport (and outlying villages), Inner Workington, Aspatria	£308,750	£125,000
6	Silloth and other north west coast villages	£247,100	£100,000



Residential Assumptions - Benchmark Land Value (BLV)

Greenfield sites

- EUV typically around £7,000 to £10,000 per acre
- Landowner premium may be 10 to 20 EUV dependent on specific circumstances of site in particular abnormal costs and prevailing sales values
- Stage 2 VA will typically adopt an uplift of around 15 times EUV (applied to the net developable area) for most sites with adjustments made for significant abnormals or higher sales value areas.
- Proposed typical BLV **£150,000 per net developable acre**



Residential Assumptions - Benchmark Land Value (BLV)

Brownfield sites

- Redundant commercial sites EUV likely to be limited at £100,000 to £125,000 per acre.
- Landowner premium may typically be 25% to 33%.
- Stage 1 VA adopted BLVs of £140,000 - £150,000 per NDA with abnormals excluded from the appraisals.
- Stage 2 VA to adopt these land values and will include abnormal costs in the appraisals.
- Downward adjustment to these values may however be required for any sites with very significant abnormal development costs.
- Proposed typical BLV **£150,000 per net developable acre**



Commercial Assumptions

Values

	Stage 1 VA	Stage 2 VA
<u>Rent (per sq.ft)</u>		
Offices	£15	£12.50
Industrial	£6	£6.50
Retail	£15.50	£12 - £15
<u>Yield</u>		
Offices	9%	8%
Industrial	9%	6.5%
Retail	5.25%	6.5%-8%



Commercial Assumptions

Construction Costs

Stage 1 VA

- BCIS Lower Quartile
- External Works 10%
- Contingency 3-5%
- Professional Fees 9%

Stage 2 VA

- QS Construction cost assessment
- BCIS based
- Contingency and fee levels broadly in line with stage 1



Commercial Assumptions

Disposal Costs

Stage 1 VA

- Letting Agents 10%
- Letting Legal 5%
- Investment Agents 1%
- Investment Legal 0.5%
- Marketing 3%

Adopt for Stage 2 VA save for reduction to 1% for marketing



Commercial Assumptions

Other Assumptions

	Stage 1 VA	Stage 2 VA
Finance Costs	7%	6%
Profit	20% Cost	15% Cost
Benchmark Land Values		
Employment (per acre)	£125,000	£125,000
Retail (per acre)	£650,000	£350,000



LOCAL PLAN POLICIES



Local Plan Policies

Policy H8PU: Affordable Housing

On sites of 10 units or more (or of 0.5ha or more in size), or on sites of 5 units or more within the Whitehaven Rural sub-area, at least **10%** of the homes provided should be affordable.

SHMA suggests increase to 20%/25% in parts of local plan area where viability allows.

Tenure split to be applied:

- 40% discounted market sales housing, starter homes or other affordable home ownership routes (25% of these must meet the definition of First Homes)
- 60% affordable or social rented



Local Plan Policies

Policy H8PU: Affordable Housing

Approach to testing

Test at 10% provision and higher as viability allows

Tenure split as policy requirement

Value assumptions

- Affordable Home Ownership – 70% market value
- Rent – 45% market value



Local Plan Policies

Policy N2PU: Biodiversity Net Gain

- Minimum of 10% biodiversity net gain over and above existing site levels

Approach to testing

Elsewhere have assumed (based on Defra's Impact Assessment)

Indicative price for a credit = **£11,000**

4.46 credits per 1 ha of development = **£49,060 per gross ha**

Proposing to assess based on **£49,060 per gross ha**



Local Plan Policies

Policy N9PU: Green Infrastructure

The amount of green infrastructure on the development site should be maximised and developers should take opportunities to create new connections, expand networks and enhance existing green infrastructure to support the movement of plants and animals.

Green infrastructure should be multi-functional where possible and should be considered at the start of the design process.

Approach to testing

Based on specific circumstances and characteristics of site, open space and play provision will be included in the construction costs.

Playing pitch contributions for each site to be calculated with reference to Sports England Playing Pitch Calculator



Local Plan Policies

Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

All new development should integrate new Electric Vehicle Charging Infrastructure as follows:

- New residential development, one charging point must be provided per dwelling
- Non residential development, at least one charging point must be provided per 10 spaces and the infrastructure to enable future installation of charging points in every parking bay

Approach to testing

- Residential - £480 per dwelling
- Commercial - min £3,000 per space



Local Plan Policies

DS5PU: Planning Obligations

Infrastructure delivered through obligations must be provided on site unless specific circumstances make off-site contributions more appropriate. When determining the nature and scale of any planning obligations sought, account will be taken of specific site conditions, the Infrastructure Delivery Plan and other material considerations.

Approach to testing

Viability assessments for each allocation will include the cost of planning contributions based on requirements from Cumbria County Council for matters such as highways, health and education.



NEXT STAGES



Next Stages

Information/evidence/comments submitted by Stakeholders

- Allocations
- Value Evidence
- Methodology
- Appraisal Assumptions
- Approach to policy testing
- Supporting evidence and information



Next Stages

- Review information, evidence and responses received
- Adjust viability assumptions as appropriate
- Undertake Viability Testing
- Review results and consider any implications and further adjustments

Deadline for responses to this consultation is by

5pm on Friday 5 November 2021

Feedback should be returned to:

CopelandLP@keppiemassie.com





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Strategic Planning,
Copeland Borough Council
C/O Keppie Massie

BY EMAIL - CopelandLP@keppiemassie.com

4th November 2021

Dear Sir/Madam,

Re: Consultation Representation to Copeland Local Plan Viability Assessment Stage 2 : Stakeholder Meeting Presentation

Introduction

1. This representation letter has been prepared by Persimmon Homes and Whitehaven Developments Limited in response to the Copeland Local Plan Economic Viability Assessment Stage 2 Consultation in specific relation to the Former Marchon Factory site (Site ref. HWH4 & 5). This consultation took place in the form of an online presentation session on 19th October 2021. Following this, the slides were shared, and it is this information only that this consultation response is based upon. This is to be read alongside the brief representations provided by Cushman & Wakefield for a consortium of developers on the more general areas of the consultation. Furthermore, Persimmon and Whitehaven Developments Limited reserve the right to respond in greater depth at later stages of the Plan wide Viability Assessment given the additional detail, as well as the evidence via which any assumptions and values that have been / will be proposed, that still need to be provided and input into that process.
2. In 2018, the revised National Planning Policy Framework (NPPF), along with the updated Planning Practice Guidance (PPGV) sought to shift the focus of viability testing from the application, to the plan-making stage.
3. In order to ensure that policies within the local plan are positively prepared, and do not therefore prevent the delivery of sustainable sites, it is important that all the assumptions and methodologies used in the plan wide viability assessment are realistic and robust, taking account of all the proposed policies and known site opportunities and constraints.
4. It is assumed that the evidence to justify the assumptions set out in the viability presentation will be provided at the next stage of consultation. Therefore, these will be reviewed at this stage. This representation should not be taken as acceptance of any of the



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figures not challenged directly at this stage. Weight can only be given to a viability assessment if the methodology and assumptions are transparent. This is set out explicitly in the PPGV: -

“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 viability evidence underpinning the plan is up to date, and site circumstances including any changes since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment”.

5. Whilst it is recognised that the burden of proof must lie with the party preparing the evidence (in this case Keppie Massie on behalf of the Local Planning Authority). Persimmon will welcome the opportunity to work with the parties, and will share any experience or evidence that is pertinent, or requested in due course.

Site Specifics – Former Marchon Factory

6. There is currently an active application in for the redevelopment of the former Marchon factory site (planning application ref. 4/21/2432/0F1). Whilst this is coming forward alongside the Allocations Development Plan Document there is a clear need for Financial Viability Appraisal at the application stage. Indeed, at this early stage of the application there are still unknowns to be quantified in relation to the delivery of the site. It is fully acknowledged, that the site will be required to mitigate any impacts of its development in order to demonstrate sustainable development and gain a favourable outcome at the planning application stage. This, alongside the fact that the site is the only former chemical works to be redeveloped on the west coast of Cumbria in recent years, means there are a number of factors that cannot be considered generically, and hence a ‘decision-taking Financial viability Assessment’ is required. This allowance for this need is clearly set out in the Planning Practice Guidance.
7. Where it is currently possible, some of the particulars of relevance of the Former Marchon site are outline here. As outlined already, any area not commented on does not assume agreement with any of the assumptions, and we reserve the right to comment to greater extent at later stages of this process –

Development Densities and Ratios

8. The density of the proposed development at Marchon is currently set at 15 units per net acre (31 dwellings per net developable hectare). This is at the upper end of the proposed range, but is a reflection of the next paragraph also.



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9. The ratio of gross to net on the Former Marchon site is lower than the generic 60% proposed for the Financial Viability Assessment. This is the direct result of the specific physical constraints and opportunities of the site, including the Landscape Visual Impact of the site. The Financial Viability Assessment should therefore include a flexible approach that facilitates the accurate measure of net developable area rather than rely on an arbitrary percentage.

Development Mix & Dwelling Size

10. It is not considered sustainable to provide apartments on schemes located outside the centres of settlements. Persimmon have very recently provided apartment blocks on a not dissimilar scheme known to Keppie Massie; the redevelopment of the Former Corus Steel Works, Workington. These remained on the market for a considerable time before sales went through at significantly reduced levels - £139/sqft. This resulted in the remaining apartments being re-planned off the site. Thus, if they are to be included as part of a proposed mix across the borough, careful consideration should be given to their value.
11. The proposed amends to the generic housing mix assumptions are supported. Previously, the proposed residential mix of larger sites was also heavily swayed towards smaller properties, with 46% 2bed homes. This is not considered sustainable nor aspirational in terms x, certainly not on sites on the edges of settlements. Persimmon are fully supportive of sites meeting the needs identified in an up to date Strategic Housing Market Assessment / Housing Needs Assessment, but consideration should be taken of site location, including existing provision in the locality etc. Significant weight should also be placed on site regeneration objectives. Certainly, a mix so heavily dominated by smaller units needs very careful consideration in terms of the design and density of the site. Support for the newly proposed mix is caveated by concern over the provision of 1 bed properties. It has not been our experience that there is either an open market or low cost home ownership desire for such a product. In addition, feedback from Registered Providers should be sought on such high level of affordable rented / alternative intermediate tenures as this is contrary to feedback Persimmon have recently received on sites.
12. The dwelling sizes quoted in most cases are too large and do not reflect the size of new homes available on the market. Certainly the figures quoted are significantly higher than the National Space Standards, which should for the baseline for any future guidance. A breakdown of the recent application from which these figures have been obtained is required for further analysis.
13. Notwithstanding the former comment about the value of apartments on poorly suited sites. It is appreciated that there may be difficulty in obtaining recent sales prices from the local area. Does that not suggest a need to consider neighbouring adjacent authorities for



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comparable evidence, rather than relying on an unreliably small evidence base. The proposed values do not seem to bear much resemblance to the evidence listed, with all the proposed values sitting above the achieved asking prices. As these are new build properties, an allowance must be made for incentives in the achieved price also. Persimmon can state that on our current Workington site (former Corus Steelworks), the average incentive value is just over £4000.

Development Build Costs

14. Use of BCIS over local market evidence is generally supported, but this needs to be based on clear evidence. Further comment cannot be made until those levels are seen. It also needs to be made very clear what the inclusions are within the build costs, and what falls into externals etc. This is the only way to ensure any example we are able to provide can be presented in the same way to avoid either double counting or omission of legitimate costs. A full consultation period will therefore be required when the Stage 2 appraisals are brought out, with the QS site specific costs. Whilst the need to sense check costs against similar schemes in the North West is accepted, the particular challenges of the west coast of Cumbria must be fully acknowledged and allowed for in the costs. Certainly, just on base standard build costs (i.e. purely standard unit build costs, excluding external roads & sewers, overheads and abnormals etc.), for Cumbria, Persimmon see a minimum of £3/sqft increase against sites in Lancashire.
15. On Future Homes Standards, the proposed level of increase to build costs for 2023 appear to be in line with what Persimmon are currently expecting / experiencing for the necessary increases to build standards. On the 2025 costs, this needs to be carefully considered, and a full breakdown to how these have been generated needs to be presented. It is entirely unknown at this stage what the most appropriate route to meet the necessary improvements will be for different sites. The approach will also likely be different on differently sized and located schemes.
16. In the majority of cases the post 2025 changes could require re-enforcement to off-site services, in particular electricity supply to accommodate what provision would previously have been dealt with via gas. This includes even for just the provision of electric vehicle charging points to properties at any level above 2.3Kw. £480 per plot is not realistic price per plot for such facilitates. Further detail on the specification of the required charging points is also required as this can make a significant difference to their cost and associated network loading. Persimmon are currently being charged £750 across sites in the North West.

Build Rates



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17. Increase up to 6 plot sales a month on larger sites appears optimistic. Is there evidence of this level of sales on site anywhere in the borough, or even region? Acknowledge that larger sites have the potential to be shared between developers, and this can be common place in larger conurbations in Lancashire, and perhaps Carlisle, but the market on the west Coast may limit the appetite for such situations.

Profit

18. Consider that the level of developer profit (between 15-20%) should be dealt on a site by site basis dependant on the complexities and risk, size and opportunities of each site. When considering development at the plan stage, with the additional unknowns that that brings, we would suggest that the upper end of the range should be used. Market turbulence also should be factored into this, and known changes, such as the removal of the Help to Buy in 2023. Again, clarification for inclusions should be provided – i.e. does this include overheads?
19. The presentation indicates that the profit levels for affordables units will be set at 6% due to the fact that they will be pre-sold. Persimmon have some reservations about this approach, particularly on larger sites. This is because, on larger sites it is very unusual to receive bids for all the affordable units in a single transaction. Registered providers budgets tend to work on cycles and they are often not prepared to bid (or if they do, not at a level that is as commercial) for units more than 3-4 years in the pipeline. This is Persimmon Lancashire experience Agrreof recent bids. In addition, this assumes all the intermediate units will be provided as Shared Ownership via provider, when in reality there are a number of Intermediate tenure options that the developer delivers directly to the end customer, such as discount open market sale. These carry the same risk and costs as open market units. This is a model that has work well for Persimmon in the recent past, particularly in Cumbria.

Benchmark Land Values

20. Benchmark land value - £150k/ NDA for both brownfield and greenfield land seems low. Evidence should be provided on the existing use values as well as on the assumed land owner premiums. Recent market evidence of sales transactions that have taken place should also be provided. Whilst it is acknowledged that the guidance has changed recently, land owners still require to be incentivised to sell. Market expectations will not change overnight just because of a change to the guidance. BLV's should not place development land at risk of delivery. This is acknowledged as a careful and often challenging balance to maintain.

Finance



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21. We are aware that we have had this discussion with Keppie Massie on a couple of sites, and it becomes a particularly poignant issue on larger sites with longer lead in and build out periods. But, the matter of when profit is drawn from a project makes a significant difference to the cost of finance throughout. Realistically, on housing developments such as those undertaken by Persimmon profit is taken from the first sale. This is unlike commercial or apartment led schemes, which would admittedly be more likely to consider taking profit only at the end once the produce could be sold or occupied. The need for immediate returns is exacerbated further on high risk sites such as the Former Marchon Chemical works, where large upfront costs are required to facilitate re-development. This needs to be an option that can be factored into any site models.

Biodiversity Net Gain

22. Biodiversity net gain – This is again a relatively unknown quantity, but Persimmon are aware that the hierarchy for achieving net gain is a preference for onsite first. This is admittedly more complicated than a straight forward cost of a credit to be attributed to an appraisal, but may also require a greater proportion of open space to be provided on site in order to facilitate the necessary level of mitigatory habitat. Further clarification is required from the Local Planning Authority on this matter before detailed comments can be made.

Conclusion

23. It is appreciated that the consultation was a snap shot in the process of preparing the Local Plan financial viability Appraisal, and Persimmon Homes are grateful to have the opportunity to comment at this stage. In conclusion, we would like to retain the ability to update and extend our comments when the next stage of information is available. Only at the next stages, when local plan policies are tested and those draft results are produced, can more comprehensive comments be provided. It is assumed that when a report is available that any evidence will be provided alongside, and as far as possible this evidence will be market facing. Without the related local evidence, any Financial Appraisal cannot be considered to accord with the NPPF, PPG or the RICS guidance.
24. We would therefore like to be kept fully informed of the future stages of the preparation of the Financial Viability Appraisals.

Yours Sincerely,



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Rachael Graham
Land & Planning manager
Persimmon Homes

From: Hannah Gradwell/GBR

Sent: 05 November 2021 09:06

To: CopelandLP@keppiemassie.com

Subject: RE: Copeland Local Plan Viability Assessment Stage 2: Stakeholder Meeting Presentation

Dear Jenny

Hope you are well.

We write on behalf of Persimmon Homes, Story Homes and Gleeson Homes ('the Parties') in respect of Keppie Massie's emerging work on the Copeland Local Plan Viability Assessment, in particular the below request for comments on Keppie Massie's presentation slides issued on 19th October 2021.

The Parties welcome the opportunity for early and positive engagement with the Council and its advisors in the preparation of the Local Plan viability evidence. However, within the restricted timescales provided for responses (2.5 weeks, one of which coincided with half term where C&W and many other stakeholders including the Parties were on annual leave) and during an extremely busy time of year for all stakeholders, there has not been sufficient time to properly review the slides and provide a substantive response on behalf of the Parties. It is essential that any response is meaningful so as to assist the Council and its advisors in preparing the viability evidence.

It is also noted that there is very limited detail in the slides in terms of the supporting evidence base for many of the proposed assumptions which would have made it very difficult to provide substantive comments even with sufficient time.

We therefore respectfully request to reserve the Parties' right to respond to the emerging viability evidence once the full evidence base, testing results and draft report are made available for consultation, subject to being provided with adequate time to properly review and respond. The Parties' absence of comment at this stage does not imply their agreement to any of the proposed assumptions in the slides. From a very brief initial review, there are certain proposed inputs which we would not agree with, for example developer's profit, benchmark land values and the use of Keppie Massie's internal build cost database rather than locally-specific BCIS data relevant to Copeland.

In this respect, to assist at this early stage of the process, we would refer Keppie Massie to the attached initial note which we prepared in response to Keppie Massie's consultation note on the emerging Blackburn LPVA in July 2021. We can see that some of the issues and proposed assumptions for Copeland are similar to those proposed for Blackburn and therefore our comments are likely to remain relevant in terms of key principles.

We would also refer Keppie Massie to the attached research recently published by Lichfields which focuses on the key inputs to be adopted for viability testing at the plan-making stage. We consider that there are a series of pertinent points for all viability consultants to have regard to when preparing plan-wide viability evidence, particularly relating to developer's profit (20% of market housing GDV), transparency of assumptions and the need for clear definitions relating to build costs which should be based on verifiable local market evidence.

The Parties look forward to working collaboratively with the Council and Keppie Massie to refine the viability evidence base once all necessary information and evidence has been shared, and importantly with appropriate timescales for stakeholders to review and respond.

Should you have any immediate queries in the meantime please don't hesitate to contact us. We would be grateful if you could confirm receipt of this email note.

Kind regards,

Hannah

Hannah Gradwell BSc (Hons) MSc MRICS

Associate, Residential, Development & Strategic Advisory
RICS Registered Valuer

[REDACTED]

North West

No.1 Marsden Street, Manchester, M2 1HW, UK



SUBJECT TO CONTRACT

APPENDIX 3

ALLOCATIONS – CAPACITIES AND DENSITIES

Appendix 3 Copeland Local Plan

Allocations for testing

Capacity and Site Area Assumptions

Site Type	Location	Ref	Address	Indicative number of dwellings	Density	Net Developable Area (ha)	Gross Site Area (ha)	GROSS/NET RATIO	Net Developable Area (acres)	Coverage (sq.ft per acre)
BF	Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127	32	4.0	5.2	76.3%	9.8	12,570
GF	Whitehaven	HWH2	Red Lonning and HARRAS Moor	370	30	12.3	20.6	60.0%	30.5	11,799
GF	Whitehaven	HWH4	Land south and west of St Mary's School	60	33	1.8	2.3	80.0%	4.5	13,000
BF	Whitehaven	HWH5	Former Marchon Site North	532	36	14.8	19.3	76.4%	36.5	14,183
GF	Cleator Moor	HCM1	Land at Jacktrees Road	127	33	3.8	5.1	76.2%	9.5	12,963
GF	Cleator Moor	HCM2	Land north of Dent Road	96	30	3.2	4.7	68.0%	7.9	11,821
BF	Cleator Moor	HCM3	Former Ehenside School	40	38	1.1	1.4	75.8%	2.6	14,970
GF	Egremont	HEG1	Land north of Ashlea Road	108	30	3.6	5.2	69.1%	8.9	11,815
GF	Egremont	HEG2	Land at Gullely Flatts	170	33	5.2	6.9	75.2%	12.7	13,025
GF	Egremont	HEG3	Land to south of Daleview Gardens	141	30	4.7	7.7	60.7%	11.6	11,814
GF	Millom	HMI1	Land west of Grammerscroft	107	33	3.2	4.3	75.7%	8.0	12,956
GF	Millom	HMI2	Moor Farm	195	33	5.9	7.8	75.6%	14.6	13,006
BF/GF	Arlecdon	HAR01	Land East of Arlecdon Road	37	30	1.2	1.7	71.2%	3.0	11,805
GF	Distington	HDI1	Land south of Prospect Works	30	30	1.0	1.2	82.4%	2.5	11,945
BF	Distington	HDI2	Land south west of Rectory Place	30	35	0.9	1.1	80.0%	2.1	13,936
GF	St Bees	HSB1	Land adjacent Abbots Court	58	35	1.7	2.3	71.1%	4.1	13,817
GF	St Bees	HSB3	Fairladies extension	30	30	1.0	1.2	86.2%	2.5	11,945

Appendix 3 Copeland Local Plan

Allocations for testing

Capacity and Site Area Assumptions

Site Type	Location	Ref	Address	Indicative number of dwellings	Density	Net Developable Area (ha)	Gross Site Area (ha)	GROSS/NET RATIO	Net Developable Area (acres)	Coverage (sq.ft per acre)
GF	Seascale	HSE2	Fairways Extension	22	30	0.7	0.9	83.5%	1.8	11,665
GF	Seascale	HSE3	Town End Farm East	32	30	1.1	1.3	83.1%	2.6	11,832
GF	Thornhill	HTH1	Land South of Thornhill	20	35	0.6	0.7	80.0%	1.4	13,788
GF	Beckermet	HBE1	Land north of Crofthouse Farm	46	32	1.4	2.0	73.1%	3.6	12,523
GF	Beckermet	HBE2	Land adjacent to Mill Fields	27	30	0.9	1.1	80.0%	2.2	11,660
GF	Bigrigg	HBI1	Land north of Springfield Gardens	65	35	1.9	2.6	71.4%	4.6	13,772
GF	Bigrigg	HBI2	Land west of Jubilee Gardens	35	30	1.2	1.5	80.0%	2.9	11,845
GF	Drigg	HDH2	Wray Head, Station Road	22	30	0.7	0.9	84.3%	1.8	11,665
BF	Holmrook	HDH3	Hill Farm Holmrook	20	30	0.7	0.8	80.0%	1.6	11,819
GF	Moor Row	HMR1	Land to north of social club	37	32	1.2	1.4	81.7%	2.9	12,592
GF	Moor Row	HMR2	Land to south of Scalegill Road	41	30	1.4	1.8	76.1%	3.4	11,801
GF	Lowca	HLO1	Solway Road	22	30	0.7	0.9	81.7%	1.8	11,665
GF	Summergrove	HSU1	Land to South West of Summergrove	80	30	2.7	3.6	75.0%	6.6	11,819

APPENDIX 4

PLANNING APPLICATION ANALYSIS

Appendix 4 - Planning Application Analysis							
Summary							
		1b	2b	3b	4b	5b	6b
Birks Road	No		1	1	19	0	2
Cleator Moor	% Mix		4%	4%	83%	0%	9%
30/11/2020	Av Size (sq.m)		115	203	172	0	309
4/20/2273/OR1	Av Size (sq.ft)		1,237	2,182	1,851	-	3,321
Meadow Road	No		8	10			
Whitehaven	% Mix		44%	56%			
12/11/2020	Av Size (sq.m)		81	81			
4/20/2272/OF1	Av Size (sq.ft)		872	872			
Fell View Drive	No		4	19	5	0	0
Egremont	% Mix		14%	68%	18%	0%	0%
02/09/2020	Av Size (sq.m)		60	70	109		
4/20/2150/0B1	Av Size (sq.ft)		651	755	1,172		
North Park	No		6	19	26	4	
Frizington	% Mix		11%	35%	47%	7%	
19/03/2020	Av Size (sq.m)		66	92	120	172	
4/19/2261/OR1	Av Size (sq.ft)		710	989	1,296	1,851	
Edgehill	No		0	28	48	7	
Whitehaven	% Mix		0%	34%	58%	8%	
07/08/2019	Av Size (sq.m)			84	129	168	
4/19/2124/OF1	Av Size (sq.ft)			908	1,389	1,803	
Hilltop Road	No		2	8			
Whitehaven	% Mix		20%	80%			
07/06/2018	Av Size (sq.m)		61	79			
4/18/2045/Of1	Av Size (sq.ft)		654	846			
Summary			2b	3b	4b	5b	6b
	Total Dwellings		21	85	98	11	2
	Mix		10%	39%	45%	5%	1%
	Ave dwelling size (sq.m)		72	83	134	169	309
	Ave dwelling size (sq.ft)		780	897	1,443	1,820	3,321
Allerdale Analysis							
		1b	2b	3b	4b	5b	6b
Main Road	No		6	37	65	15	
High Harrington	% Mix		5%	30%	53%	12%	
Workington	Total Floor Area (sq.m)		4652	34359	91037	27300	
	Av Size (sq.m)		72	86	130	169	
FUL/2020/0250	Av Size (sq.ft)		775	929	1401	1820	
Lowmoor Road	No		9	41	7		
Wigton	% Mix		16%	72%	12%		
	Total Floor Area (sq.m)		5859	34882	8259		
	Av Size (sq.m)		60	79	110		
RMA/2019/0015	Av Size (sq.ft)		651	851	1180		
Stainburn Hall Farm	No		14	40	27		
Stainburn	% Mix		17%	49%	33%		
Workington	Total Floor Area (sq.m)		9922	37358	35774		
	Av Size (sq.m)		66	87	123		
FUL/2020/0304	Av Size (sq.ft)		709	934	1325		
Summary			2b	3b	4b	5b	6b
	Total Dwellings		29	118	99	15	
	% Mix		11%	45%	38%	6%	
	Total Floor Area (sq.m)		1898	9903	12548	2536	
	Ave dwelling size (sq.m)		65	84	127	169	
	Ave dwelling size (sq.ft)		705	903	1,364	1,820	

APPENDIX 5

NEW HOUSE SALES

Appendix 5 - Copeland New Build Sales Since June 2019

1. The Mount, Whitehaven (John Swift Homes)

NEW BUILD SALES

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	House Type	No Beds	Description	Comment
20	THE MOUNT	WHITEHAVEN	CA28 6AJ	£205,000	28/06/2019	83	893	£2,470	£229	E		D Bungalow	
26	THE MOUNT	WHITEHAVEN	CA28 6AJ	£205,000	01/11/2019	83	893	£2,470	£229	E		D Bungalow	
22	THE MOUNT	WHITEHAVEN	CA28 6AJ	£205,000	02/08/2019	86	926	£2,384	£221	F		D Bungalow	
24	THE MOUNT	WHITEHAVEN	CA28 6AJ	£205,000	04/10/2019	86	926	£2,384	£221	F		D Bungalow	
38	THE MOUNT	WHITEHAVEN	CA28 6AJ	£212,500	14/02/2020	86	926	£2,471	£230	F		D Bungalow	
40	THE MOUNT	WHITEHAVEN	CA28 6AJ	£212,500	28/02/2020	86	926	£2,471	£230	F		D Bungalow	
28	THE MOUNT	WHITEHAVEN	CA28 6AJ	£227,950	17/07/2020	86	926	£2,651	£246	F		D Bungalow	
30	THE MOUNT	WHITEHAVEN	CA28 6AJ	£227,950	17/08/2020	86	926	£2,651	£246	F		D Bungalow	
34	THE MOUNT	WHITEHAVEN	CA28 6AJ	£305,000	25/08/2020	116	1249	£2,629	£244			D Bungalow	
21	THE MOUNT	WHITEHAVEN	CA28 6AJ	£324,950	06/09/2019	125	1345	£2,600	£242	B		D Bungalow	
25	THE MOUNT	WHITEHAVEN	CA28 6AJ	£324,950	11/10/2019	125	1345	£2,600	£242	B		D Bungalow	
31	THE MOUNT	WHITEHAVEN	CA28 6AJ	£349,950	30/09/2020	125	1345	£2,800	£260	B		D Bungalow	
37	THE MOUNT	WHITEHAVEN	CA28 6AJ	£349,950	20/11/2020	125	1345	£2,800	£260	B		D Bungalow	
19	THE MOUNT	WHITEHAVEN	CA28 6AJ	£309,950	02/07/2019	125	1345	£2,480	£230	C		D Bungalow	
23	THE MOUNT	WHITEHAVEN	CA28 6AJ	£309,950	18/09/2019	125	1345	£2,480	£230	C		D Bungalow	
32	THE MOUNT	WHITEHAVEN	CA28 6AJ	£314,950	28/08/2020	125	1345	£2,520	£234	C		D Bungalow	
42	THE MOUNT	WHITEHAVEN	CA28 6AJ	£314,950	05/11/2020	125	1345	£2,520	£234	C		D Bungalow	
14	THE MOUNT	WHITEHAVEN	CA28 6AJ	£339,950	15/10/2019	130	1399	£2,615	£243	Highgrove		D Bungalow	
16	THE MOUNT	WHITEHAVEN	CA28 6AJ	£349,950	16/08/2019	130	1399	£2,692	£250	Highgrove		D Bungalow	
12	THE MOUNT	WHITEHAVEN	CA28 6AJ	£360,000	10/03/2020	130	1399	£2,769	£257	Highgrove		D Bungalow	
35	THE MOUNT	WHITEHAVEN	CA28 6AJ	£385,000	30/10/2020	175	1884	£2,200	£204	A		D Bungalow	
27	THE MOUNT	WHITEHAVEN	CA28 6AJ	£405,585	24/07/2020	175	1884	£2,318	£215	A		D Bungalow	
								Ave	£2,544	£236			

RESALES

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	House Type	No Beds	Description	Comment
5	THE MOUNT	WHITEHAVEN	CA28 6AJ	£325,000	26/03/2021	116	1249	£2,802	£260			D Bungalow	NB 2018
								Ave	£2,802	£260			

MARKETING PRICES

No	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	House Type	No Beds	Description	Comment
2	THE MOUNT	WHITEHAVEN	CA28 6AJ	£409,950		175	1884	£2,343	£218		4	D Bungalow	sold stc
Plot 64	THE MOUNT	WHITEHAVEN	CA28 6AJ	£359,950		130	1400	£2,767	£257	Sandringham	3	D Bungalow	sold stc
Plot 62	THE MOUNT	WHITEHAVEN	CA28 6AJ	£249,950						Eton	2	D Bungalow	sold stc

NEW BUILD SALES

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	House Type	No Beds	Description	Comment
3	DOVE WAY	WHITEHAVEN	CA28 9BW	£137,950	18/12/2019	66	711	£2,088	£194	Epsom	2	S	
5	DOVE WAY	WHITEHAVEN	CA28 9BW	£139,950	17/01/2020	66	711	£2,119	£197	Epsom	2	S	
18	DOVE WAY	WHITEHAVEN	CA28 9BW	£164,950	22/11/2019	79	846	£2,099	£195	Kingston	3	S	
20	DOVE WAY	WHITEHAVEN	CA28 9BW	£164,950	06/12/2019	79	846	£2,099	£195	Kingston	3	S	
36	DOVE WAY	WHITEHAVEN	CA28 9BW	£169,950	19/06/2020	79	855	£2,140	£199	Harper	3	S	
22	DOVE WAY	WHITEHAVEN	CA28 9BW	£161,450	03/07/2020	79	855	£2,033	£189	Harper	3	S	
24	DOVE WAY	WHITEHAVEN	CA28 9BW	£169,950	17/07/2020	79	855	£2,140	£199	Harper	3	S	
34	DOVE WAY	WHITEHAVEN	CA28 9BW	£169,950	14/08/2020	79	855	£2,140	£199	Harper	3	S	
5	CLYDE WAY	WHITEHAVEN	CA28 9BQ	£169,950	23/10/2020	79	855	£2,140	£199	Harper	3	S	
7	CLYDE WAY	WHITEHAVEN	CA28 9BQ	£169,950	30/10/2020	79	855	£2,140	£199	Harper	3	S	
19	DOVE WAY	WHITEHAVEN	CA28 9BW	£186,950	02/08/2019	89	955	£2,107	£196	Hastings	3	S	
16	DOVE WAY	WHITEHAVEN	CA28 9BW	£175,950	11/10/2019	89	955	£1,983	£184	Hastings	3	S	
10	DOVE WAY	WHITEHAVEN	CA28 9BW	£187,950	06/12/2019	89	955	£2,118	£197	Hastings	3	S	
8	DOVE WAY	WHITEHAVEN	CA28 9BW	£187,950	13/12/2019	89	955	£2,118	£197	Hastings	3	S	
14	DOVE WAY	WHITEHAVEN	CA28 9BW	£186,950	20/02/2020	89	960	£2,096	£195	Spencer	3	S	
21	DOVE WAY	WHITEHAVEN	CA28 9BW	£186,950	27/03/2020	89	960	£2,096	£195	Spencer	3	S	
33	DOVE WAY	WHITEHAVEN	CA28 9BW	£189,950	22/05/2020	89	960	£2,130	£198	Spencer	3	S	
30	DOVE WAY	WHITEHAVEN	CA28 9BW	£188,950	21/08/2020	89	960	£2,119	£197	Spencer	3	S	
32	DOVE WAY	WHITEHAVEN	CA28 9BW	£181,392	21/08/2020	89	960	£2,034	£189	Spencer	3	S	
4	CLYDE WAY	WHITEHAVEN	CA28 9BQ	£189,950	11/09/2020	89	960	£2,130	£198	Spencer	3	S	
6	CLYDE WAY	WHITEHAVEN	CA28 9BQ	£188,950	18/09/2020	89	960	£2,119	£197	Spencer	3	S	
17	DOVE WAY	WHITEHAVEN	CA28 9BW	£204,950	26/07/2019	96	1031	£2,140	£199	Chester	3	D	
15	DOVE WAY	WHITEHAVEN	CA28 9BW	£204,950	30/08/2019	96	1031	£2,140	£199	Chester	3	D	
11	DOVE WAY	WHITEHAVEN	CA28 9BW	£204,950	01/11/2019	96	1031	£2,140	£199	Chester	3	D	
7	DOVE WAY	WHITEHAVEN	CA28 9BW	£252,950	22/11/2019	115	1238	£2,199	£204	Wellington	4	D	
4	DOVE WAY	WHITEHAVEN	CA28 9BW	£252,950	24/01/2020	115	1238	£2,199	£204	Wellington	4	D	
2	CLARENDON DRIVE	WHITEHAVEN	CA28 9SD	£292,000	22/11/2019	120	1292	£2,433	£226			D	
26	DOVE WAY	WHITEHAVEN	CA28 9BW	£209,950	17/07/2020	120	1292	£1,749	£163	Emmerson	4	S	2.5s
6	DOVE WAY	WHITEHAVEN	CA28 9BW	£264,950	24/01/2020	124	1335	£2,136	£198	Harrison	4	D	
3	CLYDE WAY	WHITEHAVEN	CA28 9BQ	£264,950	25/09/2020	124	1335	£2,136	£198	Harrison	4	D	
8	CLYDE WAY	WHITEHAVEN	CA28 9BQ	£254,950	02/10/2020	124	1335	£2,056	£191	Harrison	4	D	
9	DOVE WAY	WHITEHAVEN	CA28 9BW	£264,950	22/11/2019	127	1367	£2,086	£194	Durham	4	D	
23	DOVE WAY	WHITEHAVEN	CA28 9BW	£267,950	16/09/2019	128	1377	£2,095	£195	Boston	4	D	
12	DOVE WAY	WHITEHAVEN	CA28 9BW	£269,950	29/11/2019	128	1377	£2,110	£196	Boston	4	D	
25	DOVE WAY	WHITEHAVEN	CA28 9BW	£279,950	06/09/2019	130	1402	£2,149	£200	Warwick	4	D	
1	CLYDE WAY	WHITEHAVEN	CA28 9BQ	£279,950	19/06/2020	131	1412	£2,134	£198	Sanderson	4	D	
27	DOVE WAY	WHITEHAVEN	CA28 9BW	£267,950	21/08/2020	131	1412	£2,043	£190	Sanderson	4	D	
2	DOVE WAY	WHITEHAVEN	CA28 9BW	£275,950	21/02/2020	132	1421	£2,090	£194	Wilson	4	D	
9	CLYDE WAY	WHITEHAVEN	CA28 9BQ	£282,950	20/11/2020	132	1421	£2,143	£199	Wilson	4	D	
18	DALLAM WAY	WHITEHAVEN	CA28 9SF	£268,950	14/06/2019	134	1442	£2,007	£186			D	
24	DALLAM WAY	WHITEHAVEN	CA28 9SF	£270,950	07/06/2019	134	1442	£2,022	£188			D	
2	CLYDE WAY	WHITEHAVEN	CA28 9BQ	£294,950	28/08/2020	145	1561	£2,034	£189	Hewson	4	D	
12	CLYDE WAY	WHITEHAVEN	CA28 9BQ	£315,000	13/11/2020	168	1803	£1,881	£175	Masterton	5	D	
Ave								£2,100	£195				

RESALES

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	House Type	No Beds	Description	Comment
4	DALLAM WAY	WHITEHAVEN	CA28 9SF	£170,000	23/07/2021	74	797	£2,297	£213			SD	NB 2018
7	DALLAM WAY	WHITEHAVEN	CA28 9SF	£262,000	18/12/2020	124	1335	£2,113	£196			D	NB 2018
20	DALLAM WAY	WHITEHAVEN	CA28 9SF	£193,000	14/12/2020	98	1055	£1,969	£183			SD	NB 2019
Ave								£2,127	£198				

MARKETING PRICES NEW BUILD

Plot	House Ref	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	House Type	No Beds	Description	Comment
324	Harper			£174,950		79	855	£2,203	£205		3	S	No longer available
327	Spencer			£194,950		89	960	£2,186	£203		3	S	No longer available
224	Larson			£244,950		103	1109	£2,377	£221		4	D	Available
225	Hewson			£309,950		145	1561	£2,137	£199		4	D	Available
332	Hewson			£309,950		145	1561	£2,137	£199		4	D	Available
330	Hewson			£311,950		145	1561	£2,151	£200		4	D	Available
331	Masterton			£339,950		168	1803	£2,030	£189		5	D	Available
Ave								£2,174	£202				

MARKETING PRICES RESALES

Plot	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	House Type	No Beds	Description	Comment
2	DALLAM WAY	WHITEHAVEN	CA28 9SF	£174,950		74	797	£2,364	£220		3	SD	Resale Sold stc
36	CLARENDON DRIVE	WHITEHAVEN	CA28 9SD	£184,950		78	840	£2,371	£220		3	SD	Resale no longer available
34	CLARENDON DRIVE	WHITEHAVEN	CA28 9SD	£199,500		98	1055	£2,036	£189		3	SD	Resale Sold stc
67	CLARENDON DRIVE	WHITEHAVEN	CA28 9SD	£181,000		98	1055	£1,847	£172		3	SD	Resale Sold stc
9	DOVE WAY	WHITEHAVEN	CA28 9BW	£279,950		124	1335	£2,258	£210		4	D	Resale Sold stc
	CLARENDON DRIVE	WHITEHAVEN	CA28 9SD	£285,000		125	1343	£2,284	£212		4	D	Resale Sold stc
	CLARENDON DRIVE	WHITEHAVEN	CA28 9SD	£275,000		126	1356	£2,183	£203		4	D	Resale Sold stc
Ave								£2,192	£204				

NEW BUILD SALES

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	House Type	No Beds	Description	Comment
4	HEATH CLOSE	CLEATOR MOOR	CA25 5FA	£215,000	27/09/2019	109	1173	£1,972	£183	F	3	S	Y
5	HEATH CLOSE	CLEATOR MOOR	CA25 5FA	£211,000	21/02/2020	109	1173	£1,936	£180	F	3	S	Y
1	DALE CLOSE	CLEATOR MOOR	CA25 5DE	£249,950	05/06/2019	122	1313	£2,049	£190	D		D	Y
3	HEATH CLOSE	CLEATOR MOOR	CA25 5FA	£256,000	29/04/2020	122	1313	£2,098	£195	D	3	D	Dormer bungalow
19	EMBER LANE	CLEATOR MOOR	CA25 5FB	£276,000	05/09/2019	122	1313	£2,262	£210	C	3	D	Dormer bungalow
36	KEEKLE MEADOWS ROAD	CLEATOR MOOR	CA25 5RW	£276,000	30/09/2020	122	1313	£2,262	£210			DET	NB
12	KEEKLE RISE	CLEATOR MOOR	CA25 5DF	£262,000	04/07/2019	126	1356	£2,079	£193			S	
38	KEEKLE MEADOWS ROAD	CLEATOR MOOR	CA25 5RW	£300,000	03/09/2020	164	1765	£1,829	£170			DET	NB Dormer bungalow
31	KEEKLE RISE	CLEATOR MOOR	CA25 5DF	£330,000	31/07/2019	173	1862	£1,908	£177	A	*4/5	D	
20	EMBER LANE	CLEATOR MOOR	CA25 5FB	£298,000	17/12/2019	173	1862	£1,723	£160	A	*4/5	D	
4	KEEKLE MOUNT	CLEATOR MOOR	CA25 5FD	£298,000	01/11/2019	173	1862	£1,723	£160	A	*4/5	D	
30	KEEKLE MEADOWS ROAD	CLEATOR MOOR	CA25 5RW	£291,000	29/11/2019	173	1862	£1,682	£156	A	*4/5	D	
20	KEEKLE RISE	CLEATOR MOOR	CA25 5DF	£329,000	21/02/2020	191	2056	£1,723	£160	A1	*4/5	D	
22	KEEKLE RISE	CLEATOR MOOR	CA25 5DF	£354,000	19/06/2020	191	2056	£1,853	£172	A1	*4/5	D	
18	KEEKLE RISE	CLEATOR MOOR	CA25 5DF	£359,000	29/01/2020	191	2056	£1,880	£175	A1	*4/5	D	
Ave								£1,932	£179				

RESALES

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	House Type	No Beds	Description	Comment
4	KEEKLE RISE	CLEATOR MOOR	CA25 5DF	£210,000	11/09/2020	102	1098	£2,059	£191	E	3	S	N
7	THWAITE Close	CLEATOR MOOR	CA25 5RP	£218,000	09/04/2021	108	1163	£2,019	£188			SD	NB 2013
12	KEEKLE MEADOWS ROAD	CLEATOR MOOR	CA25 5RW	£192,000	30/09/2021	109	1173	£1,761	£164			SD	NB 2016
7	RIGG CLOSE	CLEATOR MOOR	CA25 5SU	£265,000	25/06/2020	122	1313	£2,172	£202			DET	NB 2015
4	KEEKLE MEADOWS ROAD	CLEATOR MOOR	CA25 5RW	£245,000	03/09/2020	124	1335	£1,976	£184			D	
10	KEEKLE RISE	CLEATOR MOOR	CA25 5DF	£380,000	29/06/2021	165	1776	£2,303	£214			Det	NB 2018 Dormer Bungalow
Ave								£2,048	£190				

No current Availability

4. Ennerdale View, Cleator Moor

NEW BUILD SALES

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.ft)	Price (Per sq.m)	House Type	No Beds	Description	Comment
1	ELLIS MEADOWS	CLEATOR MOOR	CA25 5DZ	£185,000	03/12/2019	160	1722	£1,156	£107	Ennerdale	3	S	2.5s
2	ELLIS MEADOWS	CLEATOR MOOR	CA25 5DZ	£185,000	09/12/2019	160	1722	£1,156	£107	Ennerdale	3	S	2.5s
5	ELLIS MEADOWS	CLEATOR MOOR	CA25 5DZ	£185,000	24/03/2020	160	1722	£1,156	£107	Ennerdale	3	S	2.5s
14	ELLIS MEADOWS	CLEATOR MOOR	CA25 5DZ	£255,000	28/08/2019	182	1959	£1,401	£130	Bassenthwaite	3	D	Dormer Bungalow
16	ELLIS MEADOWS	CLEATOR MOOR	CA25 5DZ	£255,000	13/07/2020	182	1959	£1,401	£130	Bassenthwaite	3	D	Dormer Bungalow
1	ELLIS GARDENS	CLEATOR MOOR	CA25 5EG	£273,000	26/08/2020	182	1959	£1,500	£139	Bassenthwaite	3	D	Dormer Bungalow
15	ELLIS MEADOWS	CLEATOR MOOR	CA25 5DZ	£280,000	19/12/2019	193	2077	£1,451	£135	Wastwater	4	D	2.5s
3	ELLIS MEADOWS	CLEATOR MOOR	CA25 5DZ	£299,750	29/09/2020	198	2131	£1,514	£141	Buttermere	4	D	
7	ELLIS MEADOWS	CLEATOR MOOR	CA25 5DZ	£370,000	08/10/2020	318	3423	£1,164	£108	Crummock	6	D	2.5s
11	ELLIS MEADOWS	CLEATOR MOOR	CA25 5DZ	£380,000	25/08/2020	318	3423	£1,195	£111	Crummock	6	D	2.5s
Ave								£1,309	£122				

5. Seacote Gardens, St Bees

NEW BUILD SALES

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.ft)	Price (Per sq.m)	House Type	No Beds	Description	Comment
16	SEACOTE GARDENS	ST BEES	CA27 0ES	£140,000	07/11/2019	67	721	£2,090	£194		2	T	
5	SEACOTE GARDENS	ST BEES	CA27 0AT	£182,683	30/10/2020	102	1098	£1,791	£166		3	T	
9	SEACOTE GARDENS	ST BEES	CA27 0AT	£197,500	11/08/2020	102	1098	£1,936	£180		3	S	
4	SEACOTE GARDENS	ST BEES	CA27 0ES	£195,000	15/01/2020	102	1098	£1,912	£178		3	T	
3	SEACOTE GARDENS	ST BEES	CA27 0AT	£297,500	27/05/2020	120	1292	£2,479	£230		4	D	
Ave								£2,042	£190				

6. Beckstones, Rheda North Park (Genesis Homes)

MARKETING PRICES NEW BUILD

Plot	House Ref	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	House Type	No Beds	Description	Comment
29	Dee			£225,000		66	710	£3,409	£317		2	Det True Bungalow	
30	Dee			£220,000		66	710	£3,333	£310		2	Det True Bungalow	
28	Esk			£320,000		97	1040	£3,312	£308		3	Det True Bungalow	Int g
14	Esk			£315,000		97	1040	£3,260	£303		3	Det True Bungalow	Int g
25	Esk			£320,000		97	1040	£3,312	£308		3	Det True Bungalow	Int g
37	Wreay			£275,000		113	1220	£2,426	£225		4	Det	Int G
35	Turnstall			£320,000		121	1312	£2,653	£244		4	Det	Single garage
13	Ellen			£320,000		122	1311	£2,628	£244		4	Det	Double Gar
15	Whillan			£430,000		175	1851	£2,458	£232		5	Det	Accommodation in roof DG
Ave								£2,977	£277				

Ave Bungalow

£3,325

£309

Ave House

£2,541

£236

7. Florence Drive, Egremont (Glesons)

MARKETING PRICES NEW BUILD

Plot	House Ref	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	House Type	No Beds	Description	Comment
22	Cork			£156,995		60	651	£2,596	£241		2	SD	Garage
21	Tyrone			£164,995		71	759	£2,340	£217		3	SD	
15	Tyrone			£168,995		71	759	£2,397	£223		3	SD	
20	Kilkenny			£199,995		72	772	£2,789	£259		3	Det	Garage
14	Fergus			£183,995		73	788	£2,513	£233		3	SD	Integral
16	Wexford			£237,995		109	1172	£2,186	£203		4	Det	Integral
Ave								£2,470	£229				

APPENDIX 6

HOUSING RESALES EVIDENCE

Appendix 6 - Modern Resales

Location	Price (per sq.m)	Price (Per sq.ft)
Whitehaven		
Harras Moor	£2,340	£217
Moresby Parks	£1,953	£181
Waters Edge	£2,273	£211
Edgehill Park Early Phases	£1,910	£177
Hensingham	£1,800	£167
Egremont	£2,108	£196
Millom	£2,150	£200
Cleator Moor	£2,167	£201
Seascale	£2,098	£195
St Bees	£2,229	£207
Arlecdon/Rowah	£2,057	£191
Distington	£2,018	£188

Appendix 6 - Modern Resales

Whitehaven Outskirts

Harras Moor

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
12	FERN WAY	HARRAS MOOR	CA28 6NJ	£114,000	20/09/2019	69	743	£1,652	£153		S	2001
1	LAUREL COURT	HARRAS MOOR	CA28 6RA	£230,000	29/11/2019	136	1464	£1,691	£157	3	D	2001 bungalow
5	FERN COURT	HARRAS MOOR	CA28 6NN	£162,000	15/05/2020	93	1001	£1,742	£162	3	D	2002 bungalow
13	JUNIPER GROVE	HARRAS MOOR	CA28 6SL	£110,000	14/08/2020	62	667	£1,774	£165	2	D	1990s bungalow
8	FERN WAY	HARRAS MOOR	CA28 6NJ	£170,000	02/03/2021	88	947	£1,932	£179	4	S	2.5s 2001
55	HOLLY BANK	HARRAS MOOR	CA28 6SA	£204,975	01/03/2021	106	1141	£1,934	£180	4	S	1999
47	BROOM BANK	HARRAS MOOR	CA28 6SB	£195,500	23/09/2019	98	1055	£1,995	£185	3	D	1995
6	FERN GROVE	HARRAS MOOR	CA28 6RB	£197,500	15/01/2020	99	1066	£1,995	£185	3	D	2001
92	LAUREL BANK	HARRAS MOOR	CA28 6SW	£215,000	13/06/2019	103	1109	£2,087	£194	4	D	1999
4	FERN WAY	HARRAS MOOR	CA28 6NJ	£186,000	04/12/2020	88	947	£2,114	£196	4	S	2.5s 2001
4	HOLLY BANK	HARRAS MOOR	CA28 6SA	£300,000	29/03/2021	138	1485	£2,174	£202	5	D	1995
21	SPRUCE GROVE	HARRAS MOOR	CA28 6NP	£226,500	18/12/2020	104	1119	£2,178	£202	4	D	2003
62	HOLLY BANK	HARRAS MOOR	CA28 6SA	£155,000	15/08/2019	69	743	£2,246	£209	3	S	1999
30	HOLLY BANK	HARRAS MOOR	CA28 6SA	£115,000	27/06/2019	51	549	£2,255	£209	2	S	1996
49	HOLLY BANK	HARRAS MOOR	CA28 6SA	£163,000	05/11/2019	72	775	£2,264	£210	3	S	1996
10	LAUREL BANK	HARRAS MOOR	CA28 6SW	£275,000	13/12/2019	120	1292	£2,292	£213	5	D	1998
5	HOLLY BANK	HARRAS MOOR	CA28 6SA	£124,000	26/05/2021	54	581	£2,296	£213	2	S	1995
50	LAUREL BANK	HARRAS MOOR	CA28 6SW	£300,000	03/02/2020	129	1389	£2,326	£216	4	D	2003
84	HOLLY BANK	HARRAS MOOR	CA28 6SA	£165,000	29/11/2019	70	753	£2,357	£219	3	S	1999
14	BROOM BANK	HARRAS MOOR	CA28 6SB	£209,000	14/06/2019	88	947	£2,375	£221	3	D	1995
8	FERN GROVE	HARRAS MOOR	CA28 6RB	£195,000	22/11/2019	82	883	£2,378	£221	3	D	2001
88	HOLLY BANK	HARRAS MOOR	CA28 6SA	£163,000	09/07/2021	68	732	£2,397	£223	3	S	2001
26	FERN GROVE	HARRAS MOOR	CA28 6RB	£198,000	13/12/2019	82	883	£2,415	£224	3	D	2001
5	THISTLE CLOSE	HARRAS MOOR	CA28 6SP	£296,500	15/10/2019	122	1313	£2,430	£226	4	D	1995
80	HOLLY BANK	HARRAS MOOR	CA28 6SA	£124,000	07/02/2020	51	549	£2,431	£226	3	S	2000
9	JUNIPER GROVE	HARRAS MOOR	CA28 6SL	£129,000	19/12/2019	53	570	£2,434	£226	2	S	1990s
35	JUNIPER GROVE	HARRAS MOOR	CA28 6SL	£280,000	15/02/2021	115	1238	£2,435	£226	4	D	1990s
94	LAUREL BANK	HARRAS MOOR	CA28 6SW	£205,000	27/11/2020	84	904	£2,440	£227	3	D	2000
78	HOLLY BANK	HARRAS MOOR	CA28 6SA	£126,000	29/05/2020	51	549	£2,471	£230	2	S	2001
4	LAUREL COURT	HARRAS MOOR	CA28 6RA	£230,000	01/10/2020	92	990	£2,500	£232	3	D	2001 bungalow
53	LAUREL BANK	HARRAS MOOR	CA28 6SW	£255,000	18/12/2020	101	1087	£2,525	£235	4	D	2000
9	HOLLY BANK	HARRAS MOOR	CA28 6SA	£128,000	15/01/2021	50	538	£2,560	£238	2	S	1995
37	JUNIPER GROVE	HARRAS MOOR	CA28 6SL	£155,000	02/10/2020	60	646	£2,583	£240	2	S	1990s bungalow
11	LAUREL BANK	HARRAS MOOR	CA28 6SW	£249,999	26/05/2021	95	1023	£2,632	£244	3	D	NB 1998
51	LAUREL BANK	HARRAS MOOR	CA28 6SW	£280,000	23/08/2019	106	1141	£2,642	£245	4	D	2000
4	FERN GROVE	HARRAS MOOR	CA28 6RB	£230,000	30/07/2021	87	936	£2,644	£246	3	D	Nb 2002
5	FERN GROVE	HARRAS MOOR	CA28 6RB	£217,000	10/09/2021	78	840	£2,782	£258	3	D	nb 2001
8	HEATHER CLOSE	HARRAS MOOR	CA28 6SN	£210,000	10/05/2021	74	797	£2,838	£264	2	D	bungalow
68	LAUREL BANK	HARRAS MOOR	CA28 6SW	£230,000	10/12/2020	80	861	£2,875	£267	3	D	bungalow
17	FERN WAY	HARRAS MOOR	CA28 6NJ	£126,000	30/10/2020	43	463	£2,930	£272	2	S	2001
21	HOLLY BANK	HARRAS MOOR	CA28 6SA	£255,000	17/08/2020	87	936	£2,931	£272	3	D	1996
Ave								£2,340	£217			
Houses Only								£2,351	£218			
Bungalows Only								£2,286	£212			

Moresby Parks

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
1	EAGLES WAY	MORESBY PARKS	CA28 8YJ	£104,000	01/03/2021	40	431	£2,600	£242		S	1999
6	EAGLES WAY	MORESBY PARKS	CA28 8YJ	£176,000	12/03/2020	76	818	£2,316	£215	3	D	bungalow
7	EAGLES WAY	MORESBY PARKS	CA28 8YJ	£107,000	13/05/2021	51	549	£2,098	£195	2	S	
19	EAGLES WAY	MORESBY PARKS	CA28 8YJ	£310,000	15/02/2021	142	1528	£2,183	£203	4	D	bungalow
21	EAGLES WAY	MORESBY PARKS	CA28 8YJ	£260,000	04/12/2020	146	1572	£1,781	£165	4	D	bungalow
14	Winston Terrace	MORESBY PARKS	CA28 8WE	£105,000	23/04/2021	61	657	£1,721	£160		T	2010
15	Winston Terrace	MORESBY PARKS	CA28 8WE	£96,000	09/04/2021	61	657	£1,574	£146		T	2009
9	Winston Terrace	MORESBY PARKS	CA28 8WE	£137,500	05/07/2019	108	1163	£1,273	£118		T	2009
16	OSPREY GARDENS	MORESBY PARKS	CA28 8YP	£372,500	29/06/2021	183	1970	£2,036	£189	5	D	
Ave								£1,953	£181			
Houses Only								£1,884	£175			
Bungalows Only								£2,093	£194			

Waters Edge

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
20	WATERS EDGE CLOSE	WHITEHAVEN	CA28 9PE	£138,000	07/08/2019	66	710	£2,091	£194		F	NB 2015
2	WATERS EDGE CLOSE	WHITEHAVEN	CA28 9PE	£169,000	19/10/2020	78	840	£2,167	£201		T	NB 2015
8	TAYLORS WAY	WHITEHAVEN	CA28 9PD	£220,000	29/01/2021	101	1087	£2,178	£202	3	D BUNG	NB 2016
17	WATERS EDGE CLOSE	WHITEHAVEN	CA28 9PE	£171,750	30/08/2019	78	840	£2,202	£205		S	NB 2015
9	TAYLORS WAY	WHITEHAVEN	CA28 9PD	£180,000	15/03/2021	66	710	£2,727	£253		S	NB 2015
Ave								£2,273	£211			
Houses Only								£2,297	£213			
Bungalows Only								£2,178	£202			

Edgehill Park Early Phases

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
2	WOODVILLE WAY	WHITEHAVEN	CA28 9LT	£121,000	23/04/2021	73	786	£1,658	£154		S	NB 2011
10	HARTFIELD CLOSE	WHITEHAVEN	CA28 9LS	£238,000	11/02/2021	134	1442	£1,776	£165	4	D	NB 2014
8	HARTFIELD CLOSE	WHITEHAVEN	CA28 9LS	£239,950	26/04/2021	134	1442	£1,791	£166		D	NB 2014
5	LEANDER CLOSE	WHITEHAVEN	CA28 9LQ	£155,000	01/10/2021	84	904	£1,845	£171		S	NB 2012
15	LADSTOCK GROVE	WHITEHAVEN	CA28 9LR	£141,000	28/09/2021	73	786	£1,932	£179		S	NB 2012
15	WOODVILLE WAY	WHITEHAVEN	CA28 9LT	£245,000	15/03/2021	123	1324	£1,992	£185		D	NB 2014
6	EDDERSIDE DRIVE	WHITEHAVEN	CA28 9LF	£269,950	09/08/2021	134	1442	£2,015	£187		D	NB 2013
1	EDDERSIDE DRIVE	WHITEHAVEN	CA28 9LF	£225,000	17/03/2021	108	1163	£2,083	£194		D	NB 2013
14	WOODVILLE WAY	WHITEHAVEN	CA28 9LT	£246,000	26/05/2021	117	1259	£2,103	£195	4	D	NB 2011
Ave								£1,910	£177			

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
5	HUNSLET PLACE	WHITEHAVEN	CA28 9BF	£273,750	25/06/2021	128	1378	£2,139	£199		D	NB 2015
13	HUNSLET PLACE	WHITEHAVEN	CA28 9BF	£198,000	13/03/2021	83	893	£2,386	£222		D	NB 2015

Hensingham

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
1	CEDA PARK	HENSINGHAM	CA28 8TG	£145,000	13/02/2020	81	872	£1,790	£166		S	
4	CEDA PARK	HENSINGHAM	CA28 8TG	£150,000	23/04/2021	81	872	£1,852	£172		S	NB 2015
5	CEDA PARK	HENSINGHAM	CA28 8TG	£140,000	12/02/2021	82	883	£1,707	£159		T	NB 2016
9	CEDA PARK	HENSINGHAM	CA28 8TG	£139,000	05/06/2020	74	797	£1,878	£175		T	
15	CEDA PARK	HENSINGHAM	CA28 8TG	£169,000	31/10/2019	104	1119	£1,625	£151		S	
20	CEDA PARK	HENSINGHAM	CA28 8TG	£149,950	29/10/2020	90	969	£1,666	£155		T	
14	MARINERS WAY	HENSINGHAM	CA28 8QG	£275,000	16/04/2021	134	1442	£2,052	£191		D	NB 2010
2	ROWANGATE	HENSINGHAM	CA28 8HX	£185,000	09/04/2021	101	1087	£1,832	£170	2	S	NB 2012
Ave								£1,800	£167			

Appendix 6 - Modern Resales

Egremont

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
18	ASHLEY WAY	EGREMONT	CA22 2JT	£200,000	28/09/2020	90	969	£2,222	£206	3	D	Mid 90s
30	ASHLEY WAY	EGREMONT	CA22 2JT	£199,950	14/06/2019	94	1012	£2,127	£198		D	Mid 90s
6	ASHLEY WAY	EGREMONT	CA22 2JT	£168,000	03/12/2020	83	893	£2,024	£188	2	D	Bungalow
31	ASHLEY WAY	EGREMONT	CA22 2JT	£155,000	18/02/2021	84	904	£1,845	£171	2	D	Bungalow
31	ASHLEY WAY	EGREMONT	CA22 2JT	£173,000	29/10/2021	84	904	£2,060	£191	2	D	Bungalow
8	CLINTZ ROAD	EGREMONT	CA22 2QU	£175,000	20/03/2020	79	850	£2,215	£206	3	D	2004
56	DALEVIEW GARDENS	EGREMONT	CA22 2LN	£195,000	02/08/2019	103	1109	£1,893	£176		S	1970/80s
32	DALEVIEW GARDENS	EGREMONT	CA22 2LN	£170,000	18/12/2020	89	958	£1,910	£177	3	D	1970/80s
57	DALEVIEW GARDENS	EGREMONT	CA22 2LN	£150,000	02/08/2019	74	797	£2,027	£188		S	1970/80s
49	DALEVIEW GARDENS	EGREMONT	CA22 2LN	£130,000	09/08/2019	75	807	£1,733	£161		S	1970/80s
6	FAIR VIEW	EGREMONT	CA22 2NQ	£218,000	11/08/2020	115	1238	£1,896	£176	3	D	Bungalow 1980s
8	FELLVIEW DRIVE	EGREMONT	CA22 2JL	£275,000	18/12/2020	102	1098	£2,696	£250		D	1980s
10	FELLVIEW DRIVE	EGREMONT	CA22 2JL	£175,000	25/02/2021	85	915	£2,059	£191	3	S	1980s
5	FELLVIEW DRIVE	EGREMONT	CA22 2JL	£155,000	20/12/2019	74	797	£2,095	£195		S	1980s
18	LANGHORN COURT	EGREMONT	CA22 2QZ	£185,000	29/10/2019	91	980	£2,033	£189	3	D	2000s
23	LANGHORN COURT	EGREMONT	CA22 2QZ	£175,000	27/04/2021	81	872	£2,160	£201	3	S	2000s
14	LING ROAD	EGREMONT	CA22 2JU	£145,000	29/03/2021	70	753	£2,071	£192	2	S	Mid 90s
22	LING ROAD	EGREMONT	CA22 2JU	£128,000	15/04/2020	66	710	£1,939	£180	3	S	Mid 90s
25	LING ROAD	EGREMONT	CA22 2JU	£215,000	20/08/2021	76	818	£2,829	£263	3	D	Bungalow
7	LONGLANDS CLOSE	EGREMONT	CA22 2QX	£230,000	16/10/2020	115	1238	£2,000	£186	4	D	2000s
2	PARKLANDS DRIVE	EGREMONT	CA22 2JH	£180,000	30/04/2021	77	829	£2,338	£217	3	D	1980s
10	ROWNTREE GARDENS	EGREMONT	CA22 2ER	£185,000	26/04/2021	84	904	£2,202	£205	3	D	2000s

Ave **£2,108** **£196**

Houses Only **£2,101** **£195**

Bungalows Only **£2,131** **£198**

For Sale

No	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
	CLINTZ ROAD	EGREMONT	CA22 2QU	£239,950		84	902	£2,864	£266	4	D	2004 Sold stc
22	PARKLANDS DRIVE	EGREMONT	CA22 2JH	£235,000		102	1098	£2,304	£214	4	D	1980s sold ctc
22	LANGHORN COURT	EGREMONT	CA22 2QZ	£229,950		82	883	£2,804	£261	3	D	2000s sold stc
11	LING ROAD	EGREMONT	CA22 2JU	£169,995		72	775	£2,361	£219	3	S	Mid 90 sold stc
	ASHLEY WAY	EGREMONT	CA22 2JT	£120,000		52	563	£2,294	£213	2	S	Mid 90 sold stc

Ave **£2,526** **£235**

Appendix 6 - Modern Resales

Millom

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description	
19	ESTUARY CLOSE	MILLOM	LA18 4FH	£235,000	28/02/2020	107	1152	£2,196	£204	4	D	2008	
11	HODGSON GARDENS	MILLOM	LA18 5LE	£339,950	12/03/2021	194	2088	£1,752	£163	4	D	Dormer Bungalow2002	
12	HODGSON GARDENS	MILLOM	LA18 5LE	£260,000	06/01/2021	156	1679	£1,667	£155	4	D	Dormer Bungalow 2002	
41	LOWTHER ROAD	MILLOM	LA18 4PE	£183,500	25/09/2020	82	883	£2,238	£208		S		
72	LOWTHER ROAD	MILLOM	LA18 4PN	£160,000	13/09/2019	60	646	£2,667	£248	3	D	1980s	
100	LOWTHER ROAD	MILLOM	LA18 4PN	£220,000	19/10/2020	113	1216	£1,947	£181	4	D	2004	
75	LOWTHER ROAD	MILLOM	LA18 4PW	£118,000	12/01/2021	53	570	£2,226	£207	2	S		
127	MAIN STREET	HAVERIGG	LA18 4EZ	£239,950	25/05/2021	106	1141	£2,264	£210		D	BRAND NEW DORMER	
133	MAIN STREET	HAVERIGG	LA18 4EZ	£299,000	17/03/2021	141	1518	£2,121	£197	4	D	2007	
3	NICHOLSON CLOSE	MILLOM	LA18 4QX	£195,000	16/08/2019	80	861	£2,438	£226	3	D	1990s	
9	OLD MOOR GARDENS	MILLOM	LA18 5ER	£225,000	12/03/2021	128	1378	£1,758	£163	4	S	2000	
8	RUSKIN CLOSE	MILLOM	LA18 4PX	£280,000	25/09/2020	106	1141	£2,642	£245	4	D	2002	
								Ave	£2,150	£200			

Houses Only **£2,248** **£209**
 Bungalows Only **£1,894** **£176**

For Sale

No	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
	HODGSON GARDENS	MILLOM	LA18 5LE	£325,000						4	D	Dormer Bungalow 2002
4	BAY VIEW CLOSE	MILLOM	LA18 5ES	£299,950		154	1658	£1,948	£181	4	D	BRAND NEW SOLD STC
7	DERWENTWATER CLOSE	MILLOM	LA18 4PF	£250,000		119	1281	£2,101	£195	4	D	1970S AVAILABLE
55	MOUNTBATTEN WAY	MILLOM	LA18 5EP	£190,000		76	818	£2,500	£232	3	D	1970S AVAILABLE
10	SCALES VIEW	MILLOM		£125,000		57	614	£2,193	£204	2	S	MODERN SOLD STC

Appendix 6 - Modern Resales

Cleator Moor

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description	
11	THREAPLANDS	CLEATOR MOOR	CA25 5HA	£270,000	14/08/2020	157	1690	£1,720	£160	4	D	EARLY 2000S	
16	THREAPLANDS	CLEATOR MOOR	CA25 5HA	£145,000	30/04/2021	81	872	£1,790	£166	2	D	NB 1997	BUNGALOW
3	RIGG CLOSE	CLEATOR MOOR	CA25 5SU	£349,950	11/06/2021	174	1873	£2,011	£187		D	NB 2015	
7	THWAITE CLOSE	CLEATOR MOOR	CA25 5RP	£218,000	09/04/2021	108	1163	£2,019	£188		S	NB 2013	
45	THREAPLANDS	CLEATOR MOOR	CA25 5HA	£134,400	25/06/2020	65	700	£2,068	£192	2	S	NB 2001	BUNGALOW
49	THREAPLANDS	CLEATOR MOOR	CA25 5HA	£170,000	04/09/2020	80	861	£2,125	£197	2	S	NB 2001	BUNGALOW
7	RIGG CLOSE	CLEATOR MOOR	CA25 5SU	£265,000	25/06/2020	122	1313	£2,172	£202		D	NB 2015	
5	LITTLECROFT	CLEATOR MOOR	CA25 5AG	£307,000	23/10/2020	137	1475	£2,241	£208	4	D	NB 2002	BUNGALOW
17	FIR GARTH	CLEATOR MOOR	CA25 5HB	£117,000	03/06/2020	52	560	£2,250	£209	2	S	NB 2001	
38	THREAPLANDS	CLEATOR MOOR	CA25 5HA	£175,000	06/01/2021	70	753	£2,500	£232	2	D	NB 2001	BUNGALOW
3	LAYFIELD LANE	CLEATOR MOOR	CA 25 5HN	£227,500	07/05/2021	90	969	£2,528	£235	3	D	NB 1997	
14	CONISTON PARK	CLEATOR MOOR	CA25 5QF	£165,000	12/02/2021	64	689	£2,578	£240	3	D	1990S	
Ave								£2,167	£201				
Houses Only								£2,183	£203				
Bungalows Only								£2,145	£199				

For Sale

No	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description	
1	HOWTHORNE FIELDS	CLEATOR	CA23 3DL	£349,950		218	2347	£1,605	£149	5	D	1990S	SOLD STC
2	CROWN PLACE	CLEATOR MOOR	CA25 5GZ	£275,000		167	1798	£1,647	£153	4	D	2000S	SOLD STC
	FIR GARTH	CLEATOR MOOR	CA25 5HB	£209,995		81.2	874	£2,586	£240	3	D	2000S	SOLD STC
8	FIR GARTH	CLEATOR MOOR	CA25 5HB	£179,995		84	904	£2,143	£199	3	S	2000S	SOLD STC
	ACORN BANK	CLEATOR		£159,950		75	807	£2,133	£198	3	D	2000S	SOLD STC
Ave								£2,023	£188				

Appendix 6 - Modern Resales

Seascale

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
5	GREEN CLOSE	SEASCALE	CA20 1RA	£188,000	01/10/2019	88	947	£2,136	£198	3	S	1980s
5	LINKS CRESCENT	SEASCALE	CA20 1RB	£95,000	25/02/2020	54	581	£1,759	£163	2	S	1997
14	LINKS CRESCENT	SEASCALE	CA20 1RB	£180,000	28/02/2020	97	1044	£1,856	£172	3	D	bungalow
17	LINKS CRESCENT	SEASCALE	CA20 1RB	£195,000	09/04/2021	91	980	£2,143	£199	3	D	1997
22	LINKS CRESCENT	SEASCALE	CA20 1RB	£162,000	19/12/2019	92	990	£1,761	£164	3	S	2016
27	LINKS CRESCENT	SEASCALE	CA20 1RB	£169,000	05/02/2021	92	990	£1,837	£171	3	D	1997
29	LINKS CRESCENT	SEASCALE	CA20 1RB	£230,000	13/08/2020	122	1313	£1,885	£175	4	D	1997
52	LINKS CRESCENT	SEASCALE	CA20 1RB	£133,000	02/02/2021	69	743	£1,928	£179		S	2016
12	THE DUNES	SEASCALE	CA20 1NN	£230,000	30/11/2020	72	775	£3,194	£297	2	D	2018 bungalow
10	THE FAIRWAYS	SEASCALE	CA20 1RD	£120,000	05/07/2019	68	732	£1,765	£164		D	NB 1999 bungalow
11	THE FAIRWAYS	SEASCALE	CA20 1RD	£145,000	03/04/2020	87	936	£1,667	£155	2	D	NB 1999 bungalow
19	THE FAIRWAYS	SEASCALE	CA20 1RD	£230,000	30/10/2020	120	1292	£1,917	£178	3	D	NB 1999 bungalow
14	THE FAIRWAYS	SEASCALE	CA20 1RD	£185,000	14/10/2021	67	721	£2,761	£257	2	D	NB 1999 bungalow
20	THE FAIRWAYS	SEASCALE	CA20 1RD	£180,000	20/11/2019	78	840	£2,308	£214	3	D	2000 bungalow
5	GOSFORTH ROAD	SEASCALE	CA20 1PU	£279,000	27/08/2021	109	1173	£2,560	£238	3	D	1980S GOOD ORDER
Ave								£2,098	£195			

Houses Only £2,001 £186
 Bungalows Only £2,210 £205

For Sale

No	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
57	LINKS CRESCENT	SEASCALE	CA20 1RB	£225,000		114	1227	£1,974	£183	4	D	2016 SOLD STC
57	LINKS CRESCENT	SEASCALE	CA20 1RB	£220,000		100	1076	£2,200	£204	4	D	2016 SOLD STC
	THE FAIRWAYS	SEASCALE	CA20 1RD	£180,000		80.1	862	£2,247	£209	3	D	SOLD STC
9	LINKS CRESCENT	SEASCALE	CA20 1RB	£135,000		64	689	£2,109	£196	2	SD	SOLD STC
Ave								£2,133	£198			

Appendix 6 - Modern Resales

St Bees

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
5 HOLLY MEWS	ABBAY ROAD	ST BEES	CA27 0EA	£294,500	14/07/2020	151	1625	£1,950	£181		S	2015
85	FAIRLADIES	ST BEES	CA27 0AQ	£150,000	28/04/2021	66	710	£2,273	£211	2	F	2005/6
89	FAIRLADIES	ST BEES	CA27 0AQ	£150,000	15/07/2019	61	657	£2,459	£228		F	2005/6
97	FAIRLADIES	ST BEES	CA27 0AQ	£160,000	06/11/2020	66	710	£2,424	£225	2	F	2005/6
109	FAIRLADIES	ST BEES	CA27 0AQ	£157,000	21/06/2019	60	646	£2,617	£243		F	2005/6
117	FAIRLADIES	ST BEES	CA27 0AQ	£151,500	06/05/2020	44	474	£3,443	£320	2	F	2005/6
9	FAIRLADIES	ST BEES	CA27 0AR	£391,000	25/09/2020	199	2142	£1,965	£183		D	2005/6
22	FAIRLADIES	ST BEES	CA27 0AR	£274,950	11/10/2019	166	1787	£1,656	£154		S	2005/6
30	FAIRLADIES	ST BEES	CA27 0AR	£270,000	16/08/2019	128	1378	£2,109	£196		D	2005/6
35	FAIRLADIES	ST BEES	CA27 0AR	£385,000	27/11/2019	166	1787	£2,319	£215	4	D	2005/6
47	FAIRLADIES	ST BEES	CA27 0AR	£435,000	16/08/2019	241	2594	£1,805	£168		D	2005/6
113	FAIRLADIES	ST BEES	CA27 0AQ	£157,000	30/09/2021	66	710	£2,379	£221	2	Flat	2005/6
2	FAIRLADIES	ST BEES	CA27 0AR	£486,250	01/09/2021	224	2411	£2,171	£202	6	Det	2005/6
Fleatham Cottage	HIGH HOUSE ROAD	ST BEES	CA27 0BY	£235,000	30/09/2021	144	1550	£1,632	£152		T	NB 2009
								Ave	£2,229	£207		

For Sale

No	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
4	Blythe Place		CA27 0BE	£490,000		165	1776	£2,970	£276	4	Det	NB 2005
2	SEACOTE GARDENS	ST BEES	CA27 0AT	£389,950		224	2411	£1,741	£162	5		Modern
73	FAIRLADIES	ST BEES	CA27 0AQ	£274,950		93	1001	£2,956	£275	4	SD	Sold 2.5s
	SEACOTE GARDENS	ST BEES	CA27 0AT	£184,950						3	SD	Sold stc
127	FAIRLADIES	ST BEES	CA27 0AQ	£169,950		66	710	£2,575	£239	2	F	Sold stc
								Ave	£2,560	£238		

Lonsdale Terrace

Advertised at £368,550 - £460,000 no further details

Plots for sale £150,000

Appendix 6 - Modern Resales

Arlecdon

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
12	MURTON PARK	ARLECDON	CA26 3UT	£132,500	04/06/2021	54	581	£2,454	£228	3	D	DORMA
36	MURTON PARK	ARLECDON	CA26 3UT	£115,000	28/05/2021	65	700	£1,769	£164	3	S	
1	MURTON PARK	ARLECDON	CA26 3UT	£152,500	31/03/2021	90	969	£1,694	£157	3	S	
DREWAN	ARLECDON ROAD	ARLECDON	CA26 3UX	£269,950	11/12/2020	114	1227	£2,368	£220	2	D	BUNGALOW
3	PHEASANTS RISE	ROWRAH	CA26 3XR	£150,000	18/09/2020	75	807	£2,000	£186	3	S	NB 2001
Ave								£2,057	£191			

Land for sale

ha price per hec £158,700 consent for 9 dwellings
 0.3891 £250,000 £642,508

For Sale

No	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
	MURTON PARK	ARLECDON	CA26 3UT	£240,000		108	1157	£2,233	£207	4	D	

Appendix 6 - Modern Resales

Distington

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
CEDARS		DISTINGTON	CA14 4PX	£220,000	26/07/2021	93	1001	£2,366	£220		D	BUNGALOW
4	SCHOLARS GREEN	DISTINGTON	CA14 5UA	£159,000	28/05/2021	72	775	£2,208	£205		S	NB 2014
31	Main Street	DISTINGTON	CA14 5SS	£120,000	17/09/2020	81	872	£1,481	£138	3	S	
								Ave	£2,018	£188		

BUN

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
6	PROSPECT VIEW	DISTINGTON	CA14 5XN	£157,950	23/04/2021	105	1130	£1,504	£140	2	D	BUNGALOW
12	PROSPECT VIEW	DISTINGTON	CA14 5XN	£152,500	30/10/2020	73	786	£2,089	£194	2	D	BUNGALOW
14	PROSPECT VIEW	DISTINGTON	CA14 5XN	£130,000	23/09/2020	66	710	£1,970	£183	2	D	BUNGALOW

Appendix 6 - All Resales

Thornhill/Bigrigg

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
45	WODOW ROAD	THORNHILL	CA22 2SE	£105,000	18/02/2021	83	893	£1,265	£118		S	
56	WODOW ROAD	THORNHILL	CA22 2SE	£85,000	01/05/2020	80	861	£1,063	£99		S	
BRAEMAR	EHEN ROAD	THORNHILL	CA22 2SQ	£270,000	16/04/2021	148	1593	£1,824	£169		D	bungalow
MONS	EHEN ROAD	THORNHILL	CA22 2SQ	£265,000	06/12/2019	249	2680	£1,064	£99		D	
STOWMONT	THORNTREES DRIVE	THORNHILL	CA22 2SU	£347,950	11/02/2021	173	1862	£2,011	£187		D	
9	THORNTREES DRIVE	THORNHILL	CA22 2SU	£220,000	18/02/2021	150	1615	£1,467	£136		D	bungalow
9	THORNTREES DRIVE	THORNHILL	CA22 2SU	£203,500	14/06/2019	150	1615	£1,357	£126		D	bungalow
10	THORNTREES DRIVE	THORNHILL	CA22 2SU	£140,000	27/11/2020	110	1184	£1,273	£118		D	bungalow
30	THORNTREES DRIVE	THORNHILL	CA22 2SU	£220,000	16/04/2021	130	1399	£1,692	£157		D	bungalow
31	THORNTREES DRIVE	THORNHILL	CA22 2SU	£122,500	12/12/2019	155	1668	£790	£73		D	
47	THORNTREES DRIVE	THORNHILL	CA22 2SU	£337,500	26/07/2019	231	2486	£1,461	£136		D	
NNERDALE GARTH		WOODEND	CA22 2TA	£150,000	12/11/2020	141	1518	£1,064	£99		S	
HOLMLEA		WOODEND	CA22 2TA	£300,000	06/12/2019	139	1496	£2,158	£201		D	
BEECHFIELD		WOODEND	CA22 2TB	£290,000	15/04/2021	135	1453	£2,148	£200		D	bungalow
11	BANKEND VIEW	BIGRIGG	CA22 2TH	£127,950	24/01/2020	121	1302	£1,057	£98		T	
29	BANKEND VIEW	BIGRIGG	CA22 2TH	£92,000	12/03/2021	109	1173	£844	£78		T	
37	BANKEND VIEW	BIGRIGG	CA22 2TH	£130,000	19/07/2021	82	883	£1,585	£147		T	
8	CAIN STREET	BIGRIGG	CA22 2TP	£235,500	30/06/2021	118	1270	£1,996	£185		D	bungalow
22	SPRINGFIELD ROAD	BIGRIGG	CA22 2TQ	£68,000	28/06/2019	59	635	£1,153	£107		T	
51	SPRINGFIELD ROAD	BIGRIGG	CA22 2TQ	£180,000	30/04/2021	189	2034	£952	£88		T	
4	PARK VIEW	BIGRIGG	CA22 2TT	£87,000	16/09/2019	78	840	£1,115	£104		T	
8	ST JOHNS TERRACE	BIGRIGG	CA22 2TU	£113,000	07/05/2021	157	1690	£720	£67		T	
10	CROFTLANDS	BIGRIGG	CA22 2UX	£165,000	10/06/2019	74	797	£2,230	£207		S	
20	CROFTLANDS	BIGRIGG	CA22 2UX	£78,000	14/09/2020	65	700	£1,200	£111		T	
22	CROFTLANDS	BIGRIGG	CA22 2UX	£76,000	26/06/2020	66	710	£1,152	£107		T	
31	CROFTLANDS	BIGRIGG	CA22 2UX	£125,000	11/07/2019	64	689	£1,953	£181		T	
34	CROFTLANDS	BIGRIGG	CA22 2UX	£95,000	23/02/2021	66	710	£1,439	£134		T	
38	CROFTLANDS	BIGRIGG	CA22 2UX	£90,000	17/12/2019	64	689	£1,406	£131		T	
52	CROFTLANDS	BIGRIGG	CA22 2UX	£146,500	12/03/2021	91	980	£1,610	£150		S	
53	CROFTLANDS	BIGRIGG	CA22 2UX	£137,000	24/11/2020	66	710	£2,076	£193		S	
1	FAR MOOR	BIGRIGG	CA22 2UZ	£212,000	22/11/2019	103	1109	£2,058	£191		D	bungalow
1	PEEL GARDENS	BIGRIGG	CA22 2XA	£230,000	31/07/2020	105	1130	£2,190	£204		D	bungalow

Land For Sale

Jubilee Gardens Bigrigg £550,000 0.75 1.85 £296,896 per acre

For Sale

No	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
2	Jubilee Gardens	Bigrigg		£259,950		86	926	£3,023	£281		D	Modern bungalow sold stc

Appendix 6 - All Resales

Beckermat

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
5	BROOKSIDE	BECKERMET	CA21 2XE	£140,000	20/04/2021	96	1033	£1,458	£135		T	
WEST VIEW	SELLAFIELD ROAD	BECKERMET	CA21 2XN	£170,000	16/10/2020	119	1281	£1,429	£133		S	
GLENHOLME		BECKERMET	CA21 2XP	£350,000	08/11/2019	152	1636	£2,303	£214		D	
MIDDLEBANK FARM		BECKERMET	CA21 2XP	£425,000	28/11/2019	166	1787	£2,560	£238		O	
9	HOLYOAKE TERRACE	BECKERMET	CA21 2XQ	£152,000	30/10/2020	85	915	£1,788	£166		T	
HAILE END		BECKERMET	CA21 2XS	£295,000	03/03/2021	147	1582	£2,007	£186		S	
RIMMON	BRAYSTONES ROAD	BECKERMET	CA21 2XX	£335,000	25/10/2019	240	2583	£1,396	£130		D	
BEECH HOUSE		BECKERMET	CA21 2YB	£375,000	19/11/2020	161	1733	£2,329	£216		D	
MIDTOWN COTTAGE		BECKERMET	CA21 2YB	£210,000	25/10/2019	165	1776	£1,273	£118		S	
BANKFOLD		BECKERMET	CA21 2YF	£160,000	07/02/2020	79	850	£2,025	£188		D	bungalow
BRANLIN HOW		BECKERMET	CA21 2YF	£315,000	27/11/2020	103	1109	£3,058	£284		D	bungalow
HUNTER HOW		BECKERMET	CA21 2YF	£325,000	28/11/2019	228	2454	£1,425	£132		D	
ST ANNES		BECKERMET	CA21 2YF	£155,000	25/10/2019	67	721	£2,313	£215		D	bungalow
THE LODGE		BECKERMET	CA21 2YF	£215,000	28/06/2021	77	829	£2,792	£259		D	
THORNPOTTS		BECKERMET	CA21 2YF	£340,000	14/08/2020	156	1679	£2,179	£202		D	
WATENDLATH		BECKERMET	CA21 2YF	£249,950	18/09/2020	108	1163	£2,314	£215		D	bungalow
ELLERSLIE	BANKFIELD	BECKERMET	CA21 2YG	£179,950	29/10/2020	98	1055	£1,836	£171		S	bungalow
BRIDGE END HOUSE		BECKERMET	CA21 2YL	£345,000	04/09/2020	160	1722	£2,156	£200		D	
GARDEN HOUSE		BECKERMET	CA21 2YL	£330,000	04/06/2021	180	1938	£1,833	£170		D	
20	BECK RISE	BECKERMET	CA21 2YN	£300,000	24/11/2020	182	1959	£1,648	£153	6	D	nb 2002
22	BECK RISE	BECKERMET	CA21 2YN	£260,000	19/02/2021	131	1410	£1,985	£184	4	D	nb 2002
5	KIRKBECK DRIVE	BECKERMET	CA21 2YT	£315,000	23/10/2020	125	1345	£2,520	£234		D	
10	KIRKBECK DRIVE	BECKERMET	CA21 2YT	£250,000	06/03/2020	106	1141	£2,358	£219		D	bungalow
2	COTTAGE ROW	BECKERMET	CA21 2YW	£102,000	22/11/2019	88	947	£1,159	£108		T	bungalow
8	COTTAGE ROW	BECKERMET	CA21 2YW	£92,500	08/07/2019	80	861	£1,156	£107		S	
8	LOWREY CLOSE	BECKERMET	CA21 2YX	£165,000	27/09/2019	88	947	£1,875	£174		D	bungalow
15	MILLFIELDS	BECKERMET	CA21 2YY	£175,000	06/06/2019	108	1163	£1,620	£151		D	
41	MILLFIELDS	BECKERMET	CA21 2YY	£178,500	20/03/2020	88	947	£2,028	£188		D	bungalow
43	MILLFIELDS	BECKERMET	CA21 2YY	£195,000	15/11/2019	105	1130	£1,857	£173		D	bungalow
CONYGARTH HOUSE		BECKERMET	CA21 2YF	£300,000	26/08/2021	191	2056	£1,571	£146		D	
7	MILLFIELDS	BECKERMET	CA21 2YY	£322,500	28/06/2021	132	1421	£2,443	£227	4	D	1970S NICE INTERNALLY

For Sale

No	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
HIGHFIELD	BRAYSTONES ROAD	BECKERMET	CA21 2XX	£350,000		142	1528	£2,465	£229	4	D	SOLD STC 1970S GOOD ORDER
11	KIRKBECK DRIVE	BECKERMET	CA21 2YT	£340,000		114	1227	£2,982	£277	3		SOLD STC FULLY RENOVATED BUNGALOW
	LOWREY CLOSE	BECKERMET		£300,000		138	1484	£2,177	£202	4	D	1980S GOOD ORDER

BUILDING PLOTS FOR 4 HOUSES - £109,950

Appendix 6 - All Resales

Drigg/Holmrook

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
DALE VIEW		HOLMROOK	CA19 1UG	£170,000	16/07/2021	202	2174	£842	£78		D	
HILL COTTAGE		HOLMROOK	CA19 1UG	£120,000	28/10/2019	104	1119	£1,154	£107		D	
LANGSTRATH		DRIGG	CA19 1XD	£265,000	13/01/2020	122	1313	£2,172	£202		D	
PARTFIELD HOUSE		DRIGG	CA19 1XG	£273,000	23/10/2020	208	2239	£1,313	£122		D	
TAMARISK		DRIGG	CA19 1XG	£367,500	22/02/2021	172	1851	£2,137	£198		D	
BARNSCAR	STATION ROAD	DRIGG	CA19 1XQ	£225,000	13/03/2020	70	753	£3,214	£299		D	Bungalow
DALE CROFT		DRIGG	CA19 1XS	£115,000	19/01/2021	86	926	£1,337	£124		D	Bungalow
FAIRFIELD		DRIGG	CA19 1XS	£420,000	12/03/2021	180	1938	£2,333	£217		D	
LINGMELL		DRIGG	CA19 1XS	£175,000	04/05/2020	127	1367	£1,378	£128		D	Bungalow
	3 SUMMER VIEW	DRIGG	CA19 1XX	£75,000	31/01/2020	56	603	£1,339	£124		T	
BRIDGE HOUSE		HOLMROOK	CA19 1YG	£167,000	23/08/2019	155	1668	£1,077	£100		S	
WOODSIDE	SMITHY BANKS	HOLMROOK	CA19 1TP	£355,000	06/01/2021	158	1701	£2,247	£209	4	D	Bungalow
SUNNY BANK		DRIGG	CA19 1XG	£195,000	02/07/2021	107	1152	£1,822	£169		D	BUNGALOW
MISSELTHWAITE		HOLMROOK	CA19 1UG	£595,000	28/05/2021	364	3918	£1,635	£152		D	

For Sale

No	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
	ANGLAIR DRIVE	HOLMROOK	CA19 1UH	£329,500		129	1389	£2,554	£237	3	D	CHARACTER PROPERTY
	WASDALE VIEW	HOLMROOK	CA19 1UG	£299,950		99	1066	£3,030	£281	3	D	BARN CONVERSION 1 ACRE SOLD STC

Appendix 6 - All Resales

Moor Row

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
1	CLARACK DRIVE	MOOR ROW	CA24 3AB	£240,000	15/02/2021	135	1453	£1,778	£165		S	
2	CLARACK DRIVE	MOOR ROW	CA24 3AB	£225,000	22/07/2019	135	1453	£1,667	£155		S	
BRAITHWAITE	SCALEGILL PLACE	MOOR ROW	CA24 3JU	£215,000	29/01/2021	116	1249	£1,853	£172		D	bungalow
2	PEARSON CLOSE	MOOR ROW	CA24 3LH	£205,000	12/03/2021	95	1023	£2,158	£200		D	bungalow
12	HOLLINS PARK	MOOR ROW	CA24 3LQ	£164,950	15/04/2021	77	829	£2,142	£199		S	
23	HOLLINS PARK	MOOR ROW	CA24 3LQ	£124,000	11/02/2021	89	958	£1,393	£129		T	
3	RUSPER DRIVE	MOOR ROW	CA24 3LT	£350,000	12/02/2021	298	3208	£1,174	£109		D	
4	RUSPER DRIVE	MOOR ROW	CA24 3LT	£292,000	15/01/2020	220	2368	£1,327	£123		D	
12	RUSPER DRIVE	MOOR ROW	CA24 3LT	£345,000	27/11/2020	294	3165	£1,173	£109		D	

For Sale

No	Street	Settlement	Postcode	Asking Price	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
JASMIN HOUSE		MOOR ROW	CA24 3JA	£395,000		259	2788	£1,525	£142	5	D	GUEST HOUSE
26	LARCH COURT	MOOR ROW	CA24 3LS	£350,000		206	2217	£1,699	£158	4	D	sold stcMid 2000s

Appendix 6 - All Resales

Lowca/Low Moorsby

No	Street	Settlement	Postcode	Price Paid	Date	Size (sq.m)	Size (sq.ft)	Price (per sq.m)	Price (Per sq.ft)	No Beds	House Type	Description
KNOCK MOSS		BRANSTY		£365,000	19/11/2020						D	
BLENCATHRA		LOW MORESBY	CA28 6RT	£295,000	05/02/2021	146	1572	£2,021	£188		D	
3	COMMONGATE	LOW MORESBY	CA28 6RX	£156,000	26/02/2021	105	1130	£1,486	£138		T	
TREE TOPS		LOW MORESBY	CA28 6RX	£345,000	12/12/2019	195	2099	£1,769	£164		D	bungalow
16	MANESTY RISE	LOW MORESBY	CA28 6RY	£247,500	11/02/2021	102	1098	£2,426	£225		D	bungalow
22	MANESTY RISE	LOW MORESBY	CA28 6RY	£269,000	26/02/2021	103	1109	£2,612	£243		D	bungalow
24	MANESTY RISE	LOW MORESBY	CA28 6RY	£280,000	29/11/2019	149	1604	£1,879	£175		D	bungalow
34	MANESTY RISE	LOW MORESBY	CA28 6RY	£285,000	09/07/2020	136	1464	£2,096	£195		D	bungalow
41	MANESTY RISE	LOW MORESBY	CA28 6RY	£332,500	25/11/2020	227	2443	£1,465	£136		D	
16	COPPERAS CLOSE	LOWCA	CA28 6QU	£180,000	08/09/2020	96	1033	£1,875	£174	4	D	2010
3	CROFT HEAD VIEW	LOWCA	CA28 6QP	£97,000	07/05/2021	67	721	£1,448	£135		S	
8	CROFT HEAD VIEW	LOWCA	CA28 6QP	£176,500	14/12/2020	111	1195	£1,590	£148	4	D	1990'S
14	CROFT HEAD VIEW	LOWCA	CA28 6QP	£120,000	20/11/2020	70	753	£1,714	£159	3	S	1997
18	CROFT HEAD VIEW	LOWCA	CA28 6QP	£144,500	18/12/2020	99	1066	£1,460	£136	4	S	2006 - 2.5S
2	GHYLL BANK	LOWCA	CA28 6QJ	£95,000	22/03/2021	60	646	£1,583	£147		S	bungalow
23	GHYLL GROVE	LOWCA	CA28 6QQ	£94,000	24/01/2020	91	980	£1,033	£96		T	
2A	FOUNDRY ROAD	PARTON	CA28 6PA	£112,000	11/11/2020	99	1066	£1,131	£105		T	2001/2
10	FOUNDRY ROAD	PARTON	CA28 6PA	£110,000	21/08/2020	95	1023	£1,158	£108		T	2001/2
24	FOUNDRY ROAD	PARTON	CA28 6PA	£190,000	18/12/2019	190	2045	£1,000	£93		D	
6	CROFT HEAD VIEW	LOWCA	CA28 6QP	£155,000	16/08/2021	85	915	£1,824	£169	3	D	1990'S
55	MANESTY RISE	LOW MORESBY	CA28 6RY	£339,000	30/09/2021	180	1938	£1,883	£175	4	D	NB 2004

RW to rear

APPENDIX 7

HIGH HARRINGTON SALES EVIDENCE

APPENDIX 8

ALLOCATIONS GDVs

Appendix 8 Copeland Local Plan

Allocations for testing

Sales Price Assumptions

Site Type	Location	Ref	Address	Indicative number of dwellings	Price (per sq.m)	Price (per sq.ft)	Comments	Sales Rate (per month)	Housing Market Area
BF	Whitehaven	HWH1	Land at West Cumberland Hospital and Snekeat Rd	127	£2,314	£215	Reflective of new build sales prices at Edgehill Park however given proximity to hospital significant demand expected from staff. Price adopted reflects marginal uplift to Edgehill Park.	3	Whitehaven
GF	Whitehaven	HWH2	Red Lonning and Harras Moor	370	£2,476	£230	Position overlooking town with views. Reflective of resale prices at nearby Harras Moor plus small uplift for new build premium	4	Whitehaven
GF	Whitehaven	HWH4	Land south and west of St Mary's School	60	£2,368	£220	Adjacent to Waters Edge site with resales at £2,273 (£211) per sq.ft). Reflects a small uplift for new build premium. Also has regard to superior outlook compared to new build at Edge Hill Park	3	Whitehaven
BF	Whitehaven	HWH5	Former Marchon Site North	532	£2,260	£210	Slightly poorer site than HW4 in terms of outlook former chemical works and close to possible new mine site. Price adopted reflects marginal uplift to Edgehill Park new build averages.	5	Whitehaven
GF	Cleator Moor	HCM1	Land at Jacktrees Road	127	£2,314	£215	Greenfield site, edge of settlement boundary with semi-rural outlook values reflect uplift to modern resales	3	Cleator Moor
GF	Cleator Moor	HCM2	Land north of Dent Road	96	£2,368	£220	Greenfield site, edge of settlement boundary with views to Lake District Mountains. Values reflect uplift to modern resales	3	Cleator Moor
BF	Cleator Moor	HCM3	Former Ehenside School	40	£2,153	£200	Brownfield site older residential area characterised by terraces. Lower value adopted reflecting immediate area and also denser nature of development.	3	Cleator Moor
GF	Egremont	HEG1	Land north of Ashlea Road	108	£2,368	£220	Greenfield site, elevated views across the town to mountains beyond. Access to be taken off Grove Road rather than through former LA housing estate. Values reflecting new build marketing prices in Egremont	3	Egremont
GF	Egremont	HEG2	Land at Gulley Flatts	170	£2,368	£220	Greenfield site on edge of settlement. Resale values on Ashley Way and Ling Road close to £2,153 per sq.m. Values reflect modest uplift to these resale values and in line with Gleasons development.	3	Egremont
GF	Egremont	HEG3	Land to south of Daleview Gardens	141	£2,368	£220	Comments as per HEG2	3	Egremont
GF	Millom	HMI1	Land west of Grammerscroft	107	£2,314	£215	Greenfield site bounded by railway to south. Access would be through an existing LA housing estate this may have an impact on values. Value adopted represents a modest uplift to resale values.	3	Millom
GF	Millom	HMI2	Moor Farm	195	£2,314	£215	Greenfield site with excess through a relatively modern private estate. Value adopted represents a modest uplift to resale values	3	Millom
BF/GF	Arlecdon	HAR01	Land East of Arlecdon Road	37	£2,368	£220	Part brownfield/greenfield site with good views to mountains. Limited evidence of values in Arlecdon. Resales include modern bungalow directly opposite at £2,368 per sq.m. Assumme uplift to average resale values.	2	W Rural
GF	Distington	HDI1	Land south of Prospect Works	30	£2,260	£210	Greenfield site overlooked by LA housing estate. Likely to have a limiting effect on values. Adopt values towards lower end of range	2	W Rural
BF	Distington	HDI2	Land south west of Rectory Place	30	£2,099	£195	Housing clearance site within LA housing estate. Values likely to be impacted by this.	2	W Rural
GF	St Bees	HSB1	Land adjacent Abbots Court	58	£2,422	£225	Elevated greenfield site with views across the town. Access would be through a 1970s estate and this may result in slightly lower values that for Fairladies.	2	W Rural
GF	St Bees	HSB3	Fairladies extension	30	£2,476	£230	Original Fairladies development achieving resale values of £2,300 per sq.m. Site in an elevated position about town with excellent views. Expect uplift above resale values	2	W Rural
GF	Seascale	HSE2	Fairways Extension	22	£2,314	£215	Resales at the Fairways provide best evidence of values. Adopt modest uplift to these figures.	2	W Rural
GF	Seascale	HSE3	Town End Farm East	32	£2,314	£215	See comments under HSE2	2	W Rural
GF	Thornhill	HTH1	Land South of Thornhill	20	£2,153	£200	Large former Council estate and limited number of modern houses and predominantly bungalows on Thomtrees Drive. Values likely to be slightly below nearby Egremont.	2	W Rural
GF	Beckermet	HBE1	Land north of Crofthouse Farm	46	£2,476	£230	Rural village with lots of character. Resale values generally relatively high.	2	W Rural
GF	Beckermet	HBE2	Land adjacent to Mill Fields	27	£2,476	£230	See comments under HBE1	2	W Rural
GF	Bigrigg	HBI1	Land north of Springfield Gardens	65	£2,368	£220	Site located adjcant to main road, and to south of west Lakes Science Park. Location will assist marketing. Greefield site. Values likely to be similar to Whitehaven.	3	Egremont

Appendix 8 Copeland Local Plan

Allocations for testing

Sales Price Assumptions

Site Type	Location	Ref	Address	Indicative number of dwellings	Price (per sq.m)	Price (per sq.ft)	Comments	Sales Rate (per month)	Housing Market Area
GF	Bigrigg	HBI2	Land west of Jubilee Gardens	35	£2,368	£220	Located off main road to rear of development of modern bungalows off Jubilee Drive. One of these bungalows u/o for price equating to £3,023 per sq.m	3	Egremont
GF	Drigg	HDH2	Wray Head, Station Road	22	£2,368	£220	Values at slight uplift to Seascale given rural location	2	W Rural
BF	Holmrook	HDH3	Hill Farm Holmrook	20	£2,368	£220	Slight uplift to Seascale values reflecting more rural setting and character of village	2	W Rural
GF	Moor Row	HMR1	Land to north of social club	37	£2,314	£215	Values similar to South Workington and Cleator Moor	2	Cleator Moor
GF	Moor Row	HMR2	Land to south of Scalegill Road	41	£2,314	£215	See comments under HMR1	2	Cleator Moor
GF	Lowca	HLO1	Solway Road	22	£2,153	£200	Some relatively low modern resale values in Lowca. Site also crossed by line of pylons and overlooks glass houses. Likely to have a limiting effect on values.	2	W Rural
GF	Summergrove	HSU1	Land to South West of Summergrove	80	£2,422	£225	Adjacent to Summergrove Park estate of large, modern houses and bungalows. Would expect values towards higher end of Whitehaven range.	3	W Rural

APPENDIX 9

RETAIL AVAILABILITY

Lease Availability Report

10 Duke St

Whitehaven, CA28 7ER - Copeland Submarket



BUILDING

Type:	Retail
Year Built:	1910
NIA:	1,583 SF
Floors:	3
Typical Floor:	528 SF

AVAILABILITY

Min Divisible:	118 SF
Max Contig:	725 SF
Total Available:	1,583 SF
Asking Rent:	£5,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	725	725	£5,000 PA			1 - 10 Yrs

Retail or office space in a retail parade.

BUILDING AMENITIES

24 Hour Access

TRANSPORTATION

Commuter Rail: 2 minute drive to Whitehaven Commuter Rail

Lease Availability Report

52-54 High St

Cleator Moor, CA25 5AA - Copeland Submarket



BUILDING

Type:	Retail
Year Built:	1876
NIA:	886 SF
Floors:	2
Typical Floor:	443 SF
Land Area:	0.03 AC

AVAILABILITY

Min Divisible:	886 SF
Max Contig:	886 SF
Total Available:	886 SF
Asking Rent:	£6,826 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Sublease	886	886	£6,826 PA	£3,842 PA		Thru Sep 2031

Arranged over ground floor and first floor with rear stores/kitchen and customer/staff WC facilities to the rear. The first floor is only suitable for light storage

BUILDING AMENITIES

Storage Space

FRONTAGE

31' on High Street

TRANSPORTATION

Commuter Rail: 10 minute drive to Corkickle Commuter Rail

BUILDING NOTES

Two storey building.

Lease Availability Report

12 King St

Whitehaven, CA28 7LA - Copeland Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1848
NIA:	1,945 SF
Floors:	3
Typical Floor:	648 SF

AVAILABILITY

Min Divisible:	1,055 SF
Max Contig:	1,055 SF
Total Available:	1,055 SF
Asking Rent:	£10,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	1,055	1,055	£10,000 PA			1 - 5 Yrs

The space comprises 1,055 sf of ground floor retail accommodation. The ground floor was latterly operating as an estate agents and is fitted out to a modern specification. The first floor comprises three further rooms suitable for storage or offices. In addition there are also two WC's and two kitchens. The rear fire escape to the first floor provides access to the property from New Street.

SALE

Last Sale: Sold on 3 Sep 2013

BUILDING AMENITIES

24 Hour Access, Storage Space

KEY TENANTS

Cumbrian Properties 1,276 SF

TRANSPORTATION

Commuter Rail: 2 minute drive to Whitehaven Commuter Rail

BUILDING NOTES

The property comprises a mid-terrace building of traditional construction providing retail accommodation arranged over three floors with basement. The property is located on the northern section of King Street, close to its junction with Duke Street and Lowther Street. Whitehaven Railway Station is located approximately 0.26 miles from the property.

Lease Availability Report

17-18 King St

Whitehaven, CA28 7LA - Copeland Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1910
NIA:	2,200 SF
Floors:	3
Typical Floor:	861 SF

AVAILABILITY

Min Divisible:	590 SF
Max Contig:	1,250 SF
Total Available:	1,840 SF
Asking Rent:	£10,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	590	590	£10,000 PA			5 Yrs
P GRND	Retail	Direct	1,250	1,250	£10,000 PA			5 Yrs

SALE

For Sale:	£100,000 (£45.46/SF) - Available
Last Sale:	Sold on 29 Oct 2015 for £75,000 (£34.09/SF)

BUILDING AMENITIES

Storage Space

KEY TENANTS

Baguette Express	1,722 SF
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FRONTAGE

27' on King St

TRANSPORTATION

Commuter Rail: 2 minute drive to Whitehaven Commuter Rail

BUILDING NOTES

The property comprises a building of masonry construction arranged over three floors offering retail accommodation within the ground floor. The upper floors are unused. The property is located in the pedestrianised King Street which is the town's prime retail area. The property is situated towards the middle of the northern section of King Street. Whitehaven is situated on the west coast of Cumbria approximately 9 miles from Workington, 14 miles from Cockermouth, 44 miles from access to the M6 Motorway at Junction 40.

Lease Availability Report

27 King St

Whitehaven, CA28 7JN - Copeland Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Year Built:	1900
NIA:	8,915 SF
Floors:	3
Typical Floor:	2,972 SF
Land Area:	0.09 AC

AVAILABILITY

Min Divisible:	4,818 SF
Max Contig:	4,818 SF
Total Available:	4,818 SF
Asking Rent:	£34,750 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	4,818	4,818	£34,750 PA	£18,658 PA		Negotiable

The property is available to let by way of a new lease for a term of years to be agreed at a rent in the region of £34,750 per annum.

TRANSPORTATION

Commuter Rail: 3 minute drive to Whitehaven Commuter Rail

BUILDING NOTES

DESCRIPTION : Retail property of 8,915 sq ft arranged on ground and two upper floors.

Lease Availability Report

57-60 King St

Whitehaven, CA28 7JH - Copeland Submarket



BUILDING

Type:	Retail
Tenancy:	Multiple
Year Built:	1958
NIA:	4,575 SF
Floors:	3
Typical Floor:	1,471 SF

AVAILABILITY

Min Divisible:	4,143 SF
Max Contig:	4,143 SF
Total Available:	4,143 SF
Asking Rent:	£35,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	4,143	4,143	£35,000 PA			1 - 5 Yrs

The space comprises 4,143 sf of ground floor retail accommodation with storage to the ground and first floor.

SALE

Last Sale: Sold on 1 Sep 2018 for £380,000 (£83.06/SF)

BUILDING AMENITIES

24 Hour Access

TRANSPORTATION

Commuter Rail: 2 minute drive to Whitehaven Commuter Rail

Lease Availability Report

66 King St

Whitehaven, CA28 7LE - Copeland Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Year Built:	1930
NIA:	4,393 SF
Floors:	3
Typical Floor:	1,464 SF

AVAILABILITY

Min Divisible:	3,616 SF
Max Contig:	3,616 SF
Total Available:	3,616 SF
Asking Rent:	£25,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	3,616	3,616	£25,000 PA			10 Yrs

Retail accommodation located on King Street within Whitehaven.

BUILDING AMENITIES

24 Hour Access, Storage Space

TRANSPORTATION

Commuter Rail: 2 minute drive to Whitehaven Commuter Rail

BUILDING NOTES

The property comprises a ground floor retail unit with sales space on the first floor and a small basement area/ boiler room. The property is constructed from brick with a pitched slate roof. The property is situated in a prime retailing location in King Street which is pedestrianised. Whitehaven is situated on the west coast of Cumbria approximately 9 miles from Workington, 14 miles from Cockermouth and 44 miles from access to the M6 motorway at junction 40. The town has a resident population of approximately 25,000 and serves as a significant retail, service and employment centre to the outlying rural areas.

Lease Availability Report

68 King St

Whitehaven, CA28 7LE - Copeland Submarket



BUILDING

Type:	Retail
Year Built:	1990
NIA:	6,803 SF
Floors:	2
Typical Floor:	3,402 SF

AVAILABILITY

Min Divisible:	2,350 SF
Max Contig:	2,350 SF
Total Available:	2,350 SF
Asking Rent:	£15,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	2,350	2,350	£15,000 PA			10 - 20 Yrs

FRONTAGE

46' on King Street

Lease Availability Report

78 King St

Whitehaven, CA28 7LE - Copeland Submarket



BUILDING

Type:	Retail
Year Built:	1990
NIA:	1,408 SF
Floors:	1
Typical Floor:	1,408 SF

AVAILABILITY

Min Divisible:	1,083 SF
Max Contig:	1,083 SF
Total Available:	1,083 SF
Asking Rent:	£22,500 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Assignment	1,083	1,083	£22,500 PA	£6,112 PA		Thru Oct 2022

Available by the way of an assignment of the existing FRI lease, contracted inside the Landlord & Tenant Act 1954 and due to expire on 27 th October 2022. Alternatively, a short-term sub-lease will be considered – further details on request.

BUILDING AMENITIES

Security System

FRONTAGE

30' on King Street

TRANSPORTATION

Commuter Rail: 2 minute drive to Whitehaven Commuter Rail

Lease Availability Report

7-8 Lowther St

Whitehaven, CA28 7AL - Copeland Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1948
NIA:	4,624 SF
Floors:	4
Typical Floor:	1,287 SF
Docks:	None
Land Area:	0.06 AC

AVAILABILITY

Min Divisible:	1,427 SF
Max Contig:	1,427 SF
Total Available:	1,427 SF
Asking Rent:	£16,950 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	1,427	1,427	£16,950 PA	£18,750 PA		1 - 5 Yrs

The space comprises 1,427 sf of ground floor retail accommodation with additional storage space to the basement and upper levels.

SALE

For Sale: £175,000 (£37.85/SF) - Available

BUILDING AMENITIES

24 Hour Access, Storage Space

TRANSPORTATION

Commuter Rail: 3 minute drive to Corkickle Commuter Rail

Lease Availability Report

20 Lowther St

Whitehaven, CA28 7AL - Copeland Submarket



BUILDING

Type:	Retail
Tenancy:	Multiple
Year Built:	1750
NIA:	1,221 SF
Floors:	3
Typical Floor:	447 SF
Docks:	None

AVAILABILITY

Min Divisible:	387 SF
Max Contig:	1,221 SF
Total Available:	1,221 SF
Asking Rent:	£12.27/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
E GRND	Off/Ret	Direct	447	1,221	£12.27/SF	£6.23/SF		1 - 5 Yrs
Occupying a super corner plot on historic Lowther Street with bus stop, parking, shops and cafes close by, this could be a super base for your business. The ground floor is multi aspect with great window display space. To the first floor there is a large front aspect office together with kitchen and toilet facilities, and to the second floor are a further two good size offices. There is also useable attic and cellar space for storage. Due to expansion Grisdales are moving to larger premises close by but the property has been an asset to the company providing excellent footfall 7 days a week.								
E 1st	Off/Ret	Direct	387	1,221	£12.27/SF	£7.19/SF		1 Year
Occupying a super corner plot on historic Lowther Street with bus stop, parking, shops and cafes close by, this could be a super base for your business. The ground floor is multi aspect with great window display space. To the first floor there is a large front aspect office together with kitchen and toilet facilities, and to the second floor are a further two good size offices. There is also useable attic and cellar space for storage. Due to expansion Grisdales are moving to larger premises close by but the property has been an asset to the company providing excellent footfall 7 days a week.								
E 2nd	Off/Ret	Direct	387	1,221	£12.27/SF	£7.19/SF		1 - 5 Yrs
Occupying a super corner plot on historic Lowther Street with bus stop, parking, shops and cafes close by, this could be a super base for your business. The ground floor is multi aspect with great window display space. To the first floor there is a large front aspect office together with kitchen and toilet facilities, and to the second floor are a further two good size offices. There is also useable attic and cellar space for storage. Due to expansion Grisdales are moving to larger premises close by but the property has been an asset to the company providing excellent footfall 7 days a week.								

BUILDING AMENITIES

24 Hour Access

TRANSPORTATION

Commuter Rail: 3 minute drive to Whitehaven Commuter Rail

BUILDING NOTES

A distinctive and spacious three storey town centre Georgian property enjoying a prime position on this popular street, close to major retailers including Wilkinsons Hardware, Dixons Department store and Topshop together with popular local niche business including The Westminster and La Venue cafes, Michael Moon Bookshop, pubs and cafe-bars. Previously an estate agents for over 20 years, the premises offer a good window frontage and excellent retail shop/office accommodation.

Lease Availability Report

21 Lowther St

Whitehaven, CA28 7DG - Copeland Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1975
NIA:	5,685 SF
Floors:	3
Typical Floor:	953 SF
Land Area:	0.16 AC

AVAILABILITY

Min Divisible:	1,032 SF
Max Contig:	1,032 SF
Total Available:	1,032 SF
Asking Rent:	£15,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	1,032	1,032	£15,000 PA			Negotiable

The subject property comprises a ground floor only modern shop unit, formerly occupied by William Hill and is ready for immediate occupation. Loading doors at the rear allow for loading and unloading.

BUILDING AMENITIES

Controlled Access, Storage Space

TRANSPORTATION

Commuter Rail: 2 minute drive to Whitehaven Commuter Rail

BUILDING NOTES

The property comprises a building of masonry construction, housing high quality office accommodation internally. The property is located in an excellent trading location on Lowther Street which is not pedestrianised and provides the location for the towns main central bus stops. The subject property is close to the Wilkinsons Superstore with Dixons Department Store providing a good anchor at the eastern end of Lowther Street.

Lease Availability Report

62 Lowther St

Whitehaven, CA28 7DS - Copeland Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1958
NIA:	2,462 SF
Floors:	3
Typical Floor:	821 SF

AVAILABILITY

Min Divisible:	861 SF
Max Contig:	861 SF
Total Available:	861 SF
Asking Rent:	£13,500 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	861	861	£13,500 PA			1 - 5 Yrs

The space comprises 861 sf of ground floor retail accommodation with kitchen and WC facilities.

BUILDING AMENITIES

24 Hour Access, Kitchen

TRANSPORTATION

Commuter Rail: 2 minute drive to Whitehaven Commuter Rail

BUILDING NOTES

The property comprises a mid-terraced three-storey office building of assumed steel frame construction, with brick infill walls, under a flat bitumen felt surfaced roof. The property is located on the northern side of Lowther Street, approximately 0.4 miles from Whitehaven Railway Station and 35.6 miles from junction 42 of the M6.

Lease Availability Report

53 Market Pl

Whitehaven, CA28 7JB - Copeland Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1809
NIA:	5,543 SF
Floors:	2
Typical Floor:	1,061 SF

AVAILABILITY

Min Divisible:	821 SF
Max Contig:	821 SF
Total Available:	821 SF
Asking Rent:	£9,540 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	821	821	£9,540 PA			Negotiable

A ground floor retail unit within a three storey building of traditional construction comprising a sales area with customer/staff WC facilities and storage area

FRONTAGE

24' on Market Place

TRANSPORTATION

Commuter Rail: 3 minute drive to Whitehaven Commuter Rail

Lease Availability Report

Whitehaven Hensingham - Richmond Hill Rd

Whitehaven, CA28 8TN - Copeland Submarket



BUILDING

Type:	Retail
Subtype:	Service Station
Year Built:	2000
NIA:	7,865 SF
Floors:	2
Typical Floor:	3,933 SF

AVAILABILITY

Min Divisible:	118 SF
Max Contig:	3,855 SF
Total Available:	3,973 SF
Asking Rent:	££38,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	3,855	3,855	£38,000 PA			
P 1st	Retail	Direct	118	118	Withheld			10 Yrs

A modern single storey building under a tiled covered roof with car parking and service area. The premises are available as a whole or in two units.

TRANSPORTATION

Parking: 23 Surface Spaces are available; Ratio of 2.92/1,000 SF

Commuter Rail: 4 minute drive to Corkickle Commuter Rail

Lease Availability Report

8 Roper St

Whitehaven, CA28 7AU - Copeland Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/R...
Tenancy:	Multiple
Year Built:	1995
NIA:	493 SF
Floors:	3
Typical Floor:	164 SF
Docks:	None

AVAILABILITY

Min Divisible:	493 SF
Max Contig:	493 SF
Total Available:	493 SF
Asking Rent:	£10,000 PA

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Retail	Direct	493	493	£10,000 PA			1 - 5 Yrs

Modern ground floor lock up shop forming part of a small parade of similar units. The premises are offered on a new effectively full repairing and insuring lease for a term of 3 years or multiples thereof, incorporating periodic upward only rent reviews.

BUILDING AMENITIES

24 Hour Access

KEY TENANTS

Dr Leas Body Mods 493 SF

TRANSPORTATION

Commuter Rail: 3 minute drive to Whitehaven Commuter Rail

BUILDING NOTES

The property comprises a three-storey building with a ground floor retail unit and residential accommodation above. The property is located on Roper Street at the junction with Chapel Street.

APPENDIX 10

RESIDENTIAL LAND TRANSACTIONS

Appendix 10 - Residential Land Sales

Small Sites for Sale

Ref	Address	Size (acres)	Size (ha)	Asking Price	Asking Price per ha	Asking Price per acre	Comments
J	Rowrah	1.95	0.79	£150,000	£189,873	£76,923	Former railway goods yard now scrubland with trees. Reference to being a draft allocation
H	Hollow Dyke Farm, Frizington	1.38	0.56	£125,000	£223,614	£90,580	Consent for 4 dwellings with Paddock to the rear
D	Smithy Banks, Holmrook	3.34	1.35	£350,000	£259,259	£104,790	Outline planning consent for between 10-15 dwellings
A	Arlecdon Parks Road, Arlecdon	0.98	0.40	£250,000	£627,983	£254,244	Site has outline planning consent for 9 houses no AH requirements
C	Croft House Farm, Beckermeth	1.73	0.70	£499,995	£714,279	£289,182	Planning consent for 14 houses together with renovation of existing farmhouse. Sold stc
B	Jubilee Gardens, Bigrigg	1.83	0.74	£550,000	£743,243	£300,908	Proposed allocation
F	Outrigg, St Bees	0.32	0.79	£160,000	£202,429	£500,000	25 Lock up garages and outline consent for 4 houses
E	Former Bennet's Garage Site, Holborn Hill, Millom,	0.00		£200,000			Lapsed consent for 7 dwellings
G	Ennerdale Road, Cleator Moor			£140,000			Consent for 7 no terraced houses

Residential Land Sales

Type	Address	Net Developable Area (acres)	Net Developable Area (ha)	Price Paid	Date of Sale	Price Net Acre	Comments
GF	Rannerdale Drive, Whitehaven	9.06	3.67	£700,000	11/12/2018	£77,240	Based on gross site area
BF	Land at East Road, Egremont	1.08	0.44	£130,000	24/03/2017	£120,909	Application for 34 dwellings inc apartments
GF	Land Adjacent To Mill Howe, Millfields, Lamplugh	3.97	1.61	£500,000	22/06/2018	£126,077	Consent for 27 dwellings
GF	Land Adjacent To Fell View Drive, Egremont	2.09	0.85	£307,000	19/03/2020	£146,890	Consent for 28 dwellings inc 3 DMV units
BF	Kells and District Royal British Legion Club, Hill Top Road, Kells, Whitehaven	0.57	0.22	£90,000	11/12/2019	£157,895	Consent for 10 dwellings
GF	Main Road, High Harrington	10.19	4.13	£1,700,000	03/03/2021	£166,830	Application for 123 dwellings provided 10% affordable housing
GF	Stainburn Hall Farm	7.13	2.89	£1,220,000	24/03/2021	£171,108	Application for 81 dwellings provided 5% affordable housing
GF	Land at North Park, Rheda, Frizington	7.02	2.84	£1,500,000	21/07/2020	£213,675	Consent for 55 dwellings no AH
BF	Mirehouse Service Station, Meadow Road, Whitehaven	1.22	0.49	£270,000	18/02/2019	£221,311	Consent for 18 dwellings

Other Land Sales

Type	Address	Site Area (acres)	Site Area (ha)	Price Paid	Date of Sale	Price Net Acre	Comments
	Land r/o Frizington Veterans Club			£17,000	27/10/2021		Site with consent for 5 houses
GF	Land at Mill Hill Cleator Moor	4.50	1.82	£150,000	18/02/2021	£33,333	Residential potential subject to planning
GF/BF	Salterbeck Road, Salterbeck	1.73	0.70	£150,000	17/09/2019	£86,705	Consent for 12 houses inc 2 affordable

APPENDIX 11

QS REPORT

CONSTRUCTION COSTS REPORT

COPELAND BOROUGH COUNCIL LOCAL PLAN VIABILITY ASSESSMENT

**Prepared on Behalf of Copeland Borough Council
September | 2022**



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1.0 INTRODUCTION

1.1 This report contains details of the data sources, methodology and construction cost assessments that have been utilised in preparing the Copeland Borough Council Local Plan/CIL Viability Assessment.

Planning Practice Guidance

1.2 The Planning Practice Guidance (“PPG”) suggests that average costs and values can be used in making assumptions about viability. It stresses that comparing data from existing case study sites will help to ensure that assumptions of costs are realistic and broadly accurate. Furthermore, the PPG states that any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, infrastructure, and affordable housing providers. Over time it stresses that improving the transparency of data associated with viability assessments will improve the data available for future assessment as well as providing more accountability regarding how viability informs decision making.

1.3 In the context of assessing costs for the purpose of a viability assessment, the PPG states that these should be based on evidence which is reflective of local market conditions. In the context of assessing construction costs for the purpose of the Copeland Local Plan Viability Assessment, this report considers, in the context of ‘local market conditions’ the following elements identified within the PPG:

- Build Costs
- Site Specific Infrastructure Costs
- Abnormal Costs
- Professional Fees
- Contingencies
- Policy costs and National Standards such as:
 - Changes in the Building Regulations in June 2022 as part of “Reducing the impacts of development on Climate Change”
 - Electric Vehicle Charging points as part of “Parking Standards and Electric Vehicle Charging Infrastructure”
 - “Green Infrastructure” and related policies to Public Open Space
 - A Sustainable Urban Drainage System (SuDS) to be adopted on any development as part of “Reducing Flood Risk” and “Sustainable Drainage”
 - “Conserving and Enhancing Biodiversity and Geodiversity”

Keppie Massie

- 1.3 Keppie Massie ("KM") has acted as Economic Viability Consultant for over 20 Councils in recent years, and therefore has detailed knowledge and practical experience of the costs associated with developments in the North of England. We also regularly prepare viability assessments on behalf of several housebuilders – national, regional, and smaller developers together with specialist developers such as PJ Livesey. In undertaking this role, we have prepared viability assessments for a significant number of sites ranging from small infill sites located in the urban area to large former industrial sites, listed building conversion and several greenfield development sites including former playing fields and agricultural land.
- 1.4 Our Quantity Surveyor undertaking the assessment of Construction Costs is Jon Adams. Jon has an Honours Degree in Quantity Surveying and has been an active Member of the Royal Institution of Chartered Surveyors since 1988. He has over 35 years' experience at the highest level within the Construction Industry and has held senior and board level positions in both National and Local Building Contractors.
- 1.5 Jon's career has had a strong focus in the Northwest Construction Market covering a variety of residential and commercial developments. Jon was responsible for delivering the Building Schools for the Future Framework in partnership with Blackburn with Darwen Borough Council over a period of 8 years and so he is very familiar with the challenges faced in Council's developing residential and commercial sites. Posts held by him have included:
- Commercial Director – Balfour Beatty Construction (North & Midlands)
 - Managing Director – Balfour Beatty Construction (North & Midlands)
 - Managing Director – Lagan Construction (UK)
 - Managing Director – Pochins (Northwest)
 - Independent Consultant – One2One Construction Solutions (UK)
- 1.6 As a result of preparing these viability assessments we have an extensive database of local construction costs derived from information provided to us by the housebuilders actively undertaking development in the North of England and more locally within West Cumbria. This provides extensive appropriate data in relation to construction costs based on market conditions and in line with the PPG has been used to inform the construction cost assessments.

2.0 RESIDENTIAL TYPOLOGIES – GENERIC AND ALLOCATIONS

Data Sources

- 2.1 The PPG notes that build costs should be based on appropriate data sources and gives as just one example of an appropriate data source information from the Building Cost Information Service ("BCIS").
- 2.2 If BCIS data is used in an assessment of viability, then care is needed in the use of the data. Our experience over many years is that most BCIS data is received from development contracts generally administered on behalf of providers of affordable housing, registered providers or the like. BCIS have informed us that they do receive some cost data from private open market developers however this is when they are in partnership with registered providers. They receive little data from private developers, particularly local, regional and national housebuilders in respect of market developments such as those that need to be assessed in a Local Plan Viability Assessment.
- 2.3 The nature and basis of the BCIS costs means that they would not necessarily reflect the same specification as the dwellings that open market developers are likely to build. We have evidence from many Developers and Quantity Surveyors that they would in fact add to their costs for affordable dwellings to meet the higher standards required from, for example, Homes England.
- 2.4 BCIS costs are historic and thus will include for works such as those needed for Registered Providers to comply with for example Code for Sustainable Homes and before that EcoHomes. Such works are not now required for open market developments, but their costs would, nonetheless, be included within the costs if BCIS data were to be used.
- 2.5 We have also noted in our consideration of BCIS costs that they will include additional costs for abnormal works within substructures or superstructures, such as costly foundations or the results of specific planning requirements. These are included within costs reported by Consulting Quantity Surveyors when reporting costs to BCIS. Hence the BCIS headline rates invariably include an element of abnormal development costs which in the context of a Local Plan Viability Assessment may lead to double counting of Abnormals particularly in assessment of construction costs for brownfield development typologies. The published data is not however sufficiently transparent to enable this element of abnormal costs to be identified and so avoid any double counting.

- 2.6 BCIS costs include for profit and overheads for a Building Contractor. Many house builders act as Main Contractor on their own behalf and manage the construction directly. In a viability assessment profit from the development is taken from revenue and hence by using unadjusted BCIS headline costs there is a likelihood in many instances that the construction element of profit will be double counted.
- 2.7 BCIS also publish a sample of the schemes from which they derive costs data. We consider that this sample reasonably reflects the range of schemes used by BCIS to calculate the average price data. In January 2017 in conjunction with WYG Quantity Surveyors we prepared an analysis of these scheme data published since 2011. There were about 160 suitable analyses for houses (excluding flats). The assessment of these 160 schemes showed that the average number of dwellings per scheme was only 18.
- 2.8 Between 2017 and 2021 there have been only a further 45 suitable analyses published for houses (excluding flats). The assessment of these 45 schemes showed that the average number of dwellings per scheme was only 33. This suggests that BCIS are using fewer schemes as a basis for their cost data which is then a questionable data sample for it to be relied upon. The specific allocations that are considered for Copeland will range between 20 and 600 dwellings, with approximately 50% of the sites having less than 50 dwellings and approximately 40% having between 50 and 195. Whilst most developments are not comparable with the size and type of scheme that form the basis for the BCIS headline costs, a discount factor would still need to be applied to reflect the economies of scale for larger projects. Hence in this context BCIS data are not considered 'appropriate data' to directly assess the construction costs in this case.
- 2.9 It is recognised that many Developers, Contractors and Advisers do continue to use BCIS as a benchmark cost. Therefore, within Appendix A on the final page, KM have undertaken a comparison of the costs that they have independently assessed and compared them to the relevant BCIS data. Whilst using BCIS data carries a health warning what is clear, and generally accepted by the industry, is that the data should be "normalised" before being utilised as a benchmark. As noted in paragraph 2.6 a discount should be applied for the double counting of overheads and profit and further discount applied (as noted in paragraph 2.8) to reflect the economies of scale secured for larger projects. This exercise is explained further in paragraph 2.49.

- 2.10 The PPG cites BCIS as one example of an appropriate data source. The RICS Guidance Assessing Viability in Planning under the National Planning Policy Framework 2019 for England states that wherever possible cost estimates should be based on evidence from similar developments. It goes on to say that BCIS and other indices are 'appropriate' but are not always reflective of local market conditions. As a result, BCIS can be used if appropriate but supporting evidence of costs and duration in the local market should be used where available. The approach that we have adopted in using cost data based on local market evidence therefore fully accords to the best practice guidance.
- 2.11 Given the limitations of BCIS our construction cost database is considered to provide a more reliable, relevant and transparent source of local build cost data for Copeland particularly as it contains data submitted to us by house builders relating to actual housing developments being undertaken. In addition, it has been used to inform the Local Plan Viability Assessments undertaken by us for many Local Planning Authorities within the Northwest which have been found to be sound based on this data.

Methodology

- 2.12 Our database includes analysis from approximately 250 schemes in the North of England coupled with bespoke Cost Plans of typical house types that have been measured and rated. These Cost Plan rates were refreshed/market tested to reflect current market rates as at April 2021 using our supply chain contacts within the industry combined with feedback from actual costs from Developer schemes previously assessed. The details of these schemes have been collated into a database by reference to relevant parameters including date, location, dwelling numbers, floor and site area and all cost details. The data is then adjusted as required to make it applicable by reference to date and location, using BCIS Tender Price Index and Location Factors.
- 2.13 The database is based upon information that we consider to be confidential and hence it cannot be published for the purpose of the Local Plan Viability Assessment in its full form. It is possible however to anonymise the data and publish this if required; however, its value for analytical purposes would be reduced as a result.
- 2.14 With reference to the appropriate cost data used in assessing the costs of any individual scheme, our database of historical schemes is used as a guide to compare the average/median rates. The actual costs utilised are derived from the bespoke Cost Plans. We allocate a cost/m² to the substructures and superstructures of the house, dependent on its size (floor area) and house typology. The cost of Garages is assessed separately and together with the Costs of the new Part L Building Regulations form the Base Build Costs.

- 2.15 The level of preliminaries is based on the development size and anticipated construction period, reflecting the sales rate (refer to page 9 of Appendix A).
- 2.16 The cost of external works is then assessed, based on the density of the scheme and further details are provided later in this report.
- 2.17 The costs of drains, including surface water attenuation, and incoming services are assessed based on typical costs per dwelling, again as detailed later in this report.
- 2.18 The combined total of the above components forms the basis of the Total Build Costs.
- 2.19 Fees (as appropriate for the size of development) and contingencies are then added as a percentage of the total costs. Further details are again given later in this report.
- 2.20 The totals are then added together to give a Total Build Cost plus Oncosts. We then compare the costs (excluding Externals, Fees and Contingency) with those from the KM database to ensure that there is reasonable comparability with the costs provided to us by Developers and by reference to the BCIS Average Prices data for General Estate Housing. This is benchmarked against the BCIS Median Rate (after adjustment for overheads & profit and scale) and the BCIS Lower Quartile Rate (after adjustment for overheads & profit and scale).
- 2.21 This comparison is made exclusive of also Abnormal development costs as these are specific to each site and hence are not strictly comparable.
- 2.22 Further information about our approach to the main cost headings is provided in the following sections.

External Works

- 2.23 The costs of external works are assessed based on the density of the development being tested, which varies in Copeland from 30 up to 38 dwellings per hectare. As density varies then the plot size also varies. For example, the area per plot for a density of 30dph would be 333m² while that for a density of 35dph would be 286m². These areas will include the plots themselves as well as areas for roads, footpaths etc, beyond plot curtilages. The areas will not include for Public Open Space, the costs of which are assessed separately.
- 2.24 The methodology in relation to assessing the cost of external works is as follows:

- a) Assumptions on Density for each site has been considered which gives rise to a notional Nett Site/Developable Area ("NDA") this together with the Gross Site Areas form the basis of the calculations for the external works costs.
- b) An aspect ratio, that is the ratio of width to depth is adopted and applied to the plot area to give notional plot dimensions. The aspect ratio used is 1.3. It is assumed that the smaller dimension will be plot width and the larger dimension the depth.
- c) From the plot dimensions a length of road for a plot is calculated and to this we add 20% for inefficiency i.e., the additional area necessarily required for bends, curves etc.
- d) From this length an area of road and an area for footpaths is calculated, based on a road width of 5.5m and a footpath width of 2m. It is assumed that all roads will be double banked, that is with houses on both sides. It is also assumed that there is a footpath to each side of the road. Single banking, that is houses to one side only, occurs rarely and has not been considered beyond the allowance for inefficiency.
- e) The roads are then costed using typical rates for the works to be undertaken, including the surfacing, kerbs, road lighting, drainage and marking, excluding any abnormal costs for capping layers or the like due to poor ground.
- f) This approach ensures that each development is assessed on its own theoretical site criteria as opposed to applying an arbitrary % to the Base Build Costs. The approach gives a range of External Works costs that range from 14.9% to 16.8% of the total Base Build Costs depending on development size and density. This compares to KM's database of schemes that average at 15.2% across all schemes.

2.25 The costs of works to the plot itself are assessed as follows:

- a) Car Parking: The area of 2 car parking spaces is included for all dwellings except 1 bed houses; this is costed assuming tarmac surfacing.
- b) Paving: an allowance based on the size of the dwelling; typically, this is 1.2m wide to the perimeter plus a patio area.
- c) Grassed area: The area is assessed as the residual area of the plot considering all the above and excluding the footprint area of the house itself. This is costed based on 100mm of new topsoil and seeding to rear gardens and turf to front gardens.
- d) Boundaries: Fencing is costed based on the perimeter of the average plot, assessed from the plot dimensions as detailed above. Allowance is made for the fact that the large proportion of plots will share both side and rear boundaries and that front gardens are open plan. The fencing is then costed using typical rates for timber panel fences on timber posts and are assumed unpainted.
- e) We also include the costs of garages on the following basis:

3B detached dwellings	1 no single integrated garage; 13m2
4B detached dwellings	1 no single detached garage; 16m2
5B detached dwellings	1 no double detached garage; 36m2

2.26 The garages are assumed to be of traditional masonry construction.

Drainage

2.27 Drainage costs have included based on a typical cost per dwelling. This cost has been based on typical costs from live experience of projects being constructed on site. Although there is data within our database it is unusual that drainage costs are identified separately. However, a comparison of the costs used with those from our database are similar and lie within about 5%.

2.28 It has become normal for a development to comply with requirements for SuDs (Sustainable Urban Drainage System). We have included costs for this on the basis that POS will provide some resource for swales and similar surface areas for retainment as well as allowance for subsurface attenuation. This has been assessed on a cost per dwelling basis (approximately £2,700) and the costs included within the stated drainage costs.

Plot Services

2.29 As with drainage costs, incoming services costs have been included based on a typical average cost per dwelling, regardless of size, and include the costs of service connections for water, gas, electricity, telecom, cable, and associated trenching/ducting. A typical cost has been applied based on live experience of projects being constructed on site in the past. As with drainage there are data within our database, but it is unusual that incoming service costs are identified separately. A comparison of the incoming services costs that we have used with those in our database suggests that developer costs are in fact generally lower (with schemes being about 50% lower on average) than our experience would suggest. Hence, we consider that the incoming services costs that we have adopted are robust for the purposes of the Local Plan Viability Assessment. In addition to the incoming services allowance within Plot Services is also made for the tail connections required for the Foul and Surface Water Drainage on a cost per dwelling basis.

Professional Fees

2.30 We have included an appropriate allowance for professional fees to both the generic and the site-specific cost assessments. Heads of costs have been included for Architectural, Structural and Landscaping design; Specialist advisors for Environmental; Acoustics and Principal Designer coordination; Site investigations and testing; Statutory fees for Planning and Building Control; Building Warranty for NHBC or the equivalent. As is usual industry practice the level of fees are calculated on a sliding scale which is follows:

- Small sites (<10 units) 8%
- Small/Medium sites (10 - 25 units) 7.75%
- Medium sites (25 - 100 units) 7.5%
- Medium/Large sites (100 – 250 units) 7%
- Large site (>250 units) 6.5%

2.31 The fee percentages are applied to the total Base Build Costs (excluding Professional Fees and Contingency). Clearly when the total Professional Fee cost is expressed as a percentage against all Base Build Costs (excluding Abnormals) then proportionate resultant percentage is less.

2.32 The analysis in our database indicates a median fee level of 5.6% based on an average scheme size of approximately 140 dwellings. This supports the professional fee allowances that we have adopted which range from 5.8% for the largest schemes to 6.9% for the smaller developments (median 6.6%).

Contingencies

2.33 We have included an allowance for contingencies in all the cost assessments at 5% of Total Base Build costs including Professional Fees. A 5% allowance is regarded by many Developers, Contractors and Advisors as the 'industry standard' for this stage of testing and we have adopted this. We have applied this percentage to all the Base Build Costs and not just the dwelling construction costs which is often the normal approach.

2.34 The analysis of our database indicates an average contingency level of 3.2% on all build costs before Abnormals across developments of all sizes. This is lower than we have used and reflective of the generic nature of the testing exercise and the fact that projects that progress to planning application stage and further developed in their design. Clearly when the total Contingency Fee cost is expressed as a percentage against all Base Build Costs (excluding Abnormals) then proportionately the resultant percentage is less. The "5%" allowance made translates to 4.8% when expressed as a percentage against all Base Build Costs (excluding Abnormals).

Public Open Space

2.35 The costs of Public Open Space on each site are costed separately from other external works. The area assumed for open space is based on the requirements of Copeland Council and typically allows a minimum of 20% allocation of the gross site area.

2.37 This area of open space is costed assuming new topsoil and seeding, some shrub (10% of area) and tree planting (1 per 50m²), an area of rolled stone paths (10% of area), provision for signage, picnic sets/benches (1 per 200m²) and provision of grass mounding (1 per 400m²).

2.38 We have included for play costs based on providing LAPs (Local Area for Play), LEAPs (Local equipped area for play), NEAPs (Neighbourhood local equipped area for play) based on size and in accordance with the requirements of Copeland Council. In relation to the allocations tested, these costs are identified on the specific site cost sheets in accordance with the table below.

Development Size	Play Equipment
50 to 99 Dwellings	LAP
100 to 499 Dwellings	LEAP
>500 Dwellings	NEAP

Abnormal Development Costs

- 2.39 Abnormal development costs have been considered for each of Housing Allocation Profiles and the generic site assessments of 5 and 10 dwellings. The assessment is based upon the information contained within the Appendix F Housing Allocation Profiles, the Transport Improvements Study dated August 2021, The Site Access Assessment dated December 2021, what is evident from site visits and discussion with Copeland Borough Council. Further details about the allowances that have been made are contained in the specific allocation cost sheets, Appendix F of this report. The allowances made are exclusive of fees and contingencies which are subsequently added to arrive at the total cost per net acre.
- 2.40 Abnormal development works on a 'greenfield site' are those works that are regarded as additional to an ideal undeveloped site that has good ground conditions and no other causes for additional costs. Greenfield sites typically range from £25,000/net acre up to £150,000/net acre. This would be made up of nominal contributions towards Highway Infrastructure Works, Utilities offsite reinforcement, Service diversions, Land Drainage and Offsite drain connections, cut/fill works, tree protection works, Invasive species removal, additional foundation costs and associated contingency and professional fees.
- 2.41 For the assessments made for Copeland there are many 'greenfield' sites that have particular challenges in respect of site access, service diversions, historic mining activity, displacement of sports pitches, strategic landscaping requirements and topography. Each site has been assessed on its own merits. This results in a less definitive classification than you would ordinarily expect when compared with the cost assessments that have been prepared for the 'brownfield' sites. On the 'brownfield' sites, a further allowance is made for additional site clearance costs, ground remediation works and for some degree of abnormal/special foundations. The site-specific data gives guidance on the scope which then enables an indicative allowance to be made based on our experience in the Local Area and similar historical schemes.
- 2.42 This cost equates to an average cost per dwelling ranging from £6,403/dwelling to £27,958/dwelling depending on development size, density and nature of the site.

Other Local Plan Policy Requirements

Electric Vehicle Charging Points

- 2.43 We have assessed a cost of £482 per dwelling for electric vehicle charging points based on a 32-amp (7.2kw) supply using heavy duty cables from the distribution board and located within the walls of the house. This would be switched with a dual pole 'garage unit' in a suitable location. The costs exclude any charging equipment which is assumed to be supplied with the electric vehicle.
- 2.44 No allowance is made for any infrastructure costs that may in the future be needed if the chargers are used on a large scale.
- 2.45 The allowances made per dwelling are exclusive of fees and contingencies which are subsequently added to arrive at the total cost plus an adjustment for Tender Price Index and Location. Total allowance £581 per dwelling.

Cost Assessment Summaries

- 2.48 We have provided at **Appendix A** the summary sheets containing details of the construction cost rates that we have assessed for the purpose of the viability testing. The schedules are formatted to follow the sites identified within the Appendix F Housing Allocation Profiles which include both greenfield and brownfield site typologies. The schedules within Appendix A are explained further below:
- Page 1 – this captures the Typology Mix. The number of each Dwelling Type are identified that contribute to total number within each Development size.
 - Page 2 – this captures the Base Build Costs before any additions for Preliminaries, Garages, External Works, Professional Fees, Contingencies or Abnormals. The cost plan rates are then adjusted to reflect the scale of Developments. The Scale adjustments are categorised on page 14.
 - Page 3 – this captures the Gross Internal Floor Areas ("GIFA") of the Garages applicable.
 - Page 4 – this captures the cost of providing Garages which are then adjusted to reflect the scale of Developments which form part of the Base Build Costs.
 - Page 5 – this captures the costs associated with complying the changes in the Building Regulations effected from June 2022 which form part of the Base Build Costs.
 - Page 6 – this captures the GIFA of the Dwellings (excluding Garages).
 - Page 7 – this captures the GIFA as a ratio against the net site area. In addition, the External Works costs are formulated from the Net Site Areas.

- Page 8 – this summarises the External Works Costs Total Build Costs plus Oncosts (Base Build Costs plus External Works plus Preliminaries plus Oncosts for Professional Fees and Contingencies).
- Page 9 – this summarises the Total Build Costs plus Oncosts (Base Build Costs plus External Works plus Preliminaries plus Oncosts for Professional Fees and Contingencies).
- Page 10 – this captures the Public Open Space (“POS”) requirements and the costs associated. On sites where the area of POS is greater than 20% of the Gross Site area an adjustment in the allowance rate is made. The POS costs are added to the Total Build Costs and Oncosts to provide a Total Gross Cost per m2 and an Average cost per dwelling.
- Page 11 – this captures the Variant Optional costs of EV Charging Points.
- Page 12 – this captures the summarised Abnormal costs for each of the allocated sites split between greenfield and brownfield. This sheet also summarises all assessed costs including Abnormals, expressed as a total cost, cost per m2 of GIFA and an average cost per dwelling.
- Page 13 – The comparison on this sheet compares the allowance KM have made of the Base Build Costs (excluding Part L, Garages, External Works, Oncosts and Abnormals) with both the Lower Quartile rates (discounted for Main Contractor’s overheads and profit of 10%) and the Median rates (discounted for Main Contractor’s overheads and profit of 10%). The conclusion that can be drawn from this comparison is that:
 - In respect of the BCIS Lower Quartile rates, the Base Build Costs assessed by KM are on average more than this benchmark. Although a result of scale adjustment, the rates used for the larger allocations are typically slightly less than lower quartile.
 - In respect of the BCIS Median rates, the Base Build Costs assessed by KM are on average 9.2% less than this benchmark.
- Page 14 – this captures the key Rate Assumptions made in compiling the costs. This shows the adjustments made to the base cost plan rates for time and location. The assumptions made for Scale factors for the differing sized developments and the range of percentages applied for Preliminaries, Professional Fees, Contingency and the ratio of POS are stated. Finally, the assumed rate of discount that should be applied to BCIS Average Rates data is also stated.

2.49 At **Appendix B** we have provided the benchmark data from the BCIS Average Rates rebased to the 4Q 2021.

2.50 **Appendix C** contains the assessment of additional costs in complying with changes in the Building Regulations to Part L that come into force in June 2022.

- 2.52 **Appendix D** contains the assessment of additional costs in providing Electric Vehicle Charging points.
- 2.53 **Appendix E** contains the make-up of the rates supporting the costs associated with providing the Public Open Space requirements.
- 2.54 **Appendix F** contains the make-up of the rates supporting the costs associated with the Abnormals for each development site.

3.0 NON-RESIDENTIAL DEVELOPMENTS

- 3.1 The costs assessments for the Strategic Housing Site have been tested and calculated in a similar manner to the generic testing.
- 3.2 Full details of the cost assessments are contained at **Appendix G**.

APPENDIX A

RESIDENTIAL CONSTRUCTION COSTS

Residential Mixes

Scheme		Copeland Local Plan 2021-2038							09/02/2022
Location		Copeland							3
Planning Authority		Copeland Borough Council							

Typology Mix

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	3 Bed Det 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	
				\HT112	\HS212	\HS322	\HD322	\HD422	\HD532	\BS211	
				5%	25%	20%	20%	20%	5%	5%	
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127	6	32	26	26	25	6	6	127nr
Whitehaven	HWH2	Red Lonning and Harras Moor	370	19	93	74	74	74	18	18	370nr
Whitehaven	HWH4	Land south and west of St Mary's School	60	3	15	12	12	12	3	3	60nr
Whitehaven	HWH5	Former Marchon Site North*	532	27	133	106	106	106	27	27	532nr
Cleator Moor	HCM1	Land at Jacktrees Road	127	6	32	26	26	25	6	6	127nr
Cleator Moor	HCM2	Land north of Dent Road	96	5	24	19	19	19	5	5	96nr
Cleator Moor	HCM3	Former Ehenside School	40	2	10	8	8	8	2	2	40nr
Egremont	HEG1	Land north of Ashlea Road	108	5	27	22	22	22	5	5	108nr
Egremont	HEG2	Land at Gullely Flatts	170	9	42	33	34	34	9	9	170nr
Egremont	HEG3	Land to south of Daleview Gardens	141	7	35	29	28	28	7	7	141nr
Millom	HMI1	Land west of Grammerscroft	107	5	27	22	22	21	5	5	107nr
Millom	HMI2	Moor Farm	195	10	49	38	39	39	10	10	195nr
Arlecdon	HAR01	Land East of Arlecdon Road	37	2	9	8	7	7	2	2	37nr
Distington	HDI1	Land south of Prospect Works	30	2	7	5	6	6	2	2	30nr
Distington	HDI2	Land south west of Rectory Place	30	2	7	5	6	6	2	2	30nr
St Bees	HSB1	Land adjacent Abbots Court	58	3	15	11	11	12	3	3	58nr
St Bees	HSB3	Fairladies extension	30	2	7	5	6	6	2	2	30nr
Seascale	HSE2	Fairways Extension	22	1	6	5	4	4	1	1	22nr
Seascale	HSE3	Town End Farm East	32	2	8	6	6	6	2	2	32nr
Thornhill	HTH1	Land South of Thornhill	20	1	5	4	4	4	1	1	20nr
Beckermet	HBE1	Land north of Crofthouse Farm	46	2	12	10	9	9	2	2	46nr
Beckermet	HBE2	Land adjacent to Mill Fields	27	1	7	6	6	5	1	1	27nr
Bigrigg	HBI1	Land north of Springfield Gardens	65	3	16	14	13	13	3	3	65nr
Bigrigg	HBI2	Land west of Jubilee Gardens	35	2	9	6	7	7	2	2	35nr
Drigg	HDH2	Wray Head, Station Road	22	1	6	5	4	4	1	1	22nr
Holmrook	HDH3	Hill Farm Holmrook	20	1	5	4	4	4	1	1	20nr
Moor Row	HMR1	Land to north of social club	37	2	9	8	7	7	2	2	37nr
Moor Row	HMR2	Land to south of Scalegill Road	41	2	10	9	8	8	2	2	41nr
Lowca	HLO1	Solway Road	22	1	6	5	4	4	1	1	22nr
Summergrove	HSU1	Land to South West of Summergrove	80	4	20	16	16	16	4	4	80nr

Generic Sites

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	3 Bed Det 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	
				\HT112	\HS212	\HS322	\HD322	\HD422	\HD532	\BS211	
Generic Sites	Generic Sites	Generic Sites	5	0		2		3	0	0	5nr
Generic Sites	Generic Sites	Generic Sites	10	0	2	2	3	3	0	0	10nr

Base Build Costs

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	3 Bed Det 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	Base Costs	Adjustment for Development Size	Re-based Costs
				\HT112	\HS212	\HS322	\HD322	\HD422	\HD532	\BS211			
				5%	25%	20%	20%	20%	5%	5%			
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127	£311,656	£1,960,882	£1,633,759	£1,979,013	£2,470,908	£745,936	£387,637	£9,489,791	-£284,694	£9,205,097
Whitehaven	HWH2	Red Lonning and Harras Moor	370	£986,910	£5,698,814	£4,649,730	£5,632,575	£7,313,888	£2,237,808	£1,162,911	£27,682,635	-£1,384,132	£26,298,503
Whitehaven	HWH4	Land south and west of St Mary's School	60	£155,828	£919,164	£754,101	£913,391	£1,186,036	£372,968	£193,818	£4,495,306	£0	£4,495,306
Whitehaven	HWH5	Former Marchon Site North*	532	£1,402,451	£8,149,917	£6,660,376	£8,068,283	£10,476,650	£3,356,712	£1,744,366	£39,858,756	-£1,992,938	£37,865,818
Cleator Moor	HCM1	Land at Jacktrees Road	127	£311,656	£1,960,882	£1,633,759	£1,979,013	£2,470,908	£745,936	£387,637	£9,489,791	-£284,694	£9,205,097
Cleator Moor	HCM2	Land north of Dent Road	96	£259,713	£1,470,662	£1,193,930	£1,446,202	£1,877,890	£621,613	£323,031	£7,193,041	£0	£7,193,041
Cleator Moor	HCM3	Former Ehenside School	40	£103,885	£612,776	£502,771	£608,927	£790,691	£248,645	£129,212	£2,996,907	£0	£2,996,907
Egremont	HEG1	Land north of Ashlea Road	108	£259,713	£1,654,495	£1,382,429	£1,674,549	£2,174,399	£621,613	£323,031	£8,090,229	-£242,707	£7,847,522
Egremont	HEG2	Land at Gully Flatts	170	£467,484	£2,573,658	£2,073,588	£2,587,940	£3,360,435	£1,118,904	£581,455	£12,763,464	-£382,904	£12,380,560
Egremont	HEG3	Land to south of Daleview Gardens	141	£363,598	£2,144,715	£1,822,258	£2,131,245	£2,767,417	£870,259	£452,243	£10,551,734	-£316,552	£10,235,182
Millom	HMI1	Land west of Grammerscroft	107	£259,713	£1,654,495	£1,382,429	£1,674,549	£2,075,563	£621,613	£323,031	£7,991,392	-£239,742	£7,751,650
Millom	HMI2	Moor Farm	195	£519,426	£3,002,601	£2,387,752	£2,968,519	£3,854,616	£1,243,226	£646,062	£14,622,203	-£438,666	£14,183,537
Arlecdon	HAR01	Land East of Arlecdon Road	37	£103,885	£551,498	£502,771	£532,811	£691,854	£248,645	£129,212	£2,760,677	£0	£2,760,677
Distington	HDI1	Land south of Prospect Works	30	£103,885	£428,943	£314,272	£456,695	£593,018	£248,645	£129,212	£2,274,671	£0	£2,274,671
Distington	HDI2	Land south west of Rectory Place	30	£103,885	£428,943	£314,272	£456,695	£593,018	£248,645	£129,212	£2,274,671	£0	£2,274,671
St Bees	HSB1	Land adjacent Abbots Court	58	£155,828	£919,164	£691,269	£837,275	£1,186,036	£372,968	£193,818	£4,356,357	£0	£4,356,357
St Bees	HSB3	Fairladies extension	30	£103,885	£428,943	£314,272	£456,695	£593,018	£248,645	£129,212	£2,274,671	£0	£2,274,671
Seascale	HSE2	Fairways Extension	22	£51,943	£367,665	£314,272	£304,464	£395,345	£124,323	£64,606	£1,622,618	£81,131	£1,703,749
Seascale	HSE3	Town End Farm East	32	£103,885	£490,221	£377,105	£456,695	£593,018	£248,645	£129,212	£2,398,782	£0	£2,398,782
Thornhill	HTH1	Land South of Thornhill	20	£51,943	£306,388	£251,440	£304,464	£395,345	£124,323	£64,606	£1,498,508	£74,925	£1,573,433
Beckermet	HBE1	Land north of Crofthouse Farm	46	£103,885	£735,331	£628,436	£685,043	£889,527	£248,645	£129,212	£3,420,079	£0	£3,420,079
Beckermet	HBE2	Land adjacent to Mill Fields	27	£51,943	£428,943	£377,105	£456,695	£494,182	£124,323	£64,606	£1,997,796	£0	£1,997,796
Bigrigg	HBI1	Land north of Springfield Gardens	65	£155,828	£980,441	£879,767	£989,506	£1,284,872	£372,968	£193,818	£4,857,201	£0	£4,857,201
Bigrigg	HBI2	Land west of Jubilee Gardens	35	£103,885	£551,498	£377,105	£532,811	£691,854	£248,645	£129,212	£2,635,012	£0	£2,635,012
Drigg	HDH2	Wray Head, Station Road	22	£51,943	£367,665	£314,272	£304,464	£395,345	£124,323	£64,606	£1,622,618	£81,131	£1,703,749
Holmrook	HDH3	Hill Farm Holmrook	20	£51,943	£306,388	£251,440	£304,464	£395,345	£124,323	£64,606	£1,498,508	£74,925	£1,573,433
Moor Row	HMR1	Land to north of social club	37	£103,885	£551,498	£502,771	£532,811	£691,854	£248,645	£129,212	£2,760,677	£0	£2,760,677
Moor Row	HMR2	Land to south of Scalegill Road	41	£103,885	£612,776	£565,603	£608,927	£790,691	£248,645	£129,212	£3,059,739	£0	£3,059,739
Lowca	HLO1	Solway Road	22	£51,943	£367,665	£314,272	£304,464	£395,345	£124,323	£64,606	£1,622,618	£81,131	£1,703,749
Summergrove	HSU1	Land to South West of Summergrove	80	£207,771	£1,225,551	£1,005,432	£1,217,854	£1,581,381	£497,291	£258,425	£5,993,705	£0	£5,993,705

Generic Sites

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	3 Bed Det 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	Base Costs	Adjustment for Development Size	Re-based Costs
				\HT112	\HS212	\HS322	\HD322	\HD422	\HD532	\BS211			
				0%	0%	0%	0%	0%	0%	0%			
Generic Sites	Generic Sites	Generic Sites	5			£125,774		£296,509			£422,283	£31,671	£453,954
Generic Sites	Generic Sites	Generic Sites	10		£122,555	£125,774	£228,348	£296,509			£773,186	£38,659	£811,845

Garage GIFA

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	3 Bed Det 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	Total GIA m2
				\HT112	\HS212	\HS322	\HD322	\HD422	\HD532	\BS211	
				5%	25%	20%	20%	20%	5%	5%	
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127				337	387	93		816
Whitehaven	HWH2	Red Lonning and Harras Moor	370				959	1,144	278		2,382
Whitehaven	HWH4	Land south and west of St Mary's School	60				156	186	46		388
Whitehaven	HWH5	Former Marchon Site North*	532				1,374	1,639	418		3,431
Cleator Moor	HCM1	Land at Jacktrees Road	127				337	387	93		816
Cleator Moor	HCM2	Land north of Dent Road	96				246	294	77		617
Cleator Moor	HCM3	Former Ehenside School	40				104	124	31		258
Egremont	HEG1	Land north of Ashlea Road	108				285	340	77		703
Egremont	HEG2	Land at Gulle Flatts	170				441	526	139		1,106
Egremont	HEG3	Land to south of Daleview Gardens	141				363	433	108		904
Millom	HMI1	Land west of Grammerscroft	107				285	325	77		687
Millom	HMI2	Moor Farm	195				506	603	155		1,263
Arlecdon	HAR01	Land East of Arlecdon Road	37				91	108	31		230
Distington	HDI1	Land south of Prospect Works	30				78	93	31		201
Distington	HDI2	Land south west of Rectory Place	30				78	93	31		201
St Bees	HSB1	Land adjacent Abbots Court	58				143	186	46		375
St Bees	HSB3	Fairladies extension	30				78	93	31		201
Seascale	HSE2	Fairways Extension	22				52	62	15		129
Seascale	HSE3	Town End Farm East	32				78	93	31		201
Thornhill	HTH1	Land South of Thornhill	20				52	62	15		129
Beckermet	HBE1	Land north of Crofthouse Farm	46				117	139	31		287
Beckermet	HBE2	Land adjacent to Mill Fields	27				78	77	15		171
Bigrigg	HB11	Land north of Springfield Gardens	65				169	201	46		416
Bigrigg	HB12	Land west of Jubilee Gardens	35				91	108	31		230
Drigg	HDH2	Wray Head, Station Road	22				52	62	15		129
Holmrook	HDH3	Hill Farm Holmrook	20				52	62	15		129
Moor Row	HMR1	Land to north of social club	37				91	108	31		230
Moor Row	HMR2	Land to south of Scalegill Road	41				104	124	31		258
Lowca	HLO1	Solway Road	22				52	62	15		129
Summergrove	HSU1	Land to South West of Summergrove	80				207	247	62		517

Generic Sites

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	3 Bed Det 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	Total GIA m2
				\HT112	\HS212	\HS322	\HD322	\HD422	\HD532	\BS211	
				0%	0%	0%	0%	0%	0%	0%	
Generic Sites	Generic Sites	Generic Sites	5					46	-		46
Generic Sites	Generic Sites	Generic Sites	10				39	46	-		85

Garage Costs

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	3 Bed Det 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	Base Costs	Uplift for Development Size	Re-based Cost
				\HT112	\HS212	\HS322	\HD322	\HD422	\HD532	\BS211			
				5%	25%	20%	20%	20%	5%	5%			
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127				£127,673	£235,530	£88,449		£451,651	-£13,550	£438,102
Whitehaven	HWH2	Red Lonning and Harras Moor	370				£363,376	£697,168	£265,347		£1,325,890	-£66,295	£1,259,596
Whitehaven	HWH4	Land south and west of St Mary's School	60				£58,926	£113,054	£44,224		£216,204	£0	£216,204
Whitehaven	HWH5	Former Marchon Site North*	532				£520,511	£998,646	£398,020		£1,917,177	-£95,859	£1,821,318
Cleator Moor	HCM1	Land at Jacktrees Road	127				£127,673	£235,530	£88,449		£451,651	-£13,550	£438,102
Cleator Moor	HCM2	Land north of Dent Road	96				£93,299	£179,003	£73,707		£346,009	£0	£346,009
Cleator Moor	HCM3	Former Ehenside School	40				£39,284	£75,370	£29,483		£144,136	£0	£144,136
Egremont	HEG1	Land north of Ashlea Road	108				£108,031	£207,266	£73,707		£389,004	-£11,670	£377,334
Egremont	HEG2	Land at Gulle Flatts	170				£166,956	£320,320	£132,673		£619,950	-£18,599	£601,352
Egremont	HEG3	Land to south of Daleview Gardens	141				£137,494	£263,793	£103,190		£504,477	-£15,134	£489,343
Millom	HMI1	Land west of Grammerscroft	107				£108,031	£197,845	£73,707		£379,583	-£11,387	£368,195
Millom	HMI2	Moor Farm	195				£191,509	£367,426	£147,415		£706,350	-£21,190	£685,159
Arlecdon	HAR01	Land East of Arlecdon Road	37				£34,373	£65,948	£29,483		£129,805	£0	£129,805
Distington	HDI1	Land south of Prospect Works	30				£29,463	£56,527	£29,483		£115,473	£0	£115,473
Distington	HDI2	Land south west of Rectory Place	30				£29,463	£56,527	£29,483		£115,473	£0	£115,473
St Bees	HSB1	Land adjacent Abbots Court	58				£54,015	£113,054	£44,224		£211,294	£0	£211,294
St Bees	HSB3	Fairladies extension	30				£29,463	£56,527	£29,483		£115,473	£0	£115,473
Seascale	HSE2	Fairways Extension	22				£19,642	£37,685	£14,741		£72,068	£3,603	£75,672
Seascale	HSE3	Town End Farm East	32				£29,463	£56,527	£29,483		£115,473	£0	£115,473
Thornhill	HTH1	Land South of Thornhill	20				£19,642	£37,685	£14,741		£72,068	£3,603	£75,672
Beckermet	HBE1	Land north of Crofthouse Farm	46				£44,194	£84,791	£29,483		£158,468	£0	£158,468
Beckermet	HBE2	Land adjacent to Mill Fields	27				£29,463	£47,106	£14,741		£91,310	£0	£91,310
Bigrigg	HBI1	Land north of Springfield Gardens	65				£63,836	£122,475	£44,224		£230,536	£0	£230,536
Bigrigg	HBI2	Land west of Jubilee Gardens	35				£34,373	£65,948	£29,483		£129,805	£0	£129,805
Drigg	HDH2	Wray Head, Station Road	22				£19,642	£37,685	£14,741		£72,068	£3,603	£75,672
Holmrook	HDH3	Hill Farm Holmrook	20				£19,642	£37,685	£14,741		£72,068	£3,603	£75,672
Moor Row	HMR1	Land to north of social club	37				£34,373	£65,948	£29,483		£129,805	£0	£129,805
Moor Row	HMR2	Land to south of Scalegill Road	41				£39,284	£75,370	£29,483		£144,136	£0	£144,136
Lowca	HLO1	Solway Road	22				£19,642	£37,685	£14,741		£72,068	£3,603	£75,672
Summergrove	HSU1	Land to South West of Summergrove	80				£78,568	£150,739	£58,966		£288,273	£0	£288,273

Generic Sites

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	3 Bed Det 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	Base Costs	Uplift for Development Size	Re-based Cost
				\HT112	\HS212	\HS322	\HD322	\HD422	\HD532	\BS211			
				0%	0%	0%	0%	0%	0%	0%			
Generic Sites	Generic Sites	Generic Sites	5					£28,264	£0		£28,264	£2,120	£30,383
Generic Sites	Generic Sites	Generic Sites	10				£14,731	£28,264	£0		£42,995	£2,150	£45,145

Part L Costs

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	Part L Costs
				\HT112	\HS212	\HS322	\HD422	\HD532	\BS211	
				5%	25%	20%	20%	5%	5%	
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127	£29,827	£162,771	£132,251	£170,951	£41,028	£30,520	£745,138
Whitehaven	HWH2	Red Lonning and Harras Moor	370	£94,453	£473,052	£376,407	£506,016	£123,085	£91,559	£2,170,588
Whitehaven	HWH4	Land south and west of St Mary's School	60	£14,914	£76,299	£61,039	£82,057	£20,514	£15,260	£352,139
Whitehaven	HWH5	Former Marchon Site North*	532	£134,223	£676,516	£539,178	£724,833	£184,627	£137,338	£3,121,548
Cleator Moor	HCM1	Land at Jacktrees Road	127	£29,827	£162,771	£132,251	£170,951	£41,028	£30,520	£745,138
Cleator Moor	HCM2	Land north of Dent Road	96	£24,856	£122,078	£96,645	£129,923	£34,190	£25,433	£563,048
Cleator Moor	HCM3	Former Ehenside School	40	£9,942	£50,866	£40,693	£54,704	£13,676	£10,173	£234,759
Egremont	HEG1	Land north of Ashlea Road	108	£24,856	£137,338	£111,905	£150,437	£34,190	£25,433	£634,596
Egremont	HEG2	Land at Gullely Flatts	170	£44,741	£213,637	£167,857	£232,494	£61,542	£45,779	£998,544
Egremont	HEG3	Land to south of Daleview Gardens	141	£34,799	£178,030	£147,511	£191,465	£47,866	£35,606	£826,743
Millom	HMI1	Land west of Grammerscroft	107	£24,856	£137,338	£111,905	£143,599	£34,190	£25,433	£627,758
Millom	HMI2	Moor Farm	195	£49,712	£249,243	£193,290	£266,684	£68,380	£50,866	£1,144,859
Arlecdon	HAR01	Land East of Arlecdon Road	37	£9,942	£45,779	£40,693	£47,866	£13,676	£10,173	£215,996
Distington	HDI1	Land south of Prospect Works	30	£9,942	£35,606	£25,433	£41,028	£13,676	£10,173	£176,887
Distington	HDI2	Land south west of Rectory Place	30	£9,942	£35,606	£25,433	£41,028	£13,676	£10,173	£176,887
St Bees	HSB1	Land adjacent Abbots Court	58	£14,914	£76,299	£55,952	£82,057	£20,514	£15,260	£340,214
St Bees	HSB3	Fairladies extension	30	£9,942	£35,606	£25,433	£41,028	£13,676	£10,173	£176,887
Seascale	HSE2	Fairways Extension	22	£4,971	£30,520	£25,433	£27,352	£6,838	£5,087	£127,553
Seascale	HSE3	Town End Farm East	32	£9,942	£40,693	£30,520	£41,028	£13,676	£10,173	£187,060
Thornhill	HTH1	Land South of Thornhill	20	£4,971	£25,433	£20,346	£27,352	£6,838	£5,087	£117,380
Beckermet	HBE1	Land north of Crofthouse Farm	46	£9,942	£61,039	£50,866	£61,542	£13,676	£10,173	£268,781
Beckermet	HBE2	Land adjacent to Mill Fields	27	£4,971	£35,606	£30,520	£34,190	£6,838	£5,087	£158,240
Bigrigg	HB11	Land north of Springfield Gardens	65	£14,914	£81,385	£71,212	£88,895	£20,514	£15,260	£381,074
Bigrigg	HB12	Land west of Jubilee Gardens	35	£9,942	£45,779	£30,520	£47,866	£13,676	£10,173	£205,823
Drigg	HDH2	Wray Head, Station Road	22	£4,971	£30,520	£25,433	£27,352	£6,838	£5,087	£127,553
Holmrook	HDH3	Hill Farm Holmrook	20	£4,971	£25,433	£20,346	£27,352	£6,838	£5,087	£117,380
Moor Row	HMR1	Land to north of social club	37	£9,942	£45,779	£40,693	£47,866	£13,676	£10,173	£215,996
Moor Row	HMR2	Land to south of Scalegill Road	41	£9,942	£50,866	£45,779	£54,704	£13,676	£10,173	£239,846
Lowca	HLO1	Solway Road	22	£4,971	£30,520	£25,433	£27,352	£6,838	£5,087	£127,553
Summergrove	HSU1	Land to South West of Summergrove	80	£19,885	£101,732	£81,385	£109,409	£27,352	£20,346	£469,518

Generic Sites

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	Part L Costs
				\HT112	\HS212	\HS322	\HD422	\HD532	\BS211	
				0%	0%	0%	0%	0%	0%	
Generic Sites	Generic Sites	Generic Sites	5	£0		£10,173	£20,514	£0	£0	£30,687
Generic Sites	Generic Sites	Generic Sites	10	£0	£10,173	£10,173	£20,514	£0	£0	£61,375

Total Dwelling GIFA

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	
				\HT112	\HS212	\HS322	\HD422	\HD532	\BS211	
				5%	25%	20%	20%	5%	5%	
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127	348m2	2,240m2	2,210m2	3,000m2	1,020m2	420m2	11,448m2
Whitehaven	HWH2	Red Lonning and Harras Moor	370	1,102m2	6,510m2	6,290m2	8,880m2	3,060m2	1,260m2	33,392m2
Whitehaven	HWH4	Land south and west of St Mary's School	60	174m2	1,050m2	1,020m2	1,440m2	510m2	210m2	5,424m2
Whitehaven	HWH5	Former Marchon Site North*	532	1,566m2	9,310m2	9,010m2	12,720m2	4,590m2	1,890m2	48,096m2
Cleator Moor	HCM1	Land at Jacktrees Road	127	348m2	2,240m2	2,210m2	3,000m2	1,020m2	420m2	11,448m2
Cleator Moor	HCM2	Land north of Dent Road	96	290m2	1,680m2	1,615m2	2,280m2	850m2	350m2	8,680m2
Cleator Moor	HCM3	Former Ehenside School	40	116m2	700m2	680m2	960m2	340m2	140m2	3,616m2
Egremont	HEG1	Land north of Ashlea Road	108	290m2	1,890m2	1,870m2	2,640m2	850m2	350m2	9,760m2
Egremont	HEG2	Land at Gulle Flatts	170	522m2	2,940m2	2,805m2	4,080m2	1,530m2	630m2	15,397m2
Egremont	HEG3	Land to south of Daleview Gardens	141	406m2	2,450m2	2,465m2	3,360m2	1,190m2	490m2	12,741m2
Millom	HMI1	Land west of Grammerscroft	107	290m2	1,890m2	1,870m2	2,520m2	850m2	350m2	9,640m2
Millom	HMI2	Moor Farm	195	580m2	3,430m2	3,230m2	4,680m2	1,700m2	700m2	17,635m2
Arlecdon	HAR01	Land East of Arlecdon Road	37	116m2	630m2	680m2	840m2	340m2	140m2	3,341m2
Distington	HDI1	Land south of Prospect Works	30	116m2	490m2	425m2	720m2	340m2	140m2	2,741m2
Distington	HDI2	Land south west of Rectory Place	30	116m2	490m2	425m2	720m2	340m2	140m2	2,741m2
St Bees	HSB1	Land adjacent Abbots Court	58	174m2	1,050m2	935m2	1,440m2	510m2	210m2	5,254m2
St Bees	HSB3	Fairladies extension	30	116m2	490m2	425m2	720m2	340m2	140m2	2,741m2
Seascale	HSE2	Fairways Extension	22	58m2	420m2	425m2	480m2	170m2	70m2	1,963m2
Seascale	HSE3	Town End Farm East	32	116m2	560m2	510m2	720m2	340m2	140m2	2,896m2
Thornhill	HTH1	Land South of Thornhill	20	58m2	350m2	340m2	480m2	170m2	70m2	1,808m2
Beckermet	HBE1	Land north of Crofthouse Farm	46	116m2	840m2	850m2	1,080m2	340m2	140m2	4,131m2
Beckermet	HBE2	Land adjacent to Mill Fields	27	58m2	490m2	510m2	600m2	170m2	70m2	2,408m2
Bigrigg	HBI1	Land north of Springfield Gardens	65	174m2	1,120m2	1,190m2	1,560m2	510m2	210m2	5,869m2
Bigrigg	HBI2	Land west of Jubilee Gardens	35	116m2	630m2	510m2	840m2	340m2	140m2	3,171m2
Drigg	HDH2	Wray Head, Station Road	22	58m2	420m2	425m2	480m2	170m2	70m2	1,963m2
Holmrook	HDH3	Hill Farm Holmrook	20	58m2	350m2	340m2	480m2	170m2	70m2	1,808m2
Moor Row	HMR1	Land to north of social club	37	116m2	630m2	680m2	840m2	340m2	140m2	3,341m2
Moor Row	HMR2	Land to south of Scalegill Road	41	116m2	700m2	765m2	960m2	340m2	140m2	3,701m2
Lowca	HLO1	Solway Road	22	58m2	420m2	425m2	480m2	170m2	70m2	1,963m2
Summergrove	HSU1	Land to South West of Summergrove	80	232m2	1,400m2	1,360m2	1,920m2	680m2	280m2	7,232m2

Generic Sites

Settlement	Reference	Address	Development Size	1 Bed Terr 2 Storey	2 Bed Semi 2 Storey	3 Bed Semi 2 Storey	4 Bed Det 2 Storey	5 Bed Det 2 Storey	2 Bed Semi Bung	
				\HT112	\HS212	\HS322	\HD422	\HD532	\BS211	
				0%	0%	0%	0%	0%	0%	
Generic Sites	Generic Sites	Generic Sites	5	0m2		170m2	360m2	0m2	0m2	530m2
Generic Sites	Generic Sites	Generic Sites	10	0m2	140m2	170m2	360m2	0m2	0m2	925m2

Site Area Analysis

Settlement	Reference	Address	Development Size	GIFA		Density	Net Site Area		GIFA Ratios	
				Sq.ft	Sq.m	DpH	Acres	Sq.m	Sq.ft/acre	Sq.m/ha
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127	123,225ft2	11,448m2	32.0 units/Ha	9.81 acres	39,688m2	12,565	2,885
Whitehaven	HWH2	Red Lonning and Harras Moor	370	359,428ft2	33,392m2	30.0 units/Ha	30.48 acres	123,333m2	11,794	2,707
Whitehaven	HWH4	Land south and west of St Mary's School	60	58,383ft2	5,424m2	33.0 units/Ha	4.49 acres	18,182m2	12,995	2,983
Whitehaven	HWH5	Former Marchon Site North*	532	517,701ft2	48,096m2	36.0 units/Ha	36.52 acres	147,778m2	14,177	3,255
Cleator Moor	HCM1	Land at Jacktrees Road	127	123,225ft2	11,448m2	33.0 units/Ha	9.51 acres	38,485m2	12,958	2,975
Cleator Moor	HCM2	Land north of Dent Road	96	93,431ft2	8,680m2	30.0 units/Ha	7.91 acres	32,000m2	11,816	2,713
Cleator Moor	HCM3	Former Ehenside School	40	38,922ft2	3,616m2	38.0 units/Ha	2.60 acres	10,526m2	14,964	3,435
Egremont	HEG1	Land north of Ashlea Road	108	105,056ft2	9,760m2	30.0 units/Ha	8.90 acres	36,000m2	11,810	2,711
Egremont	HEG2	Land at Gullely Flatts	170	165,732ft2	15,397m2	33.0 units/Ha	12.73 acres	51,515m2	13,020	2,989
Egremont	HEG3	Land to south of Daleview Gardens	141	137,143ft2	12,741m2	30.0 units/Ha	11.61 acres	47,000m2	11,809	2,711
Millom	HMI1	Land west of Grammerscroft	107	103,764ft2	9,640m2	33.0 units/Ha	8.01 acres	32,424m2	12,951	2,973
Millom	HMI2	Moor Farm	195	189,821ft2	17,635m2	33.0 units/Ha	14.60 acres	59,091m2	13,000	2,984
Arlecdon	HAR01	Land East of Arlecdon Road	37	35,962ft2	3,341m2	30.0 units/Ha	3.05 acres	12,333m2	11,800	2,709
Distington	HDI1	Land south of Prospect Works	30	29,504ft2	2,741m2	30.0 units/Ha	2.47 acres	10,000m2	11,940	2,741
Distington	HDI2	Land south west of Rectory Place	30	29,504ft2	2,741m2	35.0 units/Ha	2.12 acres	8,571m2	13,930	3,198
St Bees	HSB1	Land adjacent Abbots Court	58	56,554ft2	5,254m2	35.0 units/Ha	4.09 acres	16,571m2	13,811	3,171
St Bees	HSB3	Fairladies extension	30	29,504ft2	2,741m2	30.0 units/Ha	2.47 acres	10,000m2	11,940	2,741
Seascale	HSE2	Fairways Extension	22	21,130ft2	1,963m2	30.0 units/Ha	1.81 acres	7,333m2	11,660	2,677
Seascale	HSE3	Town End Farm East	32	31,172ft2	2,896m2	30.0 units/Ha	2.64 acres	10,667m2	11,827	2,715
Thornhill	HTH1	Land South of Thornhill	20	19,461ft2	1,808m2	35.0 units/Ha	1.41 acres	5,714m2	13,783	3,164
Beckermet	HBE1	Land north of Crofthouse Farm	46	44,466ft2	4,131m2	32.0 units/Ha	3.55 acres	14,375m2	12,518	2,874
Beckermet	HBE2	Land adjacent to Mill Fields	27	25,919ft2	2,408m2	30.0 units/Ha	2.22 acres	9,000m2	11,655	2,676
Bigrigg	HBI1	Land north of Springfield Gardens	65	63,173ft2	5,869m2	35.0 units/Ha	4.59 acres	18,571m2	13,766	3,160
Bigrigg	HBI2	Land west of Jubilee Gardens	35	34,132ft2	3,171m2	30.0 units/Ha	2.88 acres	11,667m2	11,840	2,718
Drigg	HDH2	Wray Head, Station Road	22	21,130ft2	1,963m2	30.0 units/Ha	1.81 acres	7,333m2	11,660	2,677
Holmrook	HDH3	Hill Farm Holmrook	20	19,461ft2	1,808m2	30.0 units/Ha	1.65 acres	6,667m2	11,814	2,712
Moor Row	HMR1	Land to north of social club	37	35,962ft2	3,341m2	32.0 units/Ha	2.86 acres	11,563m2	12,587	2,890
Moor Row	HMR2	Land to south of Scalegill Road	41	39,837ft2	3,701m2	30.0 units/Ha	3.38 acres	13,667m2	11,797	2,708
Lowca	HLO1	Solway Road	22	21,130ft2	1,963m2	30.0 units/Ha	1.81 acres	7,333m2	11,660	2,677
Summergrove	HSU1	Land to South West of Summergrove	80	77,845ft2	7,232m2	30.0 units/Ha	6.59 acres	26,667m2	11,814	2,712
Average									12,522	2,875

Generic Sites		Generic Sites								
Settlement	Reference	Address	Development Size	GIFA		Density	Net Site Area		GIFA Ratios	
				Sq.ft	Sq.m	DpH	Acres	Sq.m	Sq.ft/acre	Sq.m/ha
Generic Sites	Generic Sites	Generic Sites	5	5,705ft2	530m2	30.0 units/Ha	0.41 acres	1,667m2	13,852	3,180
Generic Sites	Generic Sites	Generic Sites	10	9,957ft2	925m2	35.0 units/Ha	0.71 acres	2,857m2	14,103	3,238
Average									13,978	3,209

External Works Areas

External Works Costs

Settlement	Reference	Address	Development Size
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127
Whitehaven	HWH2	Red Lonning and Harras Moor	370
Whitehaven	HWH4	Land south and west of St Mary's School	60
Whitehaven	HWH5	Former Marchon Site North*	532
Cleator Moor	HCM1	Land at Jacktrees Road	127
Cleator Moor	HCM2	Land north of Dent Road	96
Cleator Moor	HCM3	Former Ehenside School	40
Egremont	HEG1	Land north of Ashlea Road	108
Egremont	HEG2	Land at Gullely Flatts	170
Egremont	HEG3	Land to south of Daleview Gardens	141
Millom	HMI1	Land west of Grammerscroft	107
Millom	HMI2	Moor Farm	195
Arlecdon	HAR01	Land East of Arlecdon Road	37
Distington	HDI1	Land south of Prospect Works	30
Distington	HDI2	Land south west of Rectory Place	30
St Bees	HSB1	Land adjacent Abbots Court	58
St Bees	HSB3	Fairladies extension	30
Seascale	HSE2	Fairways Extension	22
Seascale	HSE3	Town End Farm East	32
Thornhill	HTH1	Land South of Thornhill	20
Beckermet	HBE1	Land north of Crofthouse Farm	46
Beckermet	HBE2	Land adjacent to Mill Fields	27
Bigrigg	HBI1	Land north of Springfield Gardens	65
Bigrigg	HBI2	Land west of Jubilee Gardens	35
Drigg	HDH2	Wray Head, Station Road	22
Holmrook	HDH3	Hill Farm Holmrook	20
Moor Row	HMR1	Land to north of social club	37
Moor Row	HMR2	Land to south of Scalegill Road	41
Lowca	HLO1	Solway Road	22
Summergrove	HSU1	Land to South West of Summergrove	80

External Works Costs										
Clear Site	Fencing	Driveways	Paving	Front Gardens	Rear Gardens	Balance	Plot Services	Roads, Paving & Drainage	Rear Gardens	Total
£38,183	£199,184	£183,277	£244,696	£110,837	£58,058	£21,890	£597,347	£1,210,244	£224,492	£2,663,716
£118,657	£578,088	£533,957	£710,396	£322,072	£168,704	£110,349	£1,740,304	£3,489,885	£697,633	£7,772,411
£17,492	£93,912	£86,588	£115,419	£52,349	£27,421	£6,972	£282,211	£577,397	£102,845	£1,259,762
£142,175	£832,185	£767,743	£1,022,688	£463,989	£243,042	-£16,949	£2,502,274	£5,021,090	£835,902	£10,978,237
£37,026	£199,184	£183,277	£244,696	£110,837	£58,058	£14,819	£597,347	£1,210,244	£217,689	£2,655,488
£30,787	£150,007	£138,540	£184,324	£83,673	£43,828	£28,367	£451,538	£915,155	£181,007	£2,026,219
£10,127	£62,608	£57,725	£76,946	£34,899	£18,281	-£4,729	£188,141	£388,988	£59,542	£832,986
£34,635	£169,547	£155,858	£208,447	£94,400	£49,448	£31,576	£507,980	£1,032,333	£203,633	£2,284,224
£49,562	£265,474	£245,331	£326,505	£148,288	£77,675	£19,770	£799,599	£1,611,151	£291,395	£3,543,356
£45,218	£220,779	£203,481	£271,179	£122,928	£64,391	£41,548	£663,197	£1,341,375	£265,855	£2,974,095
£31,195	£167,880	£154,415	£206,223	£93,387	£48,917	£12,495	£503,277	£1,021,835	£183,407	£2,239,624
£56,850	£304,878	£281,410	£374,820	£170,140	£89,121	£22,726	£917,187	£1,846,857	£334,247	£4,063,989
£11,866	£57,745	£53,396	£70,773	£32,104	£16,817	£11,041	£174,030	£360,271	£69,763	£788,043
£9,621	£46,345	£43,294	£57,195	£26,140	£13,693	£8,846	£141,106	£292,289	£22,539	£638,529
£8,246	£46,345	£43,294	£57,195	£26,140	£13,693	£447	£141,106	£292,289	£14,139	£628,755
£15,943	£90,653	£83,701	£111,403	£50,612	£26,511	£825	£272,804	£557,072	£27,336	£1,209,525
£9,621	£46,345	£43,294	£57,195	£26,140	£13,693	£8,846	£141,106	£292,289	£22,539	£638,529
£7,055	£34,540	£31,749	£42,142	£19,057	£9,982	£6,677	£103,478	£219,159	£16,659	£473,839
£10,262	£49,582	£46,180	£60,864	£27,748	£14,535	£9,635	£150,513	£310,870	£24,170	£680,188
£5,498	£31,304	£28,863	£38,473	£17,450	£9,140	£288	£94,070	£200,579	£9,428	£425,665
£13,830	£72,358	£66,384	£88,656	£40,083	£20,996	£7,999	£216,362	£446,627	£28,995	£973,295
£8,659	£42,663	£38,964	£52,331	£23,589	£12,356	£8,009	£126,995	£268,200	£20,365	£581,767
£17,867	£102,076	£93,803	£125,328	£56,706	£29,703	£870	£305,729	£626,799	£30,573	£1,358,880
£11,224	£54,445	£50,509	£67,037	£30,543	£15,999	£10,369	£164,623	£339,586	£26,367	£744,335
£7,055	£34,540	£31,749	£42,142	£19,057	£9,982	£6,677	£103,478	£219,159	£16,659	£473,839
£6,414	£31,304	£28,863	£38,473	£17,450	£9,140	£5,887	£94,070	£200,579	£15,028	£432,180
£11,124	£57,745	£53,396	£70,773	£32,104	£16,817	£6,509	£174,030	£360,271	£23,326	£782,770
£13,148	£64,258	£59,168	£78,814	£35,680	£18,690	£12,111	£192,844	£399,331	£30,801	£874,045
£7,055	£34,540	£31,749	£42,142	£19,057	£9,982	£6,677	£103,478	£219,159	£16,659	£473,839
£25,656	£125,217	£115,450	£153,892	£69,799	£36,561	£23,550	£376,282	£765,806	£60,111	£1,692,211

Generic Sites

Settlement	Reference	Address	Development Size
Generic Sites	Generic Sites	Generic Sites	5
Generic Sites	Generic Sites	Generic Sites	10

External Works Costs										
Clear Site	Fencing	Driveways	Paving	Front Gardens	Rear Gardens	Balance	Plot Services	Roads, Paving & Drainage	Rear Gardens	Total
£1,603	£8,302	£7,216	£10,408	£4,599	£2,409	£727	£23,518	£64,348	£3,136	£123,130
£2,749	£16,304	£14,431	£20,454	£9,120	£4,777	-£380	£47,035	£110,768	£4,397	£225,258

Total Build Costs plus Oncosts

Settlement	Reference	Address	Development Size	Base "Box" Costs	Base Box Costs	Garages	Part L	Base Build Costs	Base Build Costs	Base Build Costs	External Works	External Works	External Works	Sub-Total	Sales Rate	Programme	Prelims	Prelims	Prelims	Professional Fees	Professional Fees	Contingency	Contingency	Total Cost	Total Cost			
				£	£/m2	£	£	£	£/m2	%	£	£/m2	%	£	£/m2	%	£	per Month	Weeks	£	£/m2	%	£	%	£	%	£	£/m2
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127	£9,205,097	£804	£438,102	£745,138	£ 10,388,337	£ 907	62.1%	£ 2,663,716	£ 233	15.9%	£ 13,052,052	3.0	209	£1,843,193	£ 161	11.0%	£ 1,042,667	6.2%	£ 796,896	4.8%	£ 16,734,808	£ 1,461.81			
Whitehaven	HWH2	Red Lonning and Harras Moor	370	£26,298,503	£788	£1,259,596	£2,170,588	£ 29,728,687	£ 890	63.7%	£ 7,772,411	£ 233	16.7%	£ 37,501,098	4.0	427	£4,222,214	£ 126	9.0%	£ 2,712,015	5.8%	£ 2,221,766	4.8%	£ 46,657,093	£ 1,397.25			
Whitehaven	HWH4	Land south and west of St Mary's School	60	£4,495,306	£829	£216,204	£352,139	£ 5,063,649	£ 934	64.2%	£ 1,259,762	£ 232	16.0%	£ 6,323,410	3.0	113	£664,373	£ 122	8.4%	£ 524,084	6.6%	£ 375,593	4.8%	£ 7,887,460	£ 1,454.18			
Whitehaven	HWH5	Former Marchon Site North*	532	£37,865,818	£787	£1,821,318	£3,121,548	£ 42,808,684	£ 890	65.3%	£ 10,978,237	£ 228	16.8%	£ 53,786,921	5.0	487	£4,815,499	£ 100	7.3%	£ 3,809,157	5.8%	£ 3,120,579	4.8%	£ 65,532,156	£ 1,362.53			
Cleator Moor	HCM1	Land at Jacktrees Road	127	£9,205,097	£804	£438,102	£745,138	£ 10,388,337	£ 907	62.1%	£ 2,655,488	£ 232	15.9%	£ 13,043,824	3.0	209	£1,843,193	£ 161	11.0%	£ 1,042,091	6.2%	£ 796,455	4.8%	£ 16,725,564	£ 1,461.00			
Cleator Moor	HCM2	Land north of Dent Road	96	£7,193,041	£829	£346,009	£563,048	£ 8,102,099	£ 933	64.7%	£ 2,026,219	£ 233	16.2%	£ 10,128,318	3.0	165	£970,102	£ 112	7.7%	£ 832,381	6.6%	£ 596,540	4.8%	£ 12,527,341	£ 1,443.24			
Cleator Moor	HCM3	Former Ehenside School	40	£2,996,907	£829	£144,136	£234,759	£ 3,375,802	£ 934	63.6%	£ 832,986	£ 230	15.7%	£ 4,208,788	3.0	84	£493,870	£ 137	9.3%	£ 352,699	6.6%	£ 252,768	4.8%	£ 5,308,126	£ 1,467.96			
Egremont	HEG1	Land north of Ashlea Road	108	£7,847,522	£804	£377,334	£634,596	£ 8,859,452	£ 908	61.9%	£ 2,284,224	£ 234	15.9%	£ 11,143,676	3.0	182	£1,605,077	£ 164	11.2%	£ 892,413	6.2%	£ 682,058	4.8%	£ 14,323,224	£ 1,467.54			
Egremont	HEG2	Land at Gullely Flatts	170	£12,380,560	£804	£601,352	£998,544	£ 13,980,456	£ 908	62.5%	£ 3,543,356	£ 230	15.8%	£ 17,523,811	3.0	272	£2,398,797	£ 156	10.7%	£ 1,394,583	6.2%	£ 1,065,860	4.8%	£ 22,383,050	£ 1,453.73			
Egremont	HEG3	Land to south of Daleview Gardens	141	£10,235,182	£803	£489,343	£826,743	£ 11,551,268	£ 907	62.1%	£ 2,974,095	£ 233	16.0%	£ 14,525,364	3.0	230	£2,028,394	£ 159	10.9%	£ 1,158,763	6.2%	£ 885,626	4.8%	£ 18,598,147	£ 1,459.71			
Millom	HMI1	Land west of Grammerscroft	107	£7,751,650	£804	£368,195	£627,758	£ 8,747,604	£ 907	61.9%	£ 2,239,624	£ 232	15.8%	£ 10,987,228	3.0	181	£1,596,258	£ 166	11.3%	£ 880,844	6.2%	£ 673,217	4.8%	£ 14,137,547	£ 1,466.55			
Millom	HMI2	Moor Farm	195	£14,183,537	£804	£685,159	£1,144,859	£ 16,013,556	£ 908	62.5%	£ 4,063,989	£ 230	15.9%	£ 20,077,545	3.0	308	£2,716,285	£ 154	10.6%	£ 1,595,568	6.2%	£ 1,219,470	4.8%	£ 25,608,867	£ 1,452.16			
Arlecdon	HAR01	Land East of Arlecdon Road	37	£2,760,677	£826	£129,805	£215,996	£ 3,106,478	£ 930	60.9%	£ 788,043	£ 236	15.5%	£ 3,894,521	2.0	106	£623,217	£ 187	12.2%	£ 338,830	6.6%	£ 242,828	4.8%	£ 5,099,397	£ 1,526.31			
Distington	HDI1	Land south of Prospect Works	30	£2,274,671	£830	£115,473	£176,887	£ 2,567,032	£ 937	60.8%	£ 638,529	£ 233	15.1%	£ 3,205,560	2.0	91	£535,026	£ 195	12.7%	£ 280,544	6.6%	£ 201,057	4.8%	£ 4,222,187	£ 1,540.38			
Distington	HDI2	Land south west of Rectory Place	30	£2,274,671	£830	£115,473	£176,887	£ 2,567,032	£ 937	61.0%	£ 628,755	£ 229	14.9%	£ 3,195,787	2.0	91	£535,026	£ 195	12.7%	£ 279,811	6.6%	£ 200,531	4.8%	£ 4,211,155	£ 1,536.36			
St Bees	HSB1	Land adjacent Abbots Court	58	£4,356,357	£829	£211,294	£340,214	£ 4,907,865	£ 934	62.0%	£ 1,209,525	£ 230	15.3%	£ 6,117,390	2.0	152	£893,669	£ 170	11.3%	£ 525,829	6.6%	£ 376,844	4.8%	£ 7,913,734	£ 1,506.23			
St Bees	HSB3	Fairladies extension	30	£2,274,671	£830	£115,473	£176,887	£ 2,567,032	£ 937	60.8%	£ 638,529	£ 233	15.1%	£ 3,205,560	2.0	91	£535,026	£ 195	12.7%	£ 280,544	6.6%	£ 201,057	4.8%	£ 4,222,187	£ 1,540.38			
Seascale	HSE2	Fairways Extension	22	£1,703,749	£868	£75,672	£127,553	£ 1,906,973	£ 971	63.4%	£ 473,839	£ 241	15.8%	£ 2,380,813	2.0	74	£276,866	£ 141	9.2%	£ 205,970	6.9%	£ 143,182	4.8%	£ 3,006,832	£ 1,531.75			
Seascale	HSE3	Town End Farm East	32	£2,398,782	£828	£115,473	£187,060	£ 2,701,315	£ 933	60.7%	£ 680,188	£ 235	15.3%	£ 3,381,503	2.0	95	£558,543	£ 193	12.6%	£ 295,503	6.6%	£ 211,777	4.8%	£ 4,447,327	£ 1,535.68			
Thornhill	HTH1	Land South of Thornhill	20	£1,573,433	£870	£75,672	£117,380	£ 1,766,484	£ 977	63.7%	£ 425,665	£ 235	15.4%	£ 2,192,149	2.0	69	£258,159	£ 143	9.3%	£ 189,899	6.9%	£ 132,010	4.8%	£ 2,772,218	£ 1,533.31			
Beckermet	HBE1	Land north of Crofthouse Farm	46	£3,420,079	£828	£158,468	£268,781	£ 3,847,329	£ 931	61.3%	£ 973,295	£ 236	15.5%	£ 4,820,623	2.0	126	£740,805	£ 179	11.8%	£ 417,107	6.6%	£ 298,927	4.8%	£ 6,277,462	£ 1,519.60			
Beckermet	HBE2	Land adjacent to Mill Fields	27	£1,997,796	£830	£91,310	£158,240	£ 2,247,347	£ 933	59.8%	£ 581,767	£ 242	15.5%	£ 2,829,113	2.0	85	£499,749	£ 208	13.3%	£ 249,665	6.6%	£ 178,926	4.8%	£ 3,757,454	£ 1,560.40			
Bigrigg	HBI1	Land north of Springfield Gardens	65	£4,857,201	£828	£230,536	£381,074	£ 5,468,811	£ 932	64.3%	£ 1,358,880	£ 232	16.0%	£ 6,827,692	3.0	120	£705,528	£ 120	8.3%	£ 564,992	6.6%	£ 404,911	4.8%	£ 8,503,122	£ 1,448.82			
Bigrigg	HBI2	Land west of Jubilee Gardens	35	£2,635,012	£831	£129,805	£205,823	£ 2,970,639	£ 937	63.1%	£ 744,335	£ 235	15.8%	£ 3,714,974	3.0	77	£452,714	£ 143	9.6%	£ 312,577	6.6%	£ 224,013	4.8%	£ 4,704,278	£ 1,483.53			
Drigg	HDH2	Wray Head, Station Road	22	£1,703,749	£868	£75,672	£127,553	£ 1,906,973	£ 971	63.4%	£ 473,839	£ 241	15.8%	£ 2,380,813	2.0	74	£276,866	£ 141	9.2%	£ 205,970	6.9%	£ 143,182	4.8%	£ 3,006,832	£ 1,531.75			
Holmrook	HDH3	Hill Farm Holmrook	20	£1,573,433	£870	£75,672	£117,380	£ 1,766,484	£ 977	63.6%	£ 432,180	£ 239	15.5%	£ 2,198,665	2.0	69	£258,159	£ 143	9.3%	£ 190,404	6.9%	£ 132,361	4.8%	£ 2,779,589	£ 1,537.38			
Moor Row	HMR1	Land to north of social club	37	£2,760,677	£826	£129,805	£215,996	£ 3,106,478	£ 930	61.0%	£ 782,770	£ 234	15.4%	£ 3,889,248	2.0	106	£623,217	£ 187	12.2%	£ 338,435	6.6%	£ 242,545	4.8%	£ 5,093,444	£ 1,524.53			
Moor Row	HMR2	Land to south of Scalegill Road	41	£3,059,739	£827	£144,136	£239,846	£ 3,443,721	£ 930	61.1%	£ 874,045	£ 236	15.5%	£ 4,317,766	2.0	115	£676,131	£ 183	12.0%	£ 374,542	6.6%	£ 268,422	4.8%	£ 5,636,862	£ 1,523.06			
Lowca	HLO1	Solway Road	22	£1,703,749	£868	£75,672	£127,553	£ 1,906,973	£ 971	63.4%	£ 473,839	£ 241	15.8%	£ 2,380,813	2.0	74	£276,866	£ 141	9.2%	£ 205,970	6.9%	£ 143,182	4.8%	£ 3,006,832	£ 1,531.75			
Summergrove	HSU1	Land to South West of Summergrove	80	£5,993,705	£829	£288,273	£469,518	£ 6,751,495	£ 934	64.5%	£ 1,692,211	£ 234	16.2%	£ 8,443,706	3.0	142	£834,875	£ 115	8.0%	£ 695,894	6.6%	£ 498,724	4.8%	£ 10,473,199	£ 1,448.17			

Generic Sites

Generic Sites

Settlement	Reference	Address	Development Size	Base Build Costs	Base Build Costs	Base Build Costs	External Works	External Works	External Works	Sub-Total	Sales Rate	Programme	Prelims	Prelims	Prelims	Professional Fees	Professional Fees	Contingency	Contingency	Total Cost	Total Cost				
				£	£/m2	%	£	£/m2	%	£	£/m2	%	£	per Month	Weeks	£	£/m2	%	£	%	£	%	£	£/m2	
Generic Sites	Generic Sites	Generic Sites	5	£453,954	£857	£30,383	£30,687	£ 515,025	£ 972	63.3%	£ 123,130	£ 232	15.1%	£ 638,155	2.0	37	£79,105	£ 149	9.7%	£ 57,381	7.1%	£ 38,732	4.8%	£ 813,372	£ 1,534.66
Generic Sites	Generic Sites	Generic Sites	10	£811,845	£878	£45,145	£61,375	£ 918,365	£ 993	61.3%	£ 225,258	£ 244	15.0%	£ 1,143,623	2.0	48	£179,589	£ 194	12.0%	£ 102,549	6.9%	£ 71,288	4.8%	£ 1,497,048	£ 1,618.43

428,729
2,864,055
1,586,098

96,529 525,258
96,529 2,960,584
168,926 1,755,024

POS Costs

Total Gross Cost

Settlement	Reference	Address	Development Size	POS Requirements				20% of Gross Site Area	Net Developable Area m2	Gross Site Area m2	Net to Gross Ratio
				Acres	Hectares	Sq.m	% of Gross Site Area				
				Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127				
Whitehaven	HWH2	Red Lonning and Harras Moor	370	20.32	8.22	82,222	40.0%	41,111m2	123,333	205,556	60.00%
Whitehaven	HWH4	Land south and west of St Mary's School	60	1.12	0.45	4,545	20.0%	4,545m2	18,182	22,727	80.00%
Whitehaven	HWH5	Former Marchon Site North*	532	11.25	4.55	45,534	23.6%	38,662m2	147,778	193,312	76.45%
Cleator Moor	HCM1	Land at Jacktrees Road	127	2.98	1.20	12,048	23.8%	10,107m2	38,485	50,533	76.16%
Cleator Moor	HCM2	Land north of Dent Road	96	3.72	1.50	15,050	32.0%	9,410m2	32,000	47,050	68.01%
Cleator Moor	HCM3	Former Ehenside School	40	0.83	0.34	3,361	24.2%	2,777m2	10,526	13,887	75.80%
Egremont	HEG1	Land north of Ashlea Road	108	3.98	1.61	16,093	30.9%	10,419m2	36,000	52,093	69.11%
Egremont	HEG2	Land at Gulley Flatts	170	4.21	1.70	17,031	24.8%	13,709m2	51,515	68,546	75.15%
Egremont	HEG3	Land to south of Daleview Gardens	141	7.52	3.04	30,415	39.3%	15,483m2	47,000	77,415	60.71%
Millom	HMI1	Land west of Grammerscroft	107	2.57	1.04	10,414	24.3%	8,568m2	32,424	42,838	75.69%
Millom	HMI2	Moor Farm	195	4.71	1.90	19,046	24.4%	15,627m2	59,091	78,137	75.62%
Arlecdon	HAR01	Land East of Arlecdon Road	37	1.23	0.50	4,996	28.8%	3,466m2	12,333	17,329	71.17%
Distington	HDI1	Land south of Prospect Works	30	0.53	0.21	2,136	17.6%	2,427m2	10,000	12,136	82.40%
Distington	HDI2	Land south west of Rectory Place	30	0.53	0.21	2,143	20.0%	2,143m2	8,571	10,714	80.00%
St Bees	HSB1	Land adjacent Abbots Court	58	1.66	0.67	6,736	28.9%	4,662m2	16,571	23,308	71.10%
St Bees	HSB3	Fairladies extension	30	0.40	0.16	1,600	13.8%	2,320m2	10,000	11,600	86.21%
Seascale	HSE2	Fairways Extension	22	0.36	0.14	1,445	16.5%	1,756m2	7,333	8,778	83.54%
Seascale	HSE3	Town End Farm East	32	0.53	0.22	2,162	16.9%	2,566m2	10,667	12,829	83.15%
Thornhill	HTH1	Land South of Thornhill	20	0.35	0.14	1,429	20.0%	1,429m2	5,714	7,143	80.00%
Beckermet	HBE1	Land north of Crofthouse Farm	46	1.30	0.53	5,279	26.9%	3,931m2	14,375	19,654	73.14%
Beckermet	HBE2	Land adjacent to Mill Fields	27	0.56	0.23	2,250	20.0%	2,250m2	9,000	11,250	80.00%
Bigrigg	HBI1	Land north of Springfield Gardens	65	1.84	0.75	7,456	28.6%	5,205m2	18,571	26,027	71.35%
Bigrigg	HBI2	Land west of Jubilee Gardens	35	0.72	0.29	2,917	20.0%	2,917m2	11,667	14,583	80.00%
Drigg	HDH2	Wray Head, Station Road	22	0.34	0.14	1,362	15.7%	1,739m2	7,333	8,695	84.34%
Holmrook	HDH3	Hill Farm Holmrook	20	0.41	0.17	1,667	20.0%	1,667m2	6,667	8,333	80.00%
Moor Row	HMR1	Land to north of social club	37	0.64	0.26	2,595	18.3%	2,832m2	11,563	14,158	81.67%
Moor Row	HMR2	Land to south of Scalegill Road	41	1.06	0.43	4,295	23.9%	3,592m2	13,667	17,961	76.09%
Lowca	HLO1	Solway Road	22	0.41	0.16	1,645	18.3%	1,796m2	7,333	8,978	81.68%
Summergrove	HSU1	Land to South West of Summergrove	80	2.20	0.89	8,889	25.0%	7,111m2	26,667	35,556	75.00%

POS	POS	POS	POS	POS
£	£	Type of Play Equipment	% Cost	Per Dwelling
£ 591,438	£ 14.90	LEAP	3.5%	£ 4,657
£ 2,250,405	£ 18.25	LEAP	4.8%	£ 6,082
£ 253,650	£ 13.95	LAP	3.2%	£ 4,228
£ 2,007,600	£ 13.59	NEAP	3.1%	£ 3,774
£ 578,021	£ 15.02	LEAP	3.5%	£ 4,551
£ 513,069	£ 16.03	LAP	4.1%	£ 5,344
£ 100,179	£ 9.52	N/A	1.9%	£ 2,504
£ 614,476	£ 17.07	LEAP	4.3%	£ 5,690
£ 753,700	£ 14.63	LEAP	3.4%	£ 4,434
£ 904,473	£ 19.24	LEAP	4.9%	£ 6,415
£ 505,878	£ 15.60	LEAP	3.6%	£ 4,728
£ 843,495	£ 14.27	LEAP	3.3%	£ 4,326
£ 129,719	£ 10.52	N/A	2.5%	£ 3,506
£ 74,410	£ 7.44	N/A	1.8%	£ 2,480
£ 74,642	£ 8.71	N/A	1.8%	£ 2,488
£ 271,248	£ 16.37	LAP	3.4%	£ 4,677
£ 55,733	£ 5.57	N/A	1.3%	£ 1,858
£ 50,322	£ 6.86	N/A	1.7%	£ 2,287
£ 75,307	£ 7.06	N/A	1.7%	£ 2,353
£ 49,762	£ 8.71	N/A	1.8%	£ 2,488
£ 144,851	£ 10.08	N/A	2.3%	£ 3,149
£ 78,374	£ 8.71	N/A	2.1%	£ 2,903
£ 297,576	£ 16.02	LAP	3.5%	£ 4,578
£ 101,597	£ 8.71	N/A	2.2%	£ 2,903
£ 47,435	£ 6.47	N/A	1.6%	£ 2,156
£ 58,055	£ 8.71	N/A	2.1%	£ 2,903
£ 90,406	£ 7.82	N/A	1.8%	£ 2,443
£ 129,259	£ 9.46	N/A	2.3%	£ 3,153
£ 57,297	£ 7.81	N/A	1.9%	£ 2,604
£ 383,437	£ 14.38	LAP	3.7%	£ 4,793

Total Gross Cost		
£	£/m2	Average cost per Dwelling
£ 17,326,247	£ 1,513.47	£ 136,427
£ 48,907,498	£ 1,464.65	£ 132,182
£ 8,141,110	£ 1,500.94	£ 135,685
£ 67,539,756	£ 1,404.27	£ 126,954
£ 17,303,586	£ 1,511.49	£ 136,249
£ 13,040,411	£ 1,502.35	£ 135,838
£ 5,408,305	£ 1,495.66	£ 135,208
£ 14,937,700	£ 1,530.50	£ 138,312
£ 23,136,750	£ 1,502.68	£ 136,099
£ 19,502,620	£ 1,530.70	£ 138,316
£ 14,643,425	£ 1,519.03	£ 136,854
£ 26,452,362	£ 1,499.99	£ 135,653
£ 5,229,116	£ 1,565.14	£ 141,327
£ 4,296,597	£ 1,567.53	£ 143,220
£ 4,285,797	£ 1,563.59	£ 142,860
£ 8,184,982	£ 1,557.86	£ 141,120
£ 4,277,920	£ 1,560.71	£ 142,597
£ 3,057,153	£ 1,557.39	£ 138,962
£ 4,522,634	£ 1,561.68	£ 141,332
£ 2,821,979	£ 1,560.83	£ 141,099
£ 6,422,313	£ 1,554.66	£ 139,616
£ 3,835,828	£ 1,592.95	£ 142,068
£ 8,800,698	£ 1,499.52	£ 135,395
£ 4,805,875	£ 1,515.57	£ 137,311
£ 3,054,266	£ 1,555.92	£ 138,830
£ 2,837,644	£ 1,569.49	£ 141,882
£ 5,183,850	£ 1,551.59	£ 140,104
£ 5,766,121	£ 1,557.99	£ 140,637
£ 3,064,128	£ 1,560.94	£ 139,279
£ 10,856,636	£ 1,501.19	£ 135,708

Generic Sites											
Settlement	Reference	Address	Development Size	POS Requirements				20% of Gross Site Area	Net Developable Area m2	Gross Site Area m2	Net to Gross Ratio
				Acres	Hectares	Sq.m	% of Gross Site Area				
				Generic Sites	Generic Sites	Generic Sites	5				
Generic Sites	Generic Sites	Generic Sites	10	0.07	0.03	286	9.1%	629m2	2,857	3,143	90.91%

POS	POS	POS	POS	POS
£	£	Type of Play Equipment	% Cost	Per Dwelling
£ 0	£ 0.00	N/A	0.0%	£ 0
£ 9,952	£ 3.48	N/A	0.7%	£ 995

Total Gross Cost		
£	£/m2	Average cost per Dwelling
£ 813,372	£ 1,534.66	£ 162,674
£ 1,507,001	£ 1,629.19	£ 150,700

Variant Optional Costs

Settlement	Reference	Address	Development Size	EV Charging Points	
				£581/dwelling	£/m2
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127	£73,848	£ 6.45
Whitehaven	HWH2	Red Lonning and Harras Moor	370	£215,147	£ 6.44
Whitehaven	HWH4	Land south and west of St Mary's School	60	£34,889	£ 6.43
Whitehaven	HWH5	Former Marchon Site North*	532	£309,347	£ 6.43
Cleator Moor	HCM1	Land at Jacktrees Road	127	£73,848	£ 6.45
Cleator Moor	HCM2	Land north of Dent Road	96	£55,822	£ 6.43
Cleator Moor	HCM3	Former Ehenside School	40	£23,259	£ 6.43
Egremont	HEG1	Land north of Ashlea Road	108	£62,800	£ 6.43
Egremont	HEG2	Land at Gulley Flatts	170	£98,851	£ 6.42
Egremont	HEG3	Land to south of Daleview Gardens	141	£81,989	£ 6.44
Millom	HMI1	Land west of Grammerscroft	107	£62,218	£ 6.45
Millom	HMI2	Moor Farm	195	£113,388	£ 6.43
Arlecdon	HAR01	Land East of Arlecdon Road	37	£21,515	£ 6.44
Distington	HDI1	Land south of Prospect Works	30	£17,444	£ 6.36
Distington	HDI2	Land south west of Rectory Place	30	£17,444	£ 6.36
St Bees	HSB1	Land adjacent Abbots Court	58	£33,726	£ 6.42
St Bees	HSB3	Fairladies extension	30	£17,444	£ 6.36
Seascale	HSE2	Fairways Extension	22	£12,793	£ 6.52
Seascale	HSE3	Town End Farm East	32	£18,607	£ 6.43
Thornhill	HTH1	Land South of Thornhill	20	£11,630	£ 6.43
Beckermet	HBE1	Land north of Crofthouse Farm	46	£26,748	£ 6.47
Beckermet	HBE2	Land adjacent to Mill Fields	27	£15,700	£ 6.52
Bigrigg	HBI1	Land north of Springfield Gardens	65	£37,796	£ 6.44
Bigrigg	HBI2	Land west of Jubilee Gardens	35	£20,352	£ 6.42
Drigg	HDH2	Wray Head, Station Road	22	£12,793	£ 6.52
Holmrook	HDH3	Hill Farm Holmrook	20	£11,630	£ 6.43
Moor Row	HMR1	Land to north of social club	37	£21,515	£ 6.44
Moor Row	HMR2	Land to south of Scalegill Road	41	£23,841	£ 6.44
Lowca	HLO1	Solway Road	22	£12,793	£ 6.52
Summergrove	HSU1	Land to South West of Summergrove	80	£46,518	£ 6.43

Generic Sites

Settlement	Reference	Address	Development Size	EV Charging Points	
				£581/dwelling	£/m2
Generic Sites	Generic Sites	Generic Sites	5	£2,907	£ 5.49
Generic Sites	Generic Sites	Generic Sites	10	£5,815	£ 6.29

Base Build Cost Comparable to BCIS 4Q21 (excluding Garages and Part L)

Settlement	Reference	Address	Development Size	Sales Rate per Month	Variance							
					KM	BCIS Lower Quartile (after reduction for O/H&P and Scale)	Variance		BCIS Median (after reduction for O/H&P and Scale)	Variance		
							£/m2	%		£/m2	%	
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127	3.0	£ 965	£ 972	-£ 7	-0.7%	£ 1,083	-£ 118	-10.9%	
Whitehaven	HWH2	Red Lonning and Harras Moor	370	4	£ 914	£ 972	-£ 58	-6.0%	£ 1,083	-£ 169	-15.6%	
Whitehaven	HWH4	Land south and west of St Mary's School	60	3	£ 951	£ 972	-£ 21	-2.1%	£ 1,083	-£ 131	-12.1%	
Whitehaven	HWH5	Former Marchon Site North*	532	5	£ 887	£ 972	-£ 85	-8.7%	£ 1,083	-£ 195	-18.0%	
Cleator Moor	HCM1	Land at Jacktrees Road	127	3	£ 965	£ 972	-£ 7	-0.7%	£ 1,083	-£ 118	-10.9%	
Cleator Moor	HCM2	Land north of Dent Road	96	3	£ 940	£ 972	-£ 32	-3.2%	£ 1,083	-£ 142	-13.1%	
Cleator Moor	HCM3	Former Ehenside School	40	3	£ 965	£ 972	-£ 7	-0.7%	£ 1,083	-£ 117	-10.8%	
Egremont	HEG1	Land north of Ashlea Road	108	3	£ 969	£ 972	-£ 3	-0.4%	£ 1,083	-£ 114	-10.5%	
Egremont	HEG2	Land at Gullely Flatts	170	3	£ 960	£ 972	-£ 12	-1.2%	£ 1,083	-£ 123	-11.3%	
Egremont	HEG3	Land to south of Daleview Gardens	141	3	£ 963	£ 972	-£ 9	-1.0%	£ 1,083	-£ 120	-11.1%	
Millom	HMI1	Land west of Grammerscroft	107	3	£ 970	£ 972	-£ 2	-0.2%	£ 1,083	-£ 113	-10.4%	
Millom	HMI2	Moor Farm	195	3	£ 958	£ 972	-£ 14	-1.4%	£ 1,083	-£ 124	-11.5%	
Arlecdon	HAR01	Land East of Arlecdon Road	37	2	£ 1,013	£ 972	£ 41	4.2%	£ 1,083	-£ 70	-6.5%	
Distington	HDI1	Land south of Prospect Works	30	2	£ 1,025	£ 972	£ 53	5.5%	£ 1,083	-£ 58	-5.3%	
Distington	HDI2	Land south west of Rectory Place	30	2	£ 1,025	£ 972	£ 53	5.5%	£ 1,083	-£ 58	-5.3%	
St Bees	HSB1	Land adjacent Abbots Court	58	2	£ 999	£ 972	£ 27	2.8%	£ 1,083	-£ 83	-7.7%	
St Bees	HSB3	Fairladies extension	30	2	£ 1,025	£ 972	£ 53	5.5%	£ 1,083	-£ 58	-5.3%	
Seascale	HSE2	Fairways Extension	22	2	£ 1,009	£ 972	£ 37	3.8%	£ 1,083	-£ 74	-6.8%	
Seascale	HSE3	Town End Farm East	32	2	£ 1,021	£ 972	£ 49	5.1%	£ 1,083	-£ 62	-5.7%	
Thornhill	HTH1	Land South of Thornhill	20	2	£ 1,013	£ 972	£ 41	4.2%	£ 1,083	-£ 70	-6.4%	
Beckermet	HBE1	Land north of Crofthouse Farm	46	2	£ 1,007	£ 972	£ 35	3.6%	£ 1,083	-£ 75	-7.0%	
Beckermet	HBE2	Land adjacent to Mill Fields	27	2	£ 1,037	£ 972	£ 65	6.7%	£ 1,083	-£ 46	-4.2%	
Bigrigg	HBI1	Land north of Springfield Gardens	65	3	£ 948	£ 972	-£ 24	-2.5%	£ 1,083	-£ 135	-12.5%	
Bigrigg	HBI2	Land west of Jubilee Gardens	35	3	£ 974	£ 972	£ 2	0.2%	£ 1,083	-£ 109	-10.1%	
Drigg	HDH2	Wray Head, Station Road	22	2	£ 1,009	£ 972	£ 37	3.8%	£ 1,083	-£ 74	-6.8%	
Holmrook	HDH3	Hill Farm Holmrook	20	2	£ 1,013	£ 972	£ 41	4.2%	£ 1,083	-£ 70	-6.4%	
Moor Row	HMR1	Land to north of social club	37	2	£ 1,013	£ 972	£ 41	4.2%	£ 1,083	-£ 70	-6.5%	
Moor Row	HMR2	Land to south of Scalegill Road	41	2	£ 1,009	£ 972	£ 37	3.9%	£ 1,083	-£ 73	-6.8%	
Lowca	HLO1	Solway Road	22	2	£ 1,009	£ 972	£ 37	3.8%	£ 1,083	-£ 74	-6.8%	
Summergrove	HSU1	Land to South West of Summergrove	80	3	£ 944	£ 972	-£ 28	-2.9%	£ 1,083	-£ 138	-12.8%	
Average								1.2%	Average			-9.2%

Generic Sites

Settlement	Reference	Address	Development Size	Sales Rate per Month	Variance							
					KM	BCIS Lower Quartile (after reduction for O/H&P and Scale)	Variance		BCIS Median (after reduction for O/H&P and Scale)	Variance		
							£/m2	%		£/m2	%	
Generic Sites	Generic Sites	Generic Sites	5	2	£ 1,006	£ 972	£ 34	3.5%	£ 1,083	-£ 77	-7.1%	
Generic Sites	Generic Sites	Generic Sites	10	2	£ 1,072	£ 972	£ 100	10.3%	£ 1,083	-£ 11	-1.0%	
Average								6.9%	Average			-4.1%

Rate Assumptions

Tender Price Index			
			Index
Start Date		31/12/2021	344
Estimating Base Date		09/04/2021	328
Increase (%)			4.88%

Location Price Index			
			Index
Copeland		31/12/2021	101
North West generally (location for base costs)		09/04/2021	99
Increase (%)			2.02%

Total Uplift			
			Index
TPI			4.88%
Location			2.02%
Increase (%)			6.90%

Development Size - Scale Factors	Nr of Dwellings	% Adjustment
Small project	<10	7.50%
Small/Medium project	10 to 25	5.00%
Medium project	25 to 100	0.00%
Medium/Large project	100 to 250	-3.00%
Large project	>250	-5.00%

PRELIMINARIES				
Prelims small project	<10	£2,000/week	6.90%	£2,138/week
Small/Medium project	10 to 25	£3,500/week	6.90%	£3,741/week
Prelims medium project	25 to 100	£5,500/week	6.90%	£5,879/week
Medium/Large project	100 to 250	£8,250/week	6.90%	£8,819/week
Prelims large project	>250	£9,250/week	6.90%	£9,888/week

PROFESSIONAL FEES		
Fees small project	<10	8.00%
Small/Medium project	10 to 25	7.75%
Fees medium project	25 to 100	7.50%
Medium/Large project	100 to 250	7.00%
Fees large project	>250	6.50%

Contingency	5.00%
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POS % of Nett Plot size	33.33%
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BCIS Average Rates Reduction	10.00%
OH&P Scale	10.00%

APPENDIX B

BCIS AVERAGE RATES FOR 4TH QUARTER 2021

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 15-Jan-2022 00:38

➤ Rebased to 4Q 2021 (344) and Copeland (101; sample 13)

Maximum age of results: 5 years

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sam
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810.1 Estate housing							
Generally (5)	1,290	724	1,097	1,228	1,399	4,644	
Single storey (5)	1,489	887	1,136	1,396	1,623	4,644	
2-storey (5)	1,225	724	1,080	1,203	1,340	1,973	
3-storey (5)	1,256	-	-	-	-	-	
4-storey or above (5)	2,253	-	-	-	-	-	
810.11 Estate housing detached (5)	2,541	1,091	-	2,214	-	4,644	
810.12 Estate housing semi detached							
Generally (5)	1,273	793	1,111	1,264	1,377	2,314	
Single storey (5)	1,365	1,037	1,112	1,299	1,520	2,314	
2-storey (5)	1,210	793	1,115	1,208	1,322	1,973	
810.13 Estate housing terraced							
Generally (5)	1,308	869	1,093	1,212	1,440	1,919	
2-storey (5)	1,265	869	1,086	1,207	1,394	1,803	

APPENDIX C

PART L JUNE 2022 CONSTRUCTION COSTS

Part L 2022				
				Index
Start Date			31/12/2021	344
Estimating Base Date			09/04/2021	328
Increase (%)				4.88%

The FHS 2019 Consultation Guidance - Option 2 Guide Costs Achieves 31% Carbon Reduction			Adopted Costs Uplifted	
Detached	£	6,520	£	6,838
Semi	£	4,850	£	5,087
Terrace	£	4,740	£	4,971
Flats	£	2,260	£	2,370
Typical mix	£	4,620	£	4,845


The FHS 2019 Consultation Guidance - Option 1 Guide Costs		
Detached	£	4,200
Semi	£	2,560
Terrace	£	2,200
Flats	£	2,070
Typical mix	£	2,870

FHS - Nett Zero Carbon			Adopted Costs Uplifted	
Detached	£	9,500	£	9,963
Semi	£	7,067	£	7,411
Terrace	£	6,906	£	7,243
Flats	£	3,293	£	3,454

APPENDIX D

**ELECTRIC VEHICLE CHARGING POINTS CONSTRUCTION
COST**

EV Charging Points			
Average		£	482
Contingency	5.0%	£	24
Prof Fees	7.5%	£	38
Uplift	6.9%	£	38
Adopted Costs		£	581

Rolec 32 amp charger for domestic properties					
	Supplier / Trade	Details	Qty	Rate	Price
 <p>Unit shown: WALLPOD EV Socket Type 2 Charging Unit</p>	Rolec (direct)	To supply only EZWP2020 32 amp Rolec charger unit	1	£291.91	£291.91
	Electrical Contractor (New Electrics)	To wire from consumer unit to Rolec pod, install & commission Rolec unit free issue	1	£110.00	£110.00
		To supply and install Earth Rod	1	£30.00	£30.00
	Groundworker	Supply and install gully to house and allow access to earth rod	1	£50.00	£50.00

APPENDIX E

PUBLIC OPEN SPACE CONSTRUCTION COSTS

Public Open Space

Scheme Copeland Local Plan 2021-2038
 Location Copeland

Section					Rate		
1	POS						
	Public Open Space						
	Landscaped Area - residual area						
	Site Clearance				0.96	per m2	
	Grassed area				5.50	per m2	
	Footpaths - 10% of area				45.00	per m2	
	Tree Planting - 1 per 50m2				190.00	per nr	
	Shrub Planting - 10% of area				25.00	per m2	
	Signs & sundries				125.00	per nr	
	Picnic sets / benching - 1 per 200m2				1,200.00	per nr	
	Grassed mounds - 1 per 400m2				425.00	per nr	
	Biodiversity allowance				10.00	per m2	
					Average	£28.87/m2	£20.30/m2
	Contingency				5.0%	£1.44/m2	
	Prof Fees				7.5%	£2.27/m2	
					Average	£32.59/m2	£20.30/m2
	Play Area - extra over costs						
	Groundworks to Play Area (EO to Grass)				29.50	per m2	
	Soft play textured tarmac to Play Area				70.00	per m2	
	Fencing 1.2m bowtop - 40% of Play area				85.00	per m	
	Gates - 1.2m wide hydraulic self closing				700.00	per nr	
	Gates - 2.8m wide maintenance gate				650.00	per nr	
					Average	£10.35/m2	£10.35/m2
	Contingency				5.0%	£0.52/m2	
	Prof Fees				7.5%	£0.81/m2	
					Average	£11.68/m2	£10.35/m2
	Equipment	Basic Cost	Contingency	Prof Fees	Total		
	Local Area Play - 50 to 99 Dwellings (not less than 0.4ha)	35,000.00	1,750.00	2,756.25	39,506.25	per nr	
	Local Equipped Area Play - 100 to 499 Dwellings (not less than 0.4ha)	80,000.00	4,000.00	6,300.00	90,300.00	per nr	
	Neighbourhood Equipped Area Play >500 Dwellings	140,000.00	7,000.00	11,025.00	158,025.00	per nr	
	Total POS						

APPENDIX F

ABNORMAL COST ASSESSMENTS

Abnormals

Scheme		Copeland Local Plan 2021-2038									
Location		Copeland									
		HWH1	HWH2	HWH4	HWH5	HCM1	HCM2	HCM3	HEG1	HEG2	HEG3
	Dwellings	127	370	60	532	127	96	40	108	170	141
	NDA	39,688m2	123,333m2	18,182m2	147,778m2	38,485m2	32,000m2	10,526m2	36,000m2	51,515m2	47,000m2
Section		Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2
1	Highway Infrastructure	15.12	0.50	0.50	15.00	2.50	3.00	2.50	5.00	3.00	4.00
	Rumble strips/ramps										
	278 Works - highway improvements/junctions										
	Cycleways, etc										
2	Utilities	3.50	1.00	2.50	1.00	2.50	2.50	1.00	3.50	3.50	1.00
	Electric - offsite contribution										
	Substation										
	Water - offsite contribution										
	Gas governor - building works										
	Service Protection works										
	Service diversions										
3	Drainage	7.98	7.95	8.00	8.04	8.00	7.95	8.07	7.95	8.00	7.95
	Offsite connections										
	Storm water oversizing										
	Additional attenuation - SUDS ponds										
	Deeper pipes and manholes										
	Pumping station / rising main										
	Land drainage to gardens										
4	Site Development Abnormals	24.64	5.02	14.75	31.25	14.75	1.75	16.75	10.57	3.25	3.25
	Demolition & Asbestos removal										
	Existing foundation removal										
	Remediation works - contamination										
	Redundant mining and coalseam risk (Grouting)										
	Groundwater / Flood risk										
	Cut & Fill works										
	Cart away surplus excavated material										
	Additional stone capping to roads										
	Imported topsoil										
	Noise attenuation - acoustic fencing / windows										
	Tree surgery / tree protection works										
	Archaeological										
	Ecological risks - bats / bird boxes / newts										
	Invasive species removal - Knotweed, etc										
	Playing Pitch contribution/re-placement										
5	Foundations & Retaining walls	20.75	-	7.25	24.25	6.25	-	6.25	6.25	-	-
	Abnormal Foundations - suspended g.f. slabs										
	Abnormal Foundations - gas membrane										
	Abnormal Foundations - piling / additional depth										
	Underbuild										
	Retaining walls to plots										
6	Elevational treatments / Planning Conditions	-	-	-	-	-	-	-	-	-	-
	Stone / render / clad features										
	Features in brickwork, window detailing, chimneys, etc										
	Boundary treatments in brick/stone										
	Road surface treatments - block paviers, coloured chippings, etc										
	Cycle storage / Bin Storage										
7	Landscaping	2.50	2.50	2.50	2.50	1.00	2.50	2.50	2.50	2.50	2.50
	Strategic tree and shrub planting										
	Sub-Total	74.49	16.97	35.50	82.04	35.00	17.70	37.07	35.77	20.25	18.70
8	Contingency	5.0%	3.72	0.85	1.77	4.10	1.75	0.89	1.85	1.79	1.01
9	Professional Fees	7.0%	5.48	1.25	2.61	6.03	2.57	1.30	2.72	2.63	1.49
10	Uplift	6.9%	5.77	1.32	2.75	6.36	2.71	1.37	2.87	2.77	1.57
	Cost/m2	89.46	20.38	42.63	98.53	42.03	21.26	44.52	42.96	24.31	22.46
	Total Abnormals	£3,550,634	£2,513,697	£775,083	£14,560,573	£1,617,482	£680,247	£468,644	£1,546,530	£1,252,554	£1,055,561
	Cost/dwelling	£27,958	£6,794	£12,918	£27,369	£12,736	£7,086	£11,716	£14,320	£7,368	£7,486
	Cost/acre	£362,052/acre	£82,480/acre	£172,516/acre	£398,738/acre	£170,086/acre	£86,027/acre	£180,171/acre	£173,850/acre	£98,396/acre	£90,887/acre

Abnormals

Scheme		Copeland Local Plan									
Location		Copeland									
		HMI1	HMI2	HAR01	HDI1	HDI2	HSB1	HSB3	HSE2	HSE3	HTH1
	Dwellings	107	195	37	30	30	58	30	22	32	20
	NDA	32,424m2	59,091m2	12,333m2	10,000m2	8,571m2	16,571m2	10,000m2	7,333m2	10,667m2	5,714m2
Section		Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2
1	Highway Infrastructure	3.00	3.00	7.00	5.00	5.00	3.02	25.00	15.00	16.41	1.50
	Rumble strips/ramps										
	278 Works - highway improvements/junctions										
	Cycleways, etc										
2	Utilities	1.00	1.00	5.50	2.50	1.00	1.00	1.00	7.50	2.50	5.00
	Electric - offsite contribution										
	Substation										
	Water - offsite contribution										
	Gas governor - building works										
	Service Protection works										
	Service diversions										
3	Drainage	8.00	17.00	7.95	7.95	8.03	8.03	7.95	7.95	16.95	8.03
	Offsite connections										
	Storm water oversizing										
	Additional attenuation - SUDS ponds										
	Deeper pipes and manholes										
	Pumping station / rising main										
	Land drainage to gardens										
4	Site Development Abnormals	9.00	3.75	1.75	5.75	1.75	5.25	26.75	1.75	3.75	13.75
	Demolition & Asbestos removal										
	Existing foundation removal										
	Remediation works - contamination										
	Redundant mining and coalseam risk (Grouting)										
	Groundwater / Flood risk										
	Cut & Fill works										
	Cart away surplus excavated material										
	Additional stone capping to roads										
	Imported topsoil										
	Noise attenuation - acoustic fencing / windows										
	Tree surgery / tree protection works										
	Archaeological										
	Ecological risks - bats / bird boxes / newts										
	Invasive species removal - Knotweed, etc										
	Playing Pitch contribution/re-placement										
5	Foundations & Retaining walls	-	-	-	-	-	6.25	12.00	-	-	12.00
	Abnormal Foundations - suspended g.f. slabs										
	Abnormal Foundations - gas membrane										
	Abnormal Foundations - piling / additional depth										
	Underbuild										
	Retaining walls to plots										
6	Elevational treatments / Planning Conditions	-	-	-	-	-	-	-	-	-	-
	Stone / render / clad features										
	Features in brickwork, window detailing, chimneys, etc										
	Boundary treatments in brick/stone										
	Road surface treatments - block paviers, coloured chippings, etc										
	Cycle storage / Bin Storage										
7	Landscaping	2.50	2.50	2.50	2.50	5.00	2.50	2.50	2.50	2.50	2.50
	Strategic tree and shrub planting										
	Sub-Total	23.50	27.25	24.70	23.70	20.78	26.04	75.20	34.70	42.11	42.78
8	Contingency	5.0%	1.17	1.36	1.24	1.19	1.04	1.30	3.76	1.74	2.14
9	Professional Fees	7.0%	1.73	2.00	1.82	1.74	1.53	1.91	5.53	2.55	3.09
10	Uplift	6.9%	1.82	2.11	1.91	1.84	1.61	2.02	5.83	2.69	3.26
	Cost/m2	28.22	32.72	29.66	28.46	24.95	31.28	90.32	41.67	50.57	51.37
	Total Abnormals	£914,932	£1,933,531	£365,865	£284,637	£213,864	£518,301	£903,153	£305,615	£539,410	£293,559
	Cost/dwelling	£8,551	£9,916	£9,888	£9,488	£7,129	£8,936	£30,105	£13,892	£16,857	£14,678
	Cost/acre	£114,192/acre	£132,419/acre	£120,049/acre	£115,189/acre	£100,972/acre	£126,573/acre	£365,494/acre	£168,652/acre	£204,648/acre	£207,899/acre

Abnormals

Scheme		Copeland Local Plan										
Location		Copeland										
			HBE1	HBE2	HBI1	HBI2	HDH2	HDH3	HMR1	HMR2	HLO1	HSU1
		Dwellings	46	27	65	35	22	20	37	41	22	80
		NDA	14,375m2	9,000m2	18,571m2	11,667m2	7,333m2	6,667m2	11,563m2	13,667m2	7,333m2	26,667m2
Section			Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2
1	Highway Infrastructure		5.00	0.50	5.38	5.00	2.00	22.50	10.00	3.00	20.00	6.00
	Rumble strips/ramps											
	278 Works - highway improvements/junctions											
	Cycleways, etc											
2	Utilities		2.50	1.00	1.00	2.50	1.00	1.00	2.50	3.50	3.50	1.00
	Electric - offsite contribution											
	Substation											
	Water - offsite contribution											
	Gas governor - building works											
	Service Protection works											
	Service diversions											
3	Drainage		7.98	7.95	8.03	7.95	7.95	7.95	7.98	7.95	7.95	7.95
	Offsite connections											
	Storm water oversizing											
	Additional attenuation - SUDS ponds											
	Deeper pipes and manholes											
	Pumping station / rising main											
	Land drainage to gardens											
4	Site Development Abnormals		4.25	4.25	1.75	1.75	4.25	26.00	1.75	1.75	5.25	1.75
	Demolition & Asbestos removal											
	Existing foundation removal											
	Remediation works - contamination											
	Redundant mining and coalseam risk (Grouting)											
	Groundwater / Flood risk											
	Cut & Fill works											
	Cart away surplus excavated material											
	Additional stone capping to roads											
	Imported topsoil											
	Noise attenuation - acoustic fencing / windows											
	Tree surgery / tree protection works											
	Archaeological											
	Ecological risks - bats / bird boxes / newts											
	Invasive species removal - Knotweed, etc											
	Playing Pitch contribution/re-placement											
5	Foundations & Retaining walls		10.50	-	-	-	-	-	-	-	6.25	-
	Abnormal Foundations - suspended g.f. slabs											
	Abnormal Foundations - gas membrane											
	Abnormal Foundations - piling / additional depth											
	Underbuild											
	Retaining walls to plots											
6	Elevational treatments / Planning Conditions		-	-	-	-	-	-	-	-	-	-
	Stone / render / clad features											
	Features in brickwork, window detailing, chimneys, etc											
	Boundary treatments in brick/stone											
	Road surface treatments - block paviers, coloured chippings, etc											
	Cycle storage / Bin Storage											
7	Landscaping		2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
	Strategic tree and shrub planting											
	Sub-Total		32.73	16.20	18.66	19.70	17.70	59.95	24.73	18.70	45.45	19.20
8	Contingency	5.0%	1.64	0.81	0.93	0.99	0.89	3.00	1.24	0.94	2.27	0.96
9	Professional Fees	7.0%	2.41	1.19	1.37	1.45	1.30	4.41	1.82	1.37	3.34	1.41
10	Uplift	6.9%	2.54	1.26	1.45	1.53	1.37	4.65	1.92	1.45	3.52	1.49
	Cost/m2		39.31	19.46	22.41	23.66	21.26	72.00	29.70	22.46	54.59	23.06
Total Abnormals			£565,064	£175,106	£416,190	£276,030	£155,890	£480,000	£343,415	£306,936	£400,294	£614,913
Cost/dwelling			£12,284	£6,485	£6,403	£7,887	£7,086	£24,000	£9,281	£7,486	£18,195	£7,686
Cost/acre			£159,077/acre	£78,737/acre	£90,691/acre	£95,748/acre	£86,027/acre	£291,374/acre	£120,195/acre	£90,887/acre	£220,900/acre	£93,317/acre

Abnormals

Scheme		Copeland Local Plan				Date of Issue
Location		Copeland				Rev
			Generic Greenfield	Generic Greenfield	Generic Brownfield	Generic Brownfield
		Dwellings	5	10	5	10
		NDA	1,667m2	2,857m2	1,667m2	2,857m2
Section			Rate £/m2	Rate £/m2	Rate £/m2	Rate £/m2
1	Highway Infrastructure		8.00	8.00	8.00	8.00
	Rumble strips/ramps					
	278 Works - highway improvements/junctions					
	Cycleways, etc					
2	Utilities		5.00	5.00	9.50	9.50
	Electric - offsite contribution					
	Substation					
	Water - offsite contribution					
	Gas governor - building works					
	Service Protection works					
	Service diversions					
3	Drainage		1.95	2.03	1.95	2.03
	Offsite connections					
	Storm water oversizing					
	Additional attenuation - SUDS ponds					
	Deeper pipes and manholes					
	Pumping station / rising main					
	Land drainage to gardens					
4	Site Development Abnormals		11.00	11.00	34.00	34.00
	Demolition & Asbestos removal					
	Existing foundation removal					
	Remediation works - contamination					
	Redundant mining and coalseam risk (Grouting)					
	Groundwater / Flood risk					
	Cut & Fill works					
	Cart away surplus excavated material					
	Additional stone capping to roads					
	Imported topsoil					
	Noise attenuation - acoustic fencing / windows					
	Tree surgery / tree protection works					
	Archaeological					
	Ecological risks - bats / bird boxes / newts					
	Invasive species removal - Knotweed, etc					
	Playing Pitch contribution/re-placement					
5	Foundations & Retaining walls		2.50	2.50	11.00	11.00
	Abnormal Foundations - suspended g.f. slabs					
	Abnormal Foundations - gas membrane					
	Abnormal Foundations - piling / additional depth					
	Underbuild					
	Retaining walls to plots					
6	Elevational treatments / Planning Conditions		-	-	-	-
	Stone / render / clad features					
	Features in brickwork, window detailing, chimneys, etc					
	Boundary treatments in brick/stone					
	Road surface treatments - block paviers, coloured chippings, etc					
	Cycle storage / Bin Storage					
7	Landscaping		-	0.50	-	0.50
	Strategic tree and shrub planting					
	Sub-Total		28.45	29.03	64.45	65.03
8	Contingency	5.0%	1.42	1.45	3.22	3.25
9	Professional Fees	7.0%	2.09	2.13	4.74	4.78
10	Uplift	6.9%	2.20	2.25	4.99	5.04
	Cost/m2		34.17	34.86	77.40	78.10
	Total Abnormals		£56,946	£99,595	£129,005	£223,124
	Cost/dwelling		£11,389	£9,960	£25,801	£22,312
	Cost/acre		£138,275/acre	£141,070/acre	£313,246/acre	£316,040/acre

APPENDIX G

COST ASSESSMENTS FOR NON-RESIDENTIAL DEVELOPMENTS

Brownfield

Use	GIA (sq.m)	GIA (sq.ft)	Site Area (Hectare)	Nr of Floors	BCIS Rate	Build Cost	External Works %	External Works £	Fees %	Fees £	Contingency	Carpark Numbers	EV Charge Points	EV Costs & Infrastructure	Abnormals Rate	Abnormals £	Total Build Cost	Total Build Cost £/m2	Total Cost exc land	Programme (months)
											5%									
Offices - Out of Town	465	5,000	0.057	2	1476.00	£686,340	14%	£96,088	12.0%	£93,891	£43,816	19	2	£22,237	£60	£27,900	£970,272	£2,087	£891,679	8
Offices - Out of Town	1,858	20,000	0.23	2	1476.00	£2,742,408	15%	£411,361	12.0%	£378,452	£176,611	74	7	£52,657	£60	£111,480	£3,872,969	£2,084	£3,490,627	14
Industrial B1-B2	465	5,000	0.07	1	753.60	£350,424	16%	£56,068	9.0%	£36,584	£22,154	19	2	£22,237	£100	£46,500	£533,967	£1,148	£592,495	6
Industrial B1-B2	1,858	20,000	0.49	1	690.80	£1,283,506	17%	£218,196	8.0%	£120,136	£81,092	74	7	£52,657	£100	£185,800	£1,941,387	£1,045	£1,612,710	10
Industrial B1-B2	4,645	50,000	1.02	1	628.00	£2,917,060	18%	£525,071	7.5%	£258,160	£185,015	93	9	£63,893	£100	£464,500	£4,413,698	£950	£4,128,429	12
Industrial B8	9,290	100,000	1.93	1	569.00	£5,286,010	20%	£1,057,202	7.0%	£444,025	£339,362	93	9	£63,893	£100	£929,000	£8,119,492	£874	£7,419,232	15
Retail (comparison)	929	10,000	0.26	1	832.00	£772,928	15%	£115,939	7.0%	£62,221	£47,554	46	5	£38,626	£75	£69,675	£1,106,943	£1,192	£23,926,081	10
Retail (comparison)	2,787	30,000	0.77	1	719.00	£2,003,853	16%	£320,616	6.0%	£139,468	£123,197	139	14	£91,519	£75	£209,025	£2,887,679	£1,036	£1,404,217	12
Retail (comparison)	279	3,000	0.07	1	832.00	£232,128	14%	£32,498	8.0%	£21,170	£14,290	14	1	£18,015	£75	£20,925	£339,026	£1,215	£3,725,882	7
Retail (convenience)	929	10,000	0.26	1	1149.50	£1,067,886	15%	£160,183	7.5%	£92,105	£66,009	93	9	£63,893	£75	£69,675	£1,519,750	£1,636	£418,730	10
Retail (convenience)	2,787	30,000	0.77	1	1045.00	£2,912,415	16%	£465,986	7.0%	£236,488	£180,744	279	28	£172,349	£75	£209,025	£4,177,008	£1,499	£1,328,055	12
Retail (convenience)	4,645	50,000	1.28	1	1045.00	£4,854,025	17%	£825,184	6.0%	£340,753	£300,998	465	47	£280,805	£75	£348,375	£6,950,140	£1,496	£3,502,322	14

Greenfield

Use	GIA (sq.m)	GIA (sq.ft)	Site Area (Hectare)	Nr of Floors	BCIS Rate	Build Cost	External Works %	External Works £	Fees %	Fees £	Contingency	Carpark Numbers	EV Charge Points	EV Costs & Infrastructure	Abnormals Rate	Abnormals £	Total Build Cost	Total Build Cost £/m2	Total Cost exc land	Programme (months)
											5%									
Offices - Out of Town	465	5,000	0.057	2	1476.00	£686,340	14%	£96,088	12.0%	£93,891	£43,816	19	2	£22,237	£15	£6,975	£949,347	£2,042	£868,321	8
Offices - Out of Town	1,858	20,000	0.23	2	1476.00	£2,742,408	15%	£411,361	12.0%	£378,452	£176,611	74	7	£52,657	£15	£27,870	£3,789,359	£2,039	£3,398,038	14
Industrial B1-B2	465	5,000	0.07	1	753.60	£350,424	16%	£56,068	9.0%	£36,584	£22,154	19	2	£22,237	£25	£11,625	£499,092	£1,073	£568,511	6
Industrial B1-B2	1,858	20,000	0.49	1	690.80	£1,283,506	17%	£218,196	8.0%	£120,136	£81,092	74	7	£52,657	£25	£46,450	£1,802,037	£970	£1,511,504	10
Industrial B1-B2	4,645	50,000	1.02	1	628.00	£2,917,060	18%	£525,071	7.5%	£258,160	£185,015	93	9	£63,893	£25	£116,125	£4,065,323	£875	£3,902,499	12
Industrial B8	9,290	100,000	1.93	1	569.00	£5,286,010	20%	£1,057,202	7.0%	£444,025	£339,362	93	9	£63,893	£25	£232,250	£7,422,742	£799	£6,961,666	15
Retail (comparison)	929	10,000	0.26	1	832.00	£772,928	15%	£115,939	7.0%	£62,221	£47,554	46	5	£38,626	£25	£23,225	£1,060,493	£1,142	£22,336,338	18
Retail (comparison)	2,787	30,000	0.77	1	719.00	£2,003,853	16%	£320,616	6.0%	£139,468	£123,197	139	14	£91,519	£20	£55,740	£2,734,394	£981	£1,353,155	10
Retail (comparison)	279	3,000	0.07	1	832.00	£232,128	14%	£32,498	8.0%	£21,170	£14,290	14	1	£18,015	£20	£5,580	£323,681	£1,160	£3,579,828	12
Retail (convenience)	929	10,000	0.26	1	1149.50	£1,067,886	15%	£160,183	7.5%	£92,105	£66,009	93	9	£63,893	£20	£18,580	£1,468,655	£1,581	£403,612	7
Retail (convenience)	2,787	30,000	0.77	1	1045.00	£2,912,415	16%	£465,986	7.0%	£236,488	£180,744	279	28	£172,349	£20	£55,740	£4,023,723	£1,444	£1,277,176	10
Retail (convenience)	4,645	50,000	1.28	1	1045.00	£4,854,025	17%	£825,184	6.0%	£340,753	£300,998	465	47	£280,805	£20	£92,900	£6,694,665	£1,441	£3,350,859	12

APPENDIX 12

**TRANSPORT IMPROVEMENT STUDY
CONTRIBUTIONS SCHEDULE**

Appendix 12 - Transport Improvements Study Contributions

Location	Ref	Address	Highways Requirements (Transport Improvement Study Costs)			Comments
			Active Travel Infrastructure	Bus Stop Infrastructure	Bus Service	
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	Improved crossing facilities at Homewood Road / A595 / B5295 roundabout.	£13,600		
Whitehaven	HWH2	Red Lonning and Harras Moor	Traffic calming measures on Harras Road. Provision of shared-use path using existing verges on Harras Road. Provision of shared use path utilising wide verges on Red Lonning.	£10,300 £656,500 £573,400	Layby - 2x£91,000 Bus shelter - 2x£5,500	Cost £105,000 annually. Assume 50% share - £52,500 over 5 years
Whitehaven	HWH4	Land south and west of St Mary's School	Traffic calming measures along High Road and Woodville Way.	£7,700		
Whitehaven	HWH5	Former Marchon Site North	Traffic calming measures along High Road and Woodville Way.	£7,700		
Cleator Moor	HCM1	Land at Jacktrees Road	Widen existing footways along the northern boundary of the site. Traffic calming measures Jackress Raod Footpath surfacing improvements	£123,000 £12,800 £63,500		
Cleator Moor	HCM2	Land north of Dent Road	Provision of shared-use path along Frizington Road from Greystones Avenue along the eastern boundary of the site. Surface improvements along old Parkside Road to connect to the NCN 71.	£332,400 £78,000	Layby - 2x£91,000 Bus shelter - 2x£5,500	
Cleator Moor	HCM3	Former Ehenside School	Traffic calming measures on Towerson Street	£2,600		
Egremont	HEG1	Land north of Ashlea Road	Traffic calming measures on St Bridget's Lane and Baybarrow Road to connect to Playing Fields Ashlea Road.	£21,800		
Egremont	HEG2	Land at Gulle Flatts	Localised footway improvements on Bookwell.	£22,794		Split pro-rata HEG3
Egremont	HEG3	Land to south of Daleview Gardens	Traffic calming measures on Bookwell. Localised footway improvements on Bookwell.	£7,700 £18,906		Split pro-rata HEG2
Millom	HMI1	Land west of Grammerscroft	Traffic calming measures on Grammerscroft, Palmers Lane and Moor Terrace to connect to Back of Grammerscroft. Provide pedestrian refuge crossing on Palmers Lane.	£6,400 £6,800	Layby - 2x£91,000 Bus shelter - 2x£5,500	£105,000 annually split pro-rata with HMI2 - £37,202 per annually over 5 years
Millom	HMI2	Moor Farm	Surface improvements and change designation of Church Walk to bridleway. Surface improvements and change designation of FP415007 to bridleway. Note risk of level crossing. Provide a toucan crossing on St George's Road in proximity to Church Walk.	£112,400 £168,600 £181,300	Layby - 2x£91,000 Bus shelter - 2x£5,500	£105,000 annually split pro-rata with HMI1 - £67,798 per annually over 5 years
Arlecdon	HAR01	Land East of Arlecdon Road	Traffic calming measures Arlecdon Road Footway surface improvements Arlecdon Road	£5,100 £54,400		
Distington	HDI1	Land south of Prospect Works	Implement traffic calming measures.	£5,100		
Distington	HDI2	Land south west of Rectory Place	Implement traffic calming measures. Widen footways at pinch points.	£10,300 £212,400		
St Bees	HSB1	Land adjacent Abbots Court	Improve footpath connection FP423016 between Land adjacent Abbots Court and Beach Road. Provide crossing on Beach Road to footway on south side of the carriageway.	£33,500 £37,800		
St Bees	HSB3	Fairladies extension				No costs identified in TIS
Seascale	HSE2	Fairways Extension	Footpath FP426003 to be subject to surfacing improvements.	£117,800		
Seascale	HSE3	Town End Farm East				No costs identified in TIS
Thornhill	HTH1	Land South of Thornhill	Provision of an off-road cycle access to the NCN 72 from Land to the South of Thornhill. Existing NCN 72 to be subject to surfacing improvements	£49,900 £70,700		
Beckermet	HBE1	Land north of Crothouse Farm	Provide pedestrian crossing on Sellafield Road Provision of footway along boundary of site on western side of Sellafield Road	£37,800 £22,400		
Beckermet	HBE2	Land adjacent to Mill Fields	Footway along Mill Lane to connect to existing footpath Provision of advisory cycle signage along Mill Lane	£83,900 £1,700		
Bigrigg	HBI1	Land north of Springfield Gardens	Provision of shared use path along eastern side of A595 to connect with NCN 72	£106,257		Total cost £235,400 Split pro-rata together with HBI3. Total units 144.
Bigrigg	HBI2	Land west of Jubilee Gardens	Provision of shared use path along eastern side of A595 to connect with NCN 72	£57,215		Total cost £235,400 Split pro-rata together with HBI3. Total units 144.
Drigg	HDH2	Wray Head, Station Road	Provision of footway connection along the boundary of the sites on Station Road and B5344 (between Station Road and Land north Meadowbrook, Drigg).	£184,500		
Holmrook	HDH3	Hill Farm Holmrook				No costs identified in TIS
Moor Row	HMR1	Land to north of social club				No costs identified in TIS
Moor Row	HMR2	Land to south of Scalegill Road				No costs identified in TIS
Lowca	HLO1	Solway Road				No costs identified in TIS
Summergrove	HSU1	Land to South West of Summergrove				No costs identified in TIS

APPENDIX 13

SENSITIVITY TESTING

Appendix 13 - Sensitivity Results (surplus per dwelling)

Whitehaven

HWH1 Land at West Cumberland Hospital and Snekyeat Rd

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£17,229	-£20,342	-£23,479	-£26,645	-£29,843
	-2.50%	-£13,667	-£16,750	-£19,856	-£23,010	-£26,143
	0.00%	-£10,135	-£13,192	-£16,271	-£19,371	-£22,495
	2.50%	-£6,790	-£9,664	-£12,717	-£15,791	-£18,888
	5.00%	-£3,276	-£6,320	-£9,367	-£12,245	-£15,315

HWH2 Red Lonning and Harras Moor

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	£7,036	£4,347	£1,646	-£1,070	-£3,803
	-2.50%	£10,498	£7,821	£5,134	£2,434	-£279
	0.00%	£13,951	£11,283	£8,607	£5,920	£3,223
	2.50%	£17,395	£14,735	£12,067	£9,392	£6,706
	5.00%	£20,833	£18,179	£15,519	£12,852	£10,177

HWH4 Land south and west of St Mary's School

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	£4,124	£938	-£2,250	-£5,437	-£8,625
	-2.50%	£8,001	£4,817	£1,631	-£1,556	-£4,744
	0.00%	£11,878	£8,694	£5,510	£2,324	-£863
	2.50%	£15,754	£12,571	£9,387	£6,203	£3,018
	5.00%	£19,631	£16,447	£13,264	£10,080	£6,896

HWH5 Former Marchon Site North

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£8,576	-£11,315	-£14,455	-£17,629	-£20,803
	-2.50%	-£5,322	-£8,151	-£10,603	-£13,706	-£16,879
	0.00%	-£1,993	-£4,700	-£7,494	-£9,903	-£12,966
	2.50%	£1,238	-£1,392	-£4,084	-£6,851	-£9,219
	5.00%	£4,386	£1,822	-£795	-£3,475	-£6,218

Appendix 13 - Sensitivity Results (surplus per dwelling)

Key Service Centres

HCM1 Land at Jacktrees Road

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£4,106	-£7,191	-£9,757	-£12,867	-£16,007
	-2.50%	-£536	-£3,612	-£6,695	-£9,259	-£12,364
	0.00%	£3,026	-£43	-£3,117	-£6,199	-£8,982
	2.50%	£6,583	£3,520	£451	-£2,623	-£5,704
	5.00%	£10,135	£7,077	£4,013	£945	-£2,128

HCM2 Land north of Dent Road

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£2,610	-£5,728	-£8,847	-£11,970	-£14,368
	-2.50%	£1,114	-£1,998	-£5,115	-£8,233	-£11,356
	0.00%	£4,838	£1,726	-£1,386	-£4,502	-£7,619
	2.50%	£8,557	£5,450	£2,338	-£773	-£3,889
	5.00%	£12,276	£9,169	£6,062	£2,951	-£161

HCM3 Former Ehenside School

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£9,543	-£12,770	-£15,997	-£19,239	-£22,483
	-2.50%	-£6,375	-£9,244	-£12,471	-£15,698	-£18,937
	0.00%	-£2,801	-£6,076	-£8,947	-£12,171	-£15,398
	2.50%	£661	-£2,507	-£5,674	-£9,001	-£11,871
	5.00%	£4,122	£955	-£2,213	-£5,380	-£8,702

HEG1 Land north of Ashlea Road

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£2,922	-£6,076	-£9,237	-£11,830	-£15,015
	-2.50%	£787	-£2,362	-£5,517	-£8,677	-£11,269
	0.00%	£4,491	£1,345	-£1,803	-£4,958	-£8,117
	2.50%	£8,192	£5,049	£1,904	-£1,245	-£4,398
	5.00%	£11,887	£8,750	£5,607	£2,463	-£686

Appendix 13 - Sensitivity Results (surplus per dwelling)

HEG2 Land at Gulley Flatts

		Construction				
S a l e s	Sales	-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	£3,944	£964	-£2,026	-£5,027	-£8,041
	-2.50%	£7,518	£4,547	£1,568	-£1,421	-£4,420
	0.00%	£11,085	£8,120	£5,149	£2,171	-£817
	2.50%	£14,646	£11,687	£8,723	£5,752	£2,774
	5.00%	£18,202	£15,248	£12,290	£9,325	£6,355

HEG3 Land to south of Daleview Gardens

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	£601	-£2,485	-£5,579	-£8,681	-£11,795
	-2.50%	£4,235	£1,155	-£1,931	-£5,024	-£8,125
	0.00%	£7,862	£4,789	£1,709	-£1,376	-£4,468
	2.50%	£11,486	£8,416	£5,342	£2,263	-£821
	5.00%	£15,105	£12,039	£8,970	£5,896	£2,818

HMI1 Land west of Grammerscroft

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£4,568	-£7,701	-£10,841	-£13,322	-£16,486
	-2.50%	-£940	-£4,068	-£7,201	-£10,339	-£12,819
	0.00%	£2,680	-£441	-£3,569	-£6,700	-£9,838
	2.50%	£6,298	£3,179	£58	-£3,069	-£6,200
	5.00%	£9,912	£6,796	£3,679	£557	-£2,569

HMI2 Moor Farm

		Construction				
S a l e s	Sales	-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£5,616	-£8,598	-£11,227	-£13,931	-£17,025
	-2.50%	-£2,132	-£5,093	-£8,071	-£11,072	-£13,391
	0.00%	£1,334	-£1,610	-£4,569	-£7,546	-£10,542
	2.50%	£4,786	£1,854	-£1,038	-£4,046	-£7,020
	5.00%	£8,226	£5,305	£2,374	-£568	-£3,524

Appendix 13 - Sensitivity Results (surplus per dwelling)

Local Service Centres

HAR1 Land East of Arlecdon Road

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£4,808	-£8,136	-£11,467	-£14,256	-£17,609
	-2.50%	-£967	-£4,295	-£7,623	-£10,953	-£13,740
	0.00%	£2,874	-£454	-£3,782	-£7,110	-£10,439
	2.50%	£6,708	£3,387	£59	-£3,269	-£6,597
	5.00%	£10,543	£7,221	£3,899	£572	-£2,756

HDI1 Land south of Prospect Works

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£10,366	-£13,278	-£16,682	-£20,088	-£23,509
	-2.50%	-£6,644	-£10,044	-£12,957	-£16,360	-£19,764
	0.00%	-£2,922	-£6,322	-£9,722	-£12,635	-£16,038
	2.50%	£799	-£2,601	-£6,001	-£9,401	-£12,350
	5.00%	£4,521	£1,121	-£2,279	-£5,679	-£9,079

HDI2 Land south west of Rectory Place

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£22,557	-£25,976	-£29,405	-£32,838	-£36,286
	-2.50%	-£19,079	-£22,491	-£25,907	-£29,336	-£32,769
	0.00%	-£15,611	-£19,013	-£22,425	-£25,839	-£29,267
	2.50%	-£12,151	-£15,545	-£18,946	-£22,358	-£25,770
	5.00%	-£8,882	-£12,086	-£15,480	-£18,880	-£22,292

HSB1 Land adjacent Abbots Court

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	£918	-£2,338	-£5,594	-£8,855	-£11,579
	-2.50%	£4,746	£1,495	-£1,760	-£5,016	-£8,276
	0.00%	£8,574	£5,323	£2,073	-£1,182	-£4,438
	2.50%	£12,399	£9,151	£5,901	£2,650	-£604
	5.00%	£16,222	£12,977	£9,729	£6,478	£3,228

Appendix 13 - Sensitivity Results (surplus per dwelling)

HSB3 Fairladies extension

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£8,970	-£12,358	-£15,759	-£19,165	-£22,578
	-2.50%	-£5,003	-£8,277	-£11,665	-£15,062	-£18,468
	0.00%	-£926	-£4,311	-£7,585	-£10,972	-£14,365
	2.50%	£3,151	-£234	-£3,619	-£6,893	-£10,279
	5.00%	£7,228	£3,843	£458	-£2,927	-£6,201

HSE2 Fairways Extension

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£12,315	-£15,647	-£18,981	-£22,330	-£25,679
	-2.50%	-£8,724	-£11,878	-£15,210	-£18,542	-£21,889
	0.00%	-£4,955	-£8,287	-£11,441	-£14,773	-£18,105
	2.50%	-£1,188	-£4,518	-£7,850	-£11,004	-£14,336
	5.00%	£2,579	-£751	-£4,081	-£7,413	-£10,567

HSE3 Town End Farm East

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£7,855	-£11,204	-£14,556	-£17,924	-£21,294
	-2.50%	-£4,270	-£7,432	-£10,781	-£14,130	-£17,497
	0.00%	-£489	-£3,847	-£7,069	-£10,358	-£13,707
	2.50%	£3,217	-£73	-£3,363	-£6,773	-£9,934
	5.00%	£6,922	£3,632	£342	-£2,948	-£6,350

HTH1 Land South of Thornhill

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£20,634	-£24,041	-£27,460	-£30,883	-£34,309
	-2.50%	-£17,061	-£20,468	-£23,875	-£27,290	-£30,714
	0.00%	-£13,497	-£16,895	-£20,302	-£23,709	-£27,121
	2.50%	-£9,943	-£13,333	-£16,728	-£20,136	-£23,543
	5.00%	-£6,389	-£9,779	-£13,169	-£16,562	-£19,970

Appendix 13 - Sensitivity Results (surplus per dwelling)

Sustainable and other Rural Villages

HBE1 Land north of Crofthouse Farm

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	£2,263	-£993	-£4,253	-£7,514	-£10,374
	-2.50%	£6,182	£2,925	-£331	-£3,590	-£6,851
	0.00%	£10,100	£6,844	£3,587	£330	-£2,928
	2.50%	£14,016	£10,762	£7,505	£4,249	£992
	5.00%	£17,931	£14,678	£11,424	£8,167	£4,911

HBE2 Land adjacent to Mill Fields

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£341	-£3,727	-£7,112	-£10,497	-£13,432
	-2.50%	£3,630	£244	-£3,141	-£6,526	-£9,911
	0.00%	£7,601	£4,215	£830	-£2,555	-£5,940
	2.50%	£11,572	£8,187	£4,801	£1,416	-£1,969
	5.00%	£15,543	£12,158	£8,772	£5,387	£2,002

HBI1 Land north of Springfield Gardens

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	£4,254	£1,090	-£2,077	-£5,245	-£8,412
	-2.50%	£8,035	£4,872	£1,708	-£1,459	-£4,626
	0.00%	£11,816	£8,653	£5,490	£2,326	-£841
	2.50%	£15,597	£12,434	£9,271	£6,108	£2,945
	5.00%	£19,378	£16,215	£13,052	£9,889	£6,726

HBI2 Land west of Jubilee Gardens

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	£200	-£3,084	-£6,367	-£9,651	-£12,395
	-2.50%	£4,083	£800	-£2,484	-£5,767	-£9,051
	0.00%	£7,967	£4,683	£1,400	-£1,884	-£5,167
	2.50%	£11,850	£8,567	£5,283	£2,000	-£1,284
	5.00%	£15,734	£12,450	£9,167	£5,883	£2,600

Appendix 13 - Sensitivity Results (surplus per dwelling)

HDH2 Wray Head, Station Road

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£8,084	-£11,413	-£14,380	-£17,708	-£21,037
	-2.50%	-£4,228	-£7,556	-£10,885	-£13,852	-£17,180
	0.00%	-£373	-£3,700	-£7,028	-£10,357	-£13,324
	2.50%	£3,482	£155	-£3,172	-£6,500	-£9,829
	5.00%	£7,336	£4,009	£682	-£2,644	-£5,972

HDH3 Hill Farm Holmrook

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£14,916	-£18,326	-£21,747	-£25,173	-£28,599
	-2.50%	-£11,007	-£14,416	-£17,825	-£21,243	-£24,669
	0.00%	-£7,283	-£10,507	-£13,916	-£17,325	-£20,738
	2.50%	-£3,374	-£6,783	-£10,192	-£13,416	-£16,825
	5.00%	£535	-£2,874	-£6,283	-£9,692	-£12,916

HMR1 Land to north of social club

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£4,801	-£8,097	-£11,398	-£14,195	-£17,495
	-2.50%	-£1,068	-£4,364	-£7,661	-£10,961	-£13,758
	0.00%	£2,665	-£632	-£3,928	-£7,224	-£10,524
	2.50%	£6,398	£3,101	-£195	-£3,491	-£6,788
	5.00%	£10,131	£6,834	£3,538	£241	-£3,055

HMR2 Land to south of Scalegill Road

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£4,196	-£7,500	-£10,804	-£13,524	-£16,832
	-2.50%	-£463	-£3,766	-£7,070	-£10,374	-£13,094
	0.00%	£3,269	-£33	-£3,336	-£6,640	-£9,944
	2.50%	£6,998	£3,698	£398	-£2,906	-£6,210
	5.00%	£10,728	£7,428	£4,128	£828	-£2,476

Appendix 13 - Sensitivity Results (surplus per dwelling)

HLO1 Solway Road

		Construction				
S a l e s		-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	-£12,456	-£15,796	-£19,153	-£22,509	-£25,868
	-2.50%	-£8,775	-£12,114	-£15,454	-£18,808	-£22,165
	0.00%	-£5,227	-£8,433	-£11,773	-£15,113	-£18,464
	2.50%	-£1,548	-£4,886	-£8,092	-£11,432	-£14,771
	5.00%	£2,131	-£1,206	-£4,545	-£7,751	-£11,090

HSU1 Land to South West of Summergrove

		Construction				
S a l e s	Sales	-5.00%	-2.50%	0.00%	2.50%	5.00%
	-5.00%	£6,151	£3,012	-£127	-£3,268	-£6,412
	-2.50%	£9,994	£6,858	£3,719	£580	-£2,560
	0.00%	£13,835	£10,701	£7,565	£4,426	£1,287
	2.50%	£17,677	£14,542	£11,408	£8,272	£5,133
	5.00%	£21,518	£18,384	£15,249	£12,115	£8,979

APPENDIX 14

BENCHMARK LAND VALUE ASSUMPTIONS

Appendix 14 - Benchmark Land Value Assumptions

Settlement	Ref	Address	Capacity	Price (per sq.m)	Price (per sq.ft)	Abnormals (per dwelling)	Density	Net Area (ha)	Net Area (acres)	Abnormals (per net acre)	EUV (per acre)	Premium	BLV (per net developable acre)	Reduction to premium for abnormals	Revised Premium	New BLV (per net dev acre)	Total BLV
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekyeat Rd	127	£2,314	£215	£27,958	32	4.0	9.80	£362,209	£100,000	50%	£150,000	50%	25.00%	£125,000	£1,225,352
Whitehaven	HWH2	Red Lonning and Harras Moor	370	£2,476	£230	£6,794	30	12.3	30.46	£82,518	£10,000	15	£150,000			£150,000	£4,569,500
Whitehaven	HWH4	Land south and west of St Mary's School	60	£2,368	£220	£12,918	33	1.8	4.49	£172,589	£10,000	15	£150,000	20%	12.00	£120,000	£538,909
Whitehaven	HWH5	Former Marchon Site North	532	£2,260	£210	£27,369	36	14.8	36.50	£398,900	£100,000	50%	£150,000	50%	25.00%	£125,000	£4,562,639
Cleator Moor	HCM1	Land at Jacktrees Road	127	£2,314	£215	£12,736	33	3.8	9.51	£170,157	£10,000	15	£150,000	20%	12.00	£120,000	£1,140,691
Cleator Moor	HCM2	Land north of Dent Road	96	£2,368	£220	£7,086	30	3.2	7.90	£86,065	£10,000	15	£150,000			£150,000	£1,185,600
Cleator Moor	HCM3	Former Ehenside School	40	£2,153	£200	£11,716	38	1.1	2.60	£180,246	£100,000	50%	£150,000	20%	40.00%	£140,000	£364,000
Egremont	HEG1	Land north of Ashlea Road	108	£2,368	£220	£14,320	30	3.6	8.89	£173,927	£10,000	15	£150,000	20%	12.00	£120,000	£1,067,040
Egremont	HEG2	Land at Gulley Flatts	170	£2,368	£220	£7,368	33	5.2	12.72	£98,439	£10,000	15	£150,000			£150,000	£1,908,636
Egremont	HEG3	Land to south of Daleview Gardens	141	£2,368	£220	£7,486	30	4.7	11.61	£90,923	£10,000	15	£150,000			£150,000	£1,741,350
Millom	HMI1	Land west of Grammerscroft	107	£2,314	£215	£8,551	33	3.2	8.01	£114,244	£10,000	15	£150,000			£150,000	£1,201,318
Millom	HMI2	Moor Farm	195	£2,314	£215	£9,916	33	5.9	14.60	£132,481	£10,000	15	£150,000			£150,000	£2,189,318
Arlecdon	HAR1	Land East of Arlecdon Road	37	£2,368	£220	£9,888	30	1.2	3.05	£120,097	£10,000	15	£150,000			£150,000	£456,950
Distington	HDI1	Land south of Prospect Works	30	£2,260	£210	£9,488	30	1.0	2.47	£115,239	£10,000	15	£150,000			£150,000	£370,500
Distington	HDI2	Land south west of Rectory Place	30	£2,099	£195	£7,129	35	0.9	2.12	£101,018	£100,000	50%	£150,000			£150,000	£317,571
St Bees	HSB1	Land adjacent Abbots Court	58	£2,422	£225	£8,936	35	1.7	4.09	£126,623	£10,000	15	£150,000			£150,000	£613,971
St Bees	HSB3	Fairladies extension	30	£2,476	£230	£30,105	30	1.0	2.47	£365,648	£10,000	15	£150,000	50%	7.50	£75,000	£185,250
Seascale	HSE2	Fairways Extension	22	£2,314	£215	£13,892	30	0.7	1.81	£168,729	£10,000	15	£150,000	20%	12.00	£120,000	£217,360
Seascale	HSE3	Town End Farm East	32	£2,314	£215	£16,857	30	1.1	2.63	£204,741	£10,000	15	£150,000	40%	9.00	£90,000	£237,120
Thornhill	HTH1	Land South of Thornhill	20	£2,153	£200	£14,678	35	0.6	1.41	£207,988	£10,000	15	£150,000	40%	9.00	£90,000	£127,029
Beckermat	HBE1	Land north of Crofthouse Farm	46	£2,476	£230	£12,284	32	1.4	3.55	£159,145	£10,000	15	£150,000	20%	12.00	£120,000	£426,075
Beckermat	HBE2	Land adjacent to Mill Fields	27	£2,476	£230	£6,485	30	0.9	2.22	£78,765	£10,000	15	£150,000			£150,000	£333,450
Bigrigg	HBI1	Land north of Springfield Gardens	65	£2,368	£220	£6,403	35	1.9	4.59	£90,731	£10,000	15	£150,000			£150,000	£688,071
Bigrigg	HBI2	Land west of Jubilee Gardens	35	£2,368	£220	£7,887	30	1.2	2.88	£95,794	£10,000	15	£150,000			£150,000	£432,250
Drigg	HDH2	Wray Head, Station Road	22	£2,368	£220	£7,086	30	0.7	1.81	£86,065	£10,000	15	£150,000			£150,000	£271,700
Holmrook	HDH3	Hill Farm Holmrook	20	£2,368	£220	£24,000	30	0.7	1.65	£291,498	£100,000	50%	£150,000	50%	25.00%	£125,000	£205,833
Moor Row	HMR1	Land to north of social club	37	£2,314	£215	£9,281	32	1.2	2.86	£120,240	£10,000	15	£150,000			£150,000	£428,391
Moor Row	HMR2	Land to south of Scalegill Road	41	£2,314	£215	£7,486	30	1.4	3.38	£90,923	£10,000	15	£150,000			£150,000	£506,350
Lowca	HLO1	Solway Road	22	£2,260	£210	£18,195	30	0.7	1.81	£220,992	£10,000	15	£150,000	40%	9.00	£90,000	£163,020
Summergrove	HSU1	Land to South West of Summergrove	80	£2,422	£225	£7,686	30	2.7	6.59	£93,352	£10,000	15	£150,000			£150,000	£988,000

APPENDIX 15

DETAILED RESULTS SHEET

Appendix 15 - Detailed Results

											No Affordable Housing			10% Affordable Housing			Site Coverage (sf/acre)									
Size (ha)	No Dwellings	Density	Total Sq.m	Net Developable (ha)	Net Developable (acres)	Gross/Ratio	Land Type	Benchmark Land Value (per hect)	Benchmark Land Value (per acre)	Benchmark Land Value	0% AH Surplus	Surplus plus BLV (per net acre)	0% AH GDV	Surplus /dwelling	Surplus / sq.m	Surplus / GDV		10% AH Surplus	Surplus plus BLV (per net acre)	10% AH GDV	Surplus /dwelling	Surplus / sq.m	Surplus / GDV			
Whitehaven	HWH1	Land at West Cumberland Hospital and Snekeat Rd	5.2	127	32	11,448	4.0	9.8	76%	BF	£308,750	£125,000	£1,225,352	-£1,546,310	-£32,741	£26,636,412	-£12,176	-£135	-5.81%	-£2,066,388	-£85,795	£25,675,871	-£16,271	-£181	-8.05%	12,570
Whitehaven	HWH2	Red Lonning and Harras Moor	20.56	370	30	33,392	12.3	30.5	60%	GF	£370,500	£150,000	£4,569,500	£4,639,694	£302,304	£83,146,052	£12,540	£139	5.58%	£3,184,423	£254,533	£80,138,083	£8,607	£95	3.97%	11,799
Whitehaven	HWH4	Land south and west of St Mary's School	2.27	60	33	5,424	1.8	4.5	80%	GF	£296,400	£120,000	£538,909	£636,608	£261,755	£13,216,782	£10,610	£117	4.82%	£330,619	£193,620	£12,696,916	£5,510	£61	2.60%	13,000
Whitehaven	HWH5	Former Marchon Site North*	19.33	532	36	48,096	14.8	36.5	76%	BF	£308,750	£125,000	£4,562,639	-£1,925,200	£72,256	£109,337,670	-£3,619	-£40	-1.76%	-£3,986,550	£15,783	£105,413,858	-£7,494	-£83	-3.78%	14,183
Cleator Moor	HCM1	Land at Jacktrees Road	5.05	127	33	11,448	3.8	9.5	76%	GF	£296,400	£120,000	£1,140,691	£339,412	£155,706	£26,636,412	£2,673	£30	1.27%	-£395,911	£78,350	£25,596,963	-£3,117	-£35	-1.55%	12,963
Cleator Moor	HCM2	Land north of Dent Road	4.7	96	30	8,680	3.2	7.9	68%	GF	£370,500	£150,000	£1,185,600	£284,046	£185,937	£20,678,490	£2,959	£33	1.37%	-£133,021	£133,170	£20,678,490	-£1,386	-£15	-0.64%	11,821
Cleator Moor	HCM3	Former Ehenside School	1.39	40	38	3,616	1.1	2.6	76%	BF	£345,800	£140,000	£364,000	-£227,725	£52,413	£7,830,468	-£5,693	-£63	-2.91%	-£357,877	£2,355	£7,578,782	-£8,947	-£99	-4.72%	14,970
Egremont	HEG1	Land north of Ashlea Road	5.21	108	30	9,760	3.6	8.9	69%	GF	£296,400	£120,000	£1,067,040	£356,147	£160,053	£23,235,930	£3,298	£36	1.53%	-£194,742	£98,099	£22,439,216	-£1,803	-£20	-0.87%	11,815
Egremont	HEG2	Land at Gulle Flatts	6.85	170	33	15,397	5.2	12.7	75%	GF	£370,500	£150,000	£1,908,636	£1,558,085	£272,450	£36,683,746	£9,165	£101	4.25%	£875,399	£218,798	£35,388,805	£5,149	£57	2.47%	13,025
Egremont	HEG3	Land to south of Daleview Gardens	7.74	141	30	12,741	4.7	11.6	61%	GF	£370,500	£150,000	£1,741,350	£791,139	£218,149	£30,344,638	£5,611	£62	2.61%	£241,017	£170,761	£29,311,953	£1,709	£19	0.82%	11,814
Millom	HMI1	Land west of Grammerscroft	4.28	107	33	9,640	3.2	8.0	76%	GF	£370,500	£150,000	£1,201,318	£37,203	£154,645	£22,428,410	£348	£4	0.17%	-£381,842	£102,322	£21,649,865	-£3,569	-£40	-1.76%	12,956
Millom	HMI2	Moor Farm	7.81	195	33	17,635	5.9	14.6	76%	GF	£370,500	£150,000	£2,189,318	-£114,758	£142,137	£41,050,290	-£589	-£7	-0.28%	-£891,032	£88,951	£39,573,380	-£4,569	-£51	-2.25%	13,006
Arlecdon	HAR01	Land East of Arlecdon Road	1.73	37	30	3,341	1.2	3.0	71%	BF/GF	£370,500	£150,000	£456,950	£9,478	£153,111	£7,961,188	£256	£3	0.12%	-£139,924	£104,068	£7,684,369	-£3,782	-£42	-1.82%	11,805
Distington	HD11	Land south of Prospect Works	1.21	30	30	2,741	1.0	2.5	83%	GF	£370,500	£150,000	£370,500	-£172,452	£80,181	£6,242,120	-£5,748	-£63	-2.76%	-£291,670	£31,915	£6,035,556	-£9,722	-£106	-4.83%	11,945
Distington	HD12	Land south west of Rectory Place	1.07	30	35	2,741	0.9	2.1	80%	BF	£370,500	£150,000	£317,571	-£561,298	-£115,121	£5,797,459	-£18,710	-£205	-9.68%	-£672,738	-£167,757	£5,605,610	-£22,425	-£245	-12.00%	13,936
St Bees	HSB1	Land adjacent Abbots Court	2.33	58	35	5,254	1.7	4.1	71%	GF	£370,500	£150,000	£613,971	£395,140	£246,537	£12,801,418	£6,813	£75	3.09%	£120,220	£179,371	£12,311,811	£2,073	£23	0.98%	13,817
St Bees	HSB3	Fairladies extension	1.16	30	30	2,741	1.0	2.5	86%	GF	£185,250	£75,000	£185,250	-£100,453	£34,331	£6,838,656	-£3,348	-£37	-1.47%	-£227,559	-£17,129	£6,612,350	-£7,585	-£83	-3.44%	11,945
Seascale	HSE2	Fairways Extension	0.88	22	30	1,963	0.7	1.8	83%	GF	£296,400	£120,000	£217,360	-£185,751	£17,451	£4,566,672	-£8,443	-£95	-4.07%	-£251,699	-£18,958	£4,444,261	-£11,441	-£128	-5.66%	11,665
Seascale	HSE3	Town End Farm East	1.28	32	30	2,896	1.1	2.6	83%	GF	£222,300	£90,000	£237,120	-£108,264	£48,908	£6,749,924	-£3,383	-£37	-1.60%	-£226,206	£4,142	£6,538,424	-£7,069	-£78	-3.46%	11,832
Thornhill	HTH1	Land South of Thornhill	0.71	20	35	1,808	0.6	1.4	80%	GF	£222,300	£90,000	£127,029	-£343,278	-£153,213	£3,915,234	-£17,164	-£190	-8.77%	-£406,039	-£197,679	£3,801,340	-£20,302	-£225	-10.68%	13,788
Beckermet	HBE1	Land north of Crofthouse Farm	1.97	46	32	4,131	1.4	3.6	73%	GF	£296,400	£120,000	£426,075	£390,969	£230,113	£10,280,296	£8,499	£95	3.80%	£165,002	£166,471	£9,875,099	£3,587	£40	1.67%	12,523
Beckermet	HBE2	Land adjacent to Mill Fields	1.13	27	30	2,408	0.9	2.2	80%	GF	£370,500	£150,000	£333,450	£158,031	£221,089	£5,988,178	£5,853	£66	2.64%	£22,417	£160,084	£5,761,872	£830	£9	0.39%	11,660
Bigrigg	HBI1	Land north of Springfield Gardens	2.6	65	35	5,869	1.9	4.6	71%	GF	£370,500	£150,000	£688,071	£646,807	£291,004	£13,972,342	£9,951	£110	4.63%	£356,861	£227,796	£13,452,448	£5,490	£61	2.65%	13,772
Bigrigg	HBI2	Land west of Jubilee Gardens	1.46	35	30	3,171	1.2	2.9	80%	GF	£370,500	£150,000	£432,250	£199,434	£219,208	£7,558,628	£5,698	£63	2.64%	£48,991	£167,001	£7,281,809	£1,400	£15	0.67%	11,845
Drigg	HDH2	Wray Head, Station Road	0.87	22	30	1,963	0.7	1.8	84%	GF	£370,500	£150,000	£271,700	-£81,782	£104,850	£4,673,234	-£3,717	-£42	-1.75%	-£154,623	£64,636	£4,547,967	-£7,028	-£79	-3.40%	11,665
Holmrook	HDH3	Hill Farm Holmrook	0.83	20	30	1,808	0.7	1.6	80%	BF	£308,750	£125,000	£205,833	-£209,787	-£2,401	£4,306,194	-£10,489	-£116	-4.87%	-£278,323	-£44,022	£4,180,927	-£13,916	-£154	-6.66%	11,819
Moor Row	HMR1	Land to north of social club	1.42	37	32	3,341	1.2	2.9	81%	GF	£370,500	£150,000	£428,391	£404	£150,141	£7,779,654	£11	£0	0.01%	-£145,335	£99,111	£7,509,147	-£3,928	-£44	-1.94%	12,592
Moor Row	HMR2	Land to south of Scalegill Road	1.8	41	30	3,701	1.4	3.4	76%	GF	£370,500	£150,000	£506,350	£8,625	£152,555	£8,612,694	£210	£2	0.10%	-£136,787	£109,479	£8,342,187	-£3,336	-£37	-1.64%	11,801
Lowca	HLO1	Solway Road	0.9	22	30	1,963	0.7	1.8	81%	GF	£222,300	£90,000	£163,020	-£193,732	-£16,955	£4,460,110	-£8,806	-£99	-4.34%	-£259,008	-£52,993	£4,340,556	-£11,773	-£132	-5.97%	11,665
Summergrove	HSU1	Land to South West of Summergrove	3.56	80	30	7,232	2.7	6.6	75%	GF	£370,500	£150,000	£988,000	£945,564	£293,557	£17,617,544	£11,820	£131	5.37%	£605,202	£241,883	£17,008,532	£7,565	£84	3.56%	11,819

No Bus Service

Millom	HMI1	Land west of Grammerscroft	4.28	107	33	9,640	3.2	8.0	76%	GF	£370,500	£150,000	£1,201,318	£204,004	£175,473	£22,428,410	£1,907	£21	0.91%	-£214,826	£123,176	£21,649,865	-£2,008	-£22	-0.99%	12,956
Millom	HMI2	Moor Farm	7.81	195	33	17,635	5.9	14.6	76%	GF	£370,500	£150,000	£2,189,318	£174,937	£161,986	£41,050,290	£897	£10	0.43%	-£599,822	£108,904	£39,573,380	-£3,076	-£34	-1.52%	13,006

2 year bus service

Millom	HMI1	Land west of Grammerscroft	4.28	107	33	9,640	3.2	8.0	76%	GF	£370,500	£150,000	£1,201,318	£136,654	£167,063	£22,428,410	£1,277	£14	0.61%	-£282,277	£114,754	£21,649,865	-£2,638	-£29	-1.30%	12,956
Millom	HMI2	Moor Farm	7.81	195	33	17,635	5.9	14.6	76%	GF	£370,500	£150,000	£2,189,318	£52,746	£153,614	£41,050,290	£270	£3	0.13%	-£722,013	£100,532	£39,573,380	-£3,703	-£41	-1.82%	13,006

Appendix 15 - Generic Testing Results

GREENFIELD

No Dwellings	Density	Total Sq.m	Net Developable (ha)	Net Developable (acres)	Value (per sq.m)	Benchmark Land Value (per hec)	Benchmark Land Value (per acre)	Benchmark Land Value	0% AH Surplus	Surplus plus BLV (per net acre)	0% AH GDV	No Affordable Housing			10% Affordable Housing					
												Surplus /dwelling	Surplus / sq.m	Surplus / GDV	10% AH Surplus	Surplus plus BLV (per net acre)	10% AH GDV	Surplus /dwelling	Surplus / sq.m	Surplus / GDV
5	30	530	0.167	0.41	£2,153	£370,500	£150,000	£61,762	-£20,599	£99,972	£1,141,090	-£4,120	-£39	-1.81%	-£53,659	£19,680	£1,086,189	-£10,732	-£101	-4.94%
5	30	530	0.167	0.41	£2,260	£370,500	£150,000	£61,762	£23,543	£207,178	£1,197,800	£4,709	£44	1.97%	-£11,129	£122,971	£1,140,170	-£2,226	-£21	-0.98%
5	30	530	0.167	0.41	£2,368	£370,500	£150,000	£61,762	£68,097	£315,385	£1,255,040	£13,619	£128	5.43%	£31,798	£227,227	£1,194,656	£6,360	£60	2.66%
5	30	530	0.167	0.41	£2,476	£370,500	£150,000	£61,762	£112,652	£423,594	£1,312,280	£22,530	£213	8.58%	£74,726	£331,484	£1,249,142	£14,945	£141	5.98%
5	30	530	0.167	0.41	£2,583	£370,500	£150,000	£61,762	£156,794	£530,800	£1,368,990	£31,359	£296	11.45%	£117,256	£434,775	£1,303,124	£23,451	£221	9.00%

BROWNFIELD

No Dwellings	Density	Total Sq.m	Net Developable (ha)	Net Developable (acres)	Value (per sq.m)	Benchmark Land Value (per hec)	Benchmark Land Value (per acre)	Benchmark Land Value	0% AH Surplus	Surplus plus BLV (per net acre)	0% AH GDV	No Affordable Housing			10% Affordable Housing					
												Surplus /dwelling	Surplus / sq.m	Surplus / GDV	10% AH Surplus	Surplus plus BLV (per net acre)	10% AH GDV	Surplus /dwelling	Surplus / sq.m	Surplus / GDV
5	30	530	0.167	0.41	£2,153	£308,750	£125,000	£51,469	-£79,037	-£66,954	£1,141,090	-£15,807	-£149	-6.93%	-£112,274	-£147,676	£1,086,189	-£22,455	-£212	-10.34%
5	30	530	0.167	0.41	£2,260	£308,750	£125,000	£51,469	-£35,674	£38,360	£1,197,800	-£7,135	-£67	-2.98%	-£69,516	-£43,831	£1,140,170	-£13,903	-£131	-6.10%
5	30	530	0.167	0.41	£2,368	£308,750	£125,000	£51,469	£8,881	£146,569	£1,255,040	£1,776	£17	0.71%	-£27,418	£58,411	£1,194,656	-£5,484	-£52	-2.30%
5	30	530	0.167	0.41	£2,476	£308,750	£125,000	£51,469	£53,436	£254,778	£1,312,280	£10,687	£101	4.07%	£15,509	£162,666	£1,249,142	£3,102	£29	1.24%
5	30	530	0.167	0.41	£2,583	£308,750	£125,000	£51,469	£97,578	£361,984	£1,368,990	£19,516	£184	7.13%	£58,039	£265,957	£1,303,124	£11,608	£110	4.45%

GREENFIELD

No Dwellings	Density	Total Sq.m	Net Developable (ha)	Net Developable (acres)	Value (per sq.m)	Benchmark Land Value (per hec)	Benchmark Land Value (per acre)	Benchmark Land Value	0% AH Surplus	Surplus plus BLV (per net acre)	0% AH GDV	No Affordable Housing			10% Affordable Housing					
												Surplus /dwelling	Surplus / sq.m	Surplus / GDV	10% AH Surplus	Surplus plus BLV (per net acre)	10% AH GDV	Surplus /dwelling	Surplus / sq.m	Surplus / GDV
10	35	925	0.286	0.71	£2,153	£370,500	£150,000	£105,852	-£115,274	-£13,352	£1,991,525	-£11,527	-£125	-5.79%	-£141,783	-£50,917	£1,946,312	-£14,178	-£153	-7.28%
10	35	925	0.286	0.71	£2,260	£370,500	£150,000	£105,852	-£40,880	£92,070	£2,090,500	-£4,088	-£44	-1.96%	-£68,528	£52,891	£2,043,040	-£6,853	-£74	-3.35%
10	35	925	0.286	0.71	£2,368	£370,500	£150,000	£105,852	£36,080	£201,128	£2,190,400	£3,608	£39	1.65%	£7,127	£160,099	£2,140,672	£713	£8	0.33%
10	35	925	0.286	0.71	£2,476	£370,500	£150,000	£105,852	£112,979	£310,100	£2,290,300	£11,298	£122	4.93%	£82,727	£267,230	£2,238,304	£8,273	£89	3.70%
10	35	925	0.286	0.71	£2,583	£370,500	£150,000	£105,852	£189,160	£418,054	£2,389,275	£18,916	£204	7.92%	£157,628	£373,371	£2,335,032	£15,763	£170	6.75%

BROWNFIELD

No Dwellings	Density	Total Sq.m	Net Developable (ha)	Net Developable (acres)	Value (per sq.m)	Benchmark Land Value (per hec)	Benchmark Land Value (per acre)	Benchmark Land Value	0% AH Surplus	Surplus plus BLV (per net acre)	0% AH GDV	No Affordable Housing			10% Affordable Housing					
												Surplus /dwelling	Surplus / sq.m	Surplus / GDV	10% AH Surplus	Surplus plus BLV (per net acre)	10% AH GDV	Surplus /dwelling	Surplus / sq.m	Surplus / GDV
10	35	925	0.286	0.71	£2,153	£345,800	£140,000	£98,795	-£226,950	-£181,605	£1,991,525	-£22,695	-£245	-11.40%	-£253,606	-£219,379	£1,946,312	-£25,361	-£274	-13.03%
10	35	925	0.286	0.71	£2,260	£345,800	£140,000	£98,795	-£150,126	-£72,740	£2,090,500	-£15,013	-£162	-7.18%	-£177,923	-£112,130	£2,043,040	-£17,792	-£192	-8.71%
10	35	925	0.286	0.71	£2,368	£345,800	£140,000	£98,795	-£74,669	£34,188	£2,190,400	-£7,467	-£81	-3.41%	-£101,848	-£4,326	£2,140,672	-£10,185	-£110	-4.76%
10	35	925	0.286	0.71	£2,476	£345,800	£140,000	£98,795	£2,291	£143,247	£2,290,300	£229	£2	0.10%	-£27,939	£100,408	£2,238,304	-£2,794	-£30	-1.25%
10	35	925	0.286	0.71	£2,583	£345,800	£140,000	£98,795	£78,493	£251,230	£2,389,275	£7,849	£85	3.29%	£46,961	£206,547	£2,335,032	£4,696	£51	2.01%