

Strategic Site Finding



Strategic Site Finding

What?

Why?

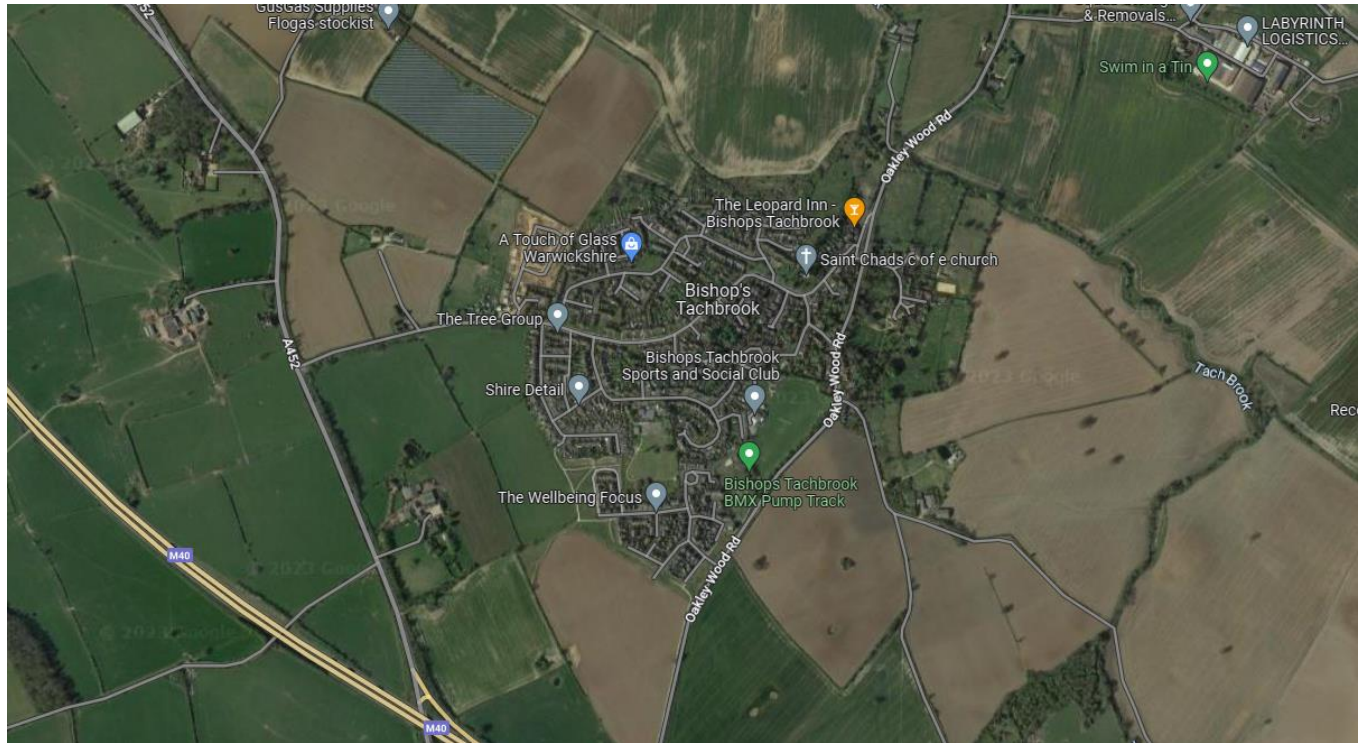
How?

When?



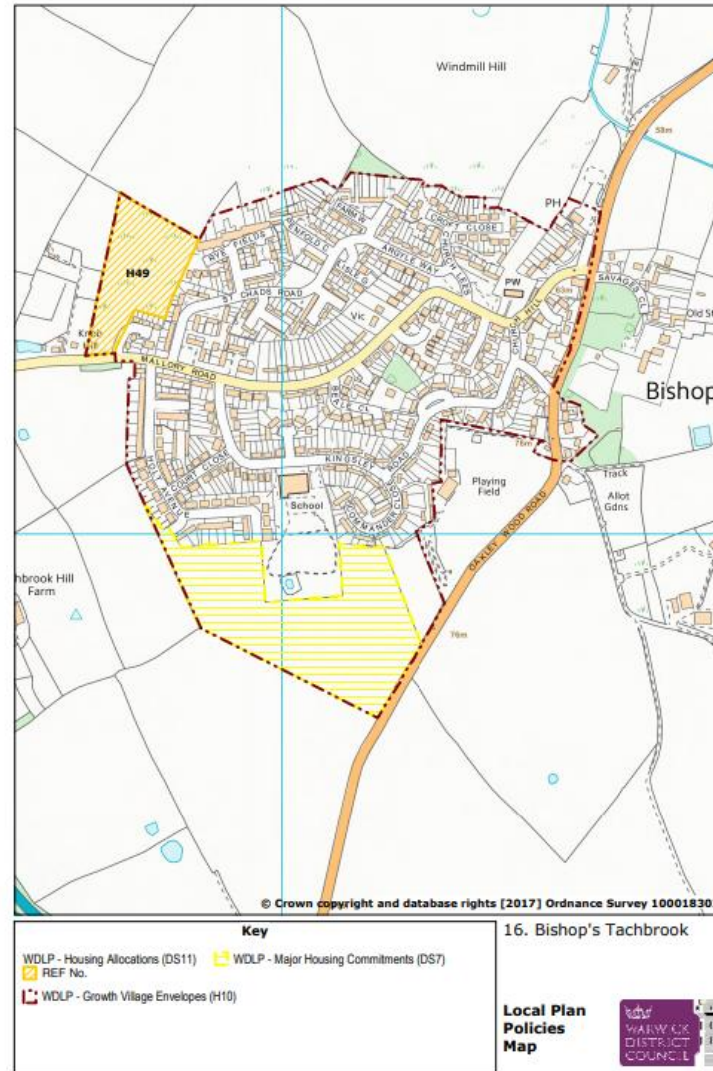
Strategic Site Finding

Where?



Strategic Site Finding

Planning Appraisal



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Learn more about this area's flood risk

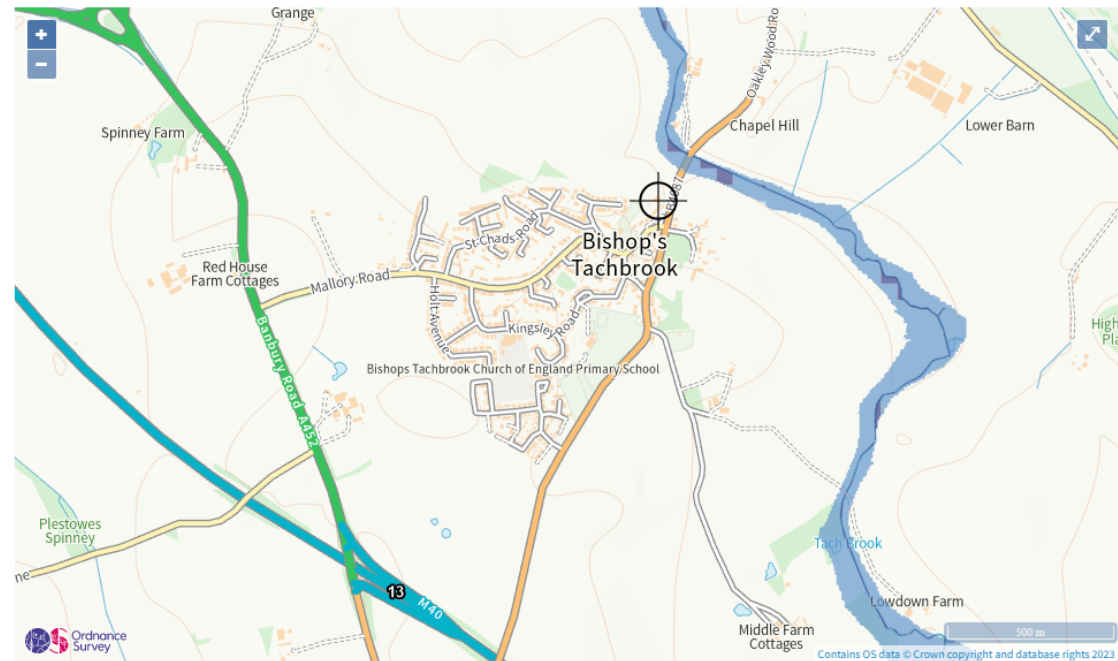
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

Location

Enter a place or postcode



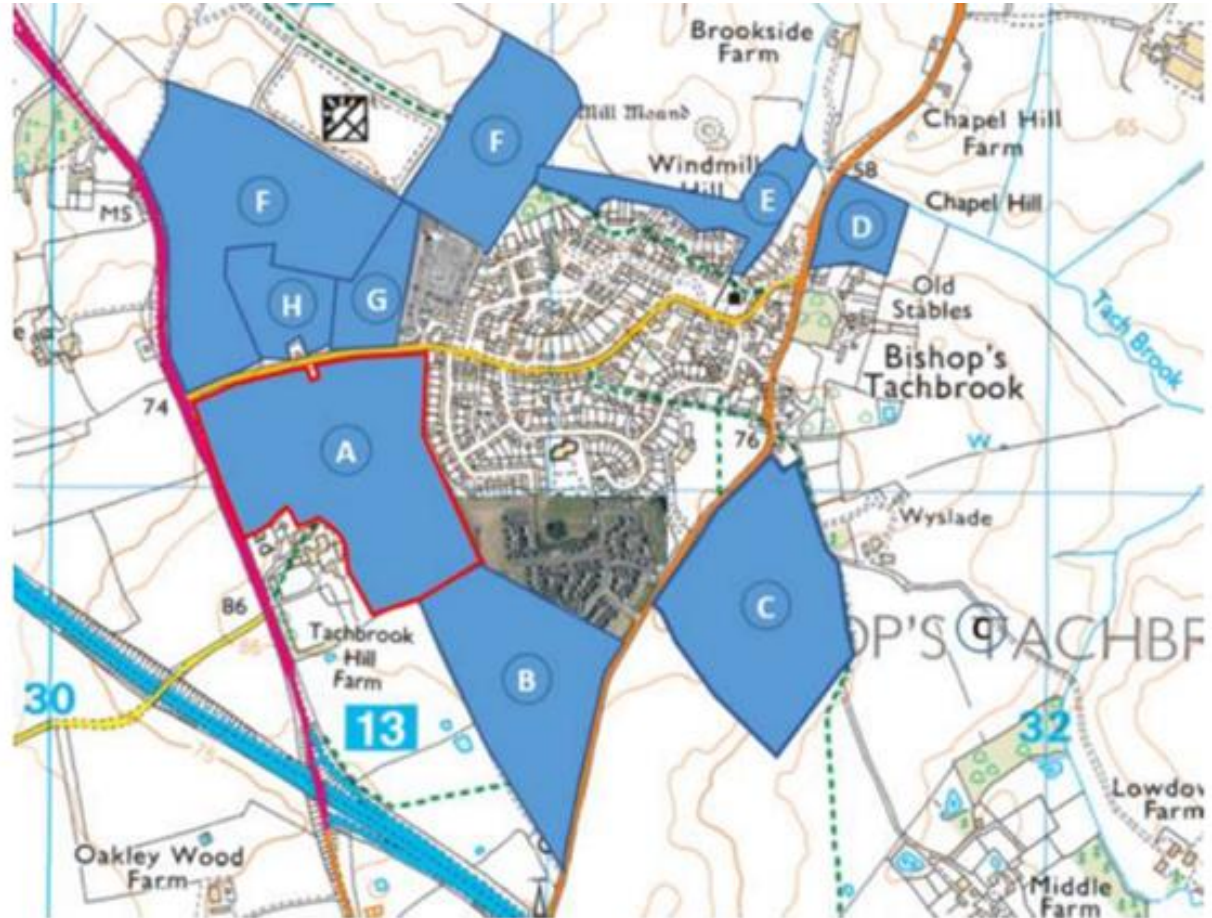
Extent of flooding from rivers or the sea

Planning
Appraisal



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Competing Sites



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Potentially Competing Sites

Plan 4 shows the areas of land around Bishop's Tackbrook that were submitted into the 2021 Call for Sites. These are made up of 8 parcels that will be competing to be allocated.

| Map Ref. | Proposed Land Use (Call for Sites 2021) | Acres | Status | | Potential Units | Strengths | Weaknesses | Likely Units |
|----------|---|-------|--------------|-----------------|-----------------|--|---|--------------|
| A | Residential | 42.7 | Banbury Road | | 384 | Developer Interest Adjacent to settlement Good highways access | Western fields may be too distant from settlement | 275 |
| B | Residential | 26.1 | Optioned | Bloor Homes | 235 | Developer Interest Adjacent to settlement Adjacent to new build | Crossed by high pressure gas main Limited access | 50 |
| C | Residential | 34.5 | Optioned | Sharba Homes | 311 | Developer Interest | Previously refused Limited access Disjointed from settlement Crossed by high pressure gas main | - |
| D | Mixed | 6.3 | None | LO promotion | 57 | | Impact on Conservation Area | - |
| E | Mixed | 6.2 | None | LO promotion | 56 | | Impact on Conservation Area | - |
| F | Residential | 59.7 | Optioned | A C Lloyd Homes | 537 | Developer Interest Adjacent to settlement (in north) Adjacent to new build | Western fields remote from settlement Ransomed access | - |
| G | Residential | 7.1 | None | LO promotion | 64 | Adjacent to settlement Good highways access | | 65 |
| H | Residential | 8.7 | None | LO promotion | 78 | Good highways access | Remote from settlement | (80) |
| | | | | | 1,722 | | | 390 |
| | | | | | | | | (470) |

Competing Sites



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Approaching
Landowners



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Making Progress



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Concept Plan



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Financial Appraisal

| KEY SITE INFORMATION | |
|---|---------|
| Freehold or Option | |
| Expected Site Start | |
| Gross Acres | |
| Net Acres | |
| Gross / Net %age | |
| Total Units | |
| Density ft2 / acre | |
| Social %age | |
| Social ft2 %age | |
| Open Market Units | |
| Social Units | |
| Total ft2 | |
| Unit Size - Open Market Average | |
| Unit Size - Social Average | |
| Unit Size - Average | |
| Density - dwellings / ha | |
| Density - dwellings / acre | |
| REVENUE | |
| Open Market Revenue / ft2 - (Net Revenue) | |
| Social Revenue / ft2 | |
| BUILD COSTS | |
| Externals - Standard (excluding 106 & infra) | £ / ft2 |
| Externals - Abnormals (retaining walls / capping layer etc) | £ / ft2 |
| Plot | £ / ft2 |
| Plot - abnormals (abnormal foundations) | £ / ft2 |
| Housebuild | £ / ft2 |
| Housebuild - Abnormals (e/o specification etc) | £ / ft2 |
| Site Overheads | £ / ft2 |
| Site Marketing | £ / ft2 |
| Site Maintenance | £ / ft2 |

| BUILDING REGULATION COSTS | | |
|---------------------------|---|-------|
| Building Regulations 2013 | 0 | |
| Building Regulations 2016 | 0 | |
| Other projected uplift | 1 | |
| Total | 1 | |
| Error Check | | ERROR |

| INFRASTRUCTURE / 106 | |
|---|--------------------|
| Infrastructure / net acre | £ / acre |
| Section 106 / net acre | £ / acre |
| Community Infrastructure Levy / metre squared | £ / m ² |
| Promotion Costs | £ |

| LAND COSTS | |
|---|--------------|
| Minimum Land Value / Net Residential Acre | £ / net acre |
| SDLT | £ |
| SDLT on VAT | |
| Legals | % |
| Agents Fees %age of Land | % |
| Agents / Other Fees - Lump Sum (£) | £ |

| TRADING PROFIT | |
|---|---|
| Trading Profit Margin (see risk categories below) | % |
| High Risk | |
| Medium Risk | |
| Low Risk | |

| LAND TRADING MODEL | |
|-----------------------------|---|
| Barratt / DWH Retained Land | % |
| Re-Sale Land to 3rd Party | |



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Success



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