



**Financial Viability Assessment –  
Commercial in Confidence**  
Chilton Woods, Sudbury, Babergh

August 2017

## **Limitations**

The analysis contained within this report was undertaken in May 2017. RICS guidance states that the date of assessment is the date that the application is determined. As such, if Deloitte Real Estate deem necessary we reserve the right to review the value and costs contained within this report.

## **Confidentiality Statement**

This report is confidential to Suffolk County Council.

We request that the report should not be disclosed to any third parties under the Freedom of Information Act 2000 (section 41 and 43(2)) or any equivalent future iteration of this Act or alternative, or otherwise disclosed without the prior approval in writing from Deloitte Real Estate or Suffolk County Council.

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# 1 Introduction

- 1.1 Deloitte Real Estate (“DRE”) has been instructed by Suffolk County Council (“SCC”) to undertake a Financial Viability Assessment (“FVA”) of the proposed mixed use development at Chilton Woods, which is located to the north of Sudbury (hereafter referred to as “the Site”) in support of the Planning Application submitted by SCC. The site falls within the Babergh District jurisdiction as local planning authority.
- 1.2 An outline planning application was submitted by SCC on 15 December 2015 (REF: B/15/01718). The application seeks permission for an extensive mixed use development at the Site for ‘*up to 1,150 dwellings (Use Class C3); 16.4ha of employment development (to include B1, B2 and B8 uses, a hotel (C1), a household waste recycling centre (sui generis) and a district heating network); village centre comprising up to 1,000m<sup>2</sup> Gross Floor Area (GFA) of retail floor space (A1, A2, A3, A4 and A5), village hall (D2), workspace (B1a), residential dwellings (C3), primary school (D1), pre-school (D1) and car parking; new points of vehicular access and associated works; sustainable transport links; community woodland; open space (including children’s play areas); sustainable drainage (SuDS); sports pavilion (D2) and playing fields; allotments; and associated ancillary works*’.
- 1.3 Amendments to the planning application were submitted by Amec Foster Wheeler (“Amec”) on behalf of SCC on 11 May 2017.
- 1.4 This FVA is submitted on behalf of the applicant (SCC).
- 1.5 DRE is instructed to test the level of affordable housing which can be supported by the development without impeding the viability and delivery of the project in line with the National Planning Policy Framework (NPPF)<sup>1</sup>.
- 1.6 The report has been prepared in consideration of both national and local planning policy, the RICS Guidance Note entitled ‘Financial Viability in Planning’<sup>2</sup> and best practice guidance for undertaking FVAs.
- 1.7 To prepare this report we have relied upon the masterplan, planning and infrastructure cost information prepared and provided to us by Amec.
- 1.8 The appraisals and figures contained in this report do not represent formal ‘Red Book’ valuations and should not be relied upon as such. This report has been prepared in support of the planning application for the purposes of the Section 106 discussions only, and should therefore only be used for consideration of these matters.

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<sup>1</sup> Communities & Local Government National Planning Policy Framework, March 2012

<sup>2</sup> RICS Professional Guidance, England ‘Financial Viability in Planning’ 1<sup>st</sup> edition guidance note, 09/08/2012

- 1.9 In September 2014, DRE submitted a method statement for the proposed FVA of Chilton Woods to Babergh’s viability consultant, Peter Brett Associates (“PBA”).
- 1.10 In October 2014, PBA reviewed our proposed viability methodology and found the proposed methodology to be sound. We have adopted the same methodology and our assessment has now been reviewed and updated based on current scheme proposals, values and costs.
- 1.11 Subsequent to the review in 2014, Aspinall Verdi have been appointed as Babergh’s viability consultants. DRE has engaged with Aspinall Verdi in 2016 to discuss the viability of the scheme during the preparation of the current planning application and amendments to it.
- 1.12 It has been acknowledged that the scheme faces financial challenges and this has been a key reason in the delay in bringing the scheme forward since its original allocation in the Local Plan. SCC has invested heavily in the promotion of the scheme and the current planning application, and it is considered that the current scheme addresses the financial challenges which has stalled the development to date.
- 1.13 This report considers the viability of the compliant Masterplan scheme, which is based on the Local Plan allocation (Policy CS4). SCC has been keen to put forward a comprehensive, rather than a piecemeal application. By obtaining planning consent across all the allocated site for the Masterplan, it will provide more certainty to improve the prospect of investment and delivery.

# 2 Site Description

## Site Location

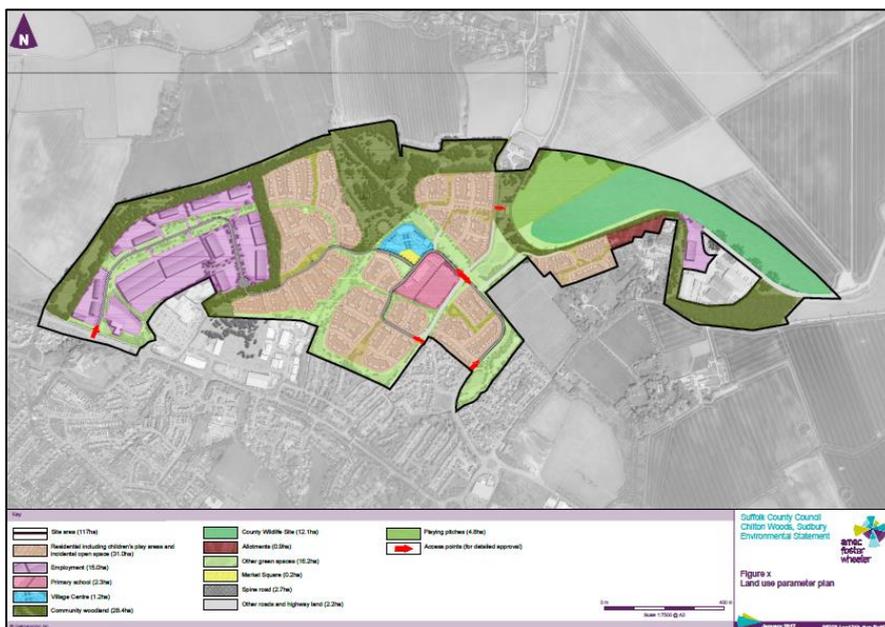
- 2.1 The Site lies to the north of the A134 Springlands Way, Sudbury, and comprises 117 hectares ha (289 acres) of land. The Site is located within the parish boundaries of Sudbury, Acton, Long Melford and Chilton.
- 2.2 The Site lies within the vicinity of the town’s main employment areas, including Woodhall Business Park and Chilton Industrial Estate as well as key community facilities including Tesco, Sudbury Community Health Centre, Ormiston Sudbury Academy (secondary school) and Sudbury Sports Centre. The town centre is within 1.5km of the Site.

## Existing Site

- 2.3 The majority of the Site comprises agricultural land defined by hedgerows. As well as arable farmland, the Site includes part of a former airfield. Acton Lane runs through the middle of the Site, connecting the A134 Springlands Way with the villages of Newman’s Green and Acton which lie to the north. A plan of the location is attached as Appendix 1.
- 2.4 The Site which is subject to the outline planning application comprises 117ha of the 131ha allocated for development in the Core Strategy. The proposed development comprises new homes, employment land, community and highways infrastructure and access points to ensure a comprehensive development.

## Development Proposals

- 2.5 Attached at Appendix 2 is a copy of the Masterplan Proposal by Amec for the revised scheme and amended application, dated 11 May 2017.
- 2.6 The outline planning application is seeking permission for an extensive mixed use development at the Site for up to 1,150 dwellings and 16.4ha of employment development.
- 2.7 A thumbprint of the proposed masterplan is provided below.



# 3 Planning Policy Summary

- 3.1 The following section provides a summary review of relevant national and local planning policies in relation to the Site.
- 3.2 There are no relevant previous planning applications or permissions granted in relation to the Site.

## National Planning Policy

- 3.3 The Government's National Planning Policy Framework ("NPPF"), which was published in March 2012, introduces development viability as a material consideration in the determination of planning applications. Paragraphs 173 to 177, entitled 'Ensuring Viability and Deliverability' are relevant, particularly, the second half of para. 173, which states:

*'To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.'*<sup>3</sup>

- 3.4 In addition, the National Planning Policy Guidance ("NPPG"), in alignment with the NPPF, contains important guidance on development viability. According to the NPPG, 'a site is viable if the value generated by its development exceeds the costs of developing it and also provides sufficient incentive to the owner to allow the land to come forward and the development to be undertaken.
- 3.5 The above extracts therefore introduce viability and the concept of a competitive return as a material consideration in the determination of planning applications. This is a key consideration to the determination of the affordable housing and other financial obligations.

## Local Planning Policy

- 3.6 The document 'Chilton Woods Public consultation on the emerging Masterplan'<sup>4</sup> sets out that SCC and BDC share the following vision for Chilton Woods:

*"Chilton Woods will be deliverable and characterful mixed use development exhibiting high levels of urban design quality, which residents will be proud to live and work within. It will be delivered so that employment uses are phased with residential development and delivered to foster a community spirit between future residents of the development as well as with existing residents of the area. It will be a healthy environment to live, work and recreate in. It will be well connected to facilities with walking and cycling given priority as modes of movement as well as forms of exercise. Where practicable, the development will embrace sustainable design in a wider sense and integrate sustainable travel and drainage, biodiversity and high levels of energy efficiency. The development will be of a standard that it will be used as a good practice example across the County for planning and delivery large developments."*

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<sup>3</sup> Communities & Local Government National Planning Policy Framework, March 2012

<sup>4</sup> 'Chilton Woods: Public consultation on the emerging masterplan' Suffolk County Council, Concertus, Deloitte & Amec Foster Wheeler

- 3.7 The Site was first allocated for development by BDC in 2006 under Policy CP01, however this has now been superseded by Policy CS4 of Babergh’s new Local Plan (Core Strategy) with this policy setting out the following requirements for the proposed development:

Policy CS4: Chilton Woods Strategic Land Allocation and Strategy for Sudbury/Greater Cornard

- Delivery of approximately 1,050 homes;
  - Approximately 15ha of employment land located on the western part of the development and 5ha on land to the north of Waldingfield Road;
  - New community facilities, including primary school and village hall; and
  - 30ha of community woodland plus sports provision, allotments, sustainable drainage and other green space.
- 3.8 Policy CS4 sets out that the above allocations are based on approximate land areas and are indicated as a guide for the preparation of a Masterplan as part of the planning application process.
- 3.9 All of the above, in addition to other relevant policies of the Core Strategy including Policy CS1 (applying the presumption of sustainable development), Policy CS15 (implementing sustainable development in Babergh), have been addressed in the preparation of the Masterplan and supported by the Planning Statement, Design and Access Statement and Environmental Statement produced by Amec and submitted as part of the planning application.

# 4 Viability Methodology

4.1 In producing this FVA the adopted methodology has been informed by national and local adopted planning policy as well as industry-recognised best practice.

## Methodology

4.2 The valuation approach usually adopted for large urban extensions is that of a 'land trader' model, whereby it is assumed the purchaser/master developer would acquire the Site, install infrastructure and sell off parcels of serviced land to housebuilders according to a phasing plan based on the anticipated velocity of dwelling sales and the take up of employment land.

4.3 The viability appraisal is considered in two stages: Stage 1 is a residual appraisal of a notional 100 unit scheme to arrive at residential serviced land value and an assessment of employment land value from comparable evidence. Stage 2 is a master cashflow to model the land sale receipts and infrastructure costs over the length of the development.

### Stage 1: Establishing serviced land values based on residential and employment uses

#### Residual appraisal of 100 residential units

4.4 A notional 100 unit appraisal has been carried out using Argus Developer software. Argus Developer is a commercially available and widely used development appraisal software that uses a Residual Valuation approach to demonstrate residual land and/or profit outputs of development projects. It is considered appropriate to use this software for viability modelling of smaller development sites, as it has the ability to accurately model development timings and cash flows.

4.5 The Residual Valuation Method is based on the concept, under which the gross value of the completed development is assessed, from which the cost of building the development, associated professional and disposal fees, finance costs and developer's profit are deducted. The output is the residual land value ("RLV"), i.e. the amount which a willing purchaser (Master developer) could afford to pay for the land.

4.6 The RLV derived from these appraisals is then input into a master cashflow which models the financial viability of the wider masterplan.

4.7 The Argus residual appraisal has been run using the following extreme affordable housing scenarios:

- **Scenario 1** - 100 residential unit scheme with 35% Affordable Housing provision; and,
- **Scenario 2** - 100 residential unit scheme with 0% Affordable Housing.

4.8 It should be noted that the 100 unit residual appraisal does not include any allowance for the following development costs:

- S.106 costs (excluding affordable housing where applicable);

- Planning costs (excluding reserved matters' application costs for the 100 units);
- Strategic Infrastructure;
- Community woodland space;
- Allotment space;
- Public open space;
- Earthworks;
- Distributor roads (including Western Access Link Road);
- Off-site highway works;
- Utilities & drainage;
- 'other costs' including a village centre, archaeological excavations and land remediation; and,
- Development management fees.

### **Residential Values – Private**

4.9 In order to determine the appropriate sales values for the private residential element of the proposed scheme, a comparison of new dwellings in the Sudbury area and nearby villages has been undertaken together with analysis of second hand comparable properties which have sold in the past year. In undertaking the research, a number of online database resources were used, including Land Registry, Rightmove and Zoopla.

4.10 Based on our analysis of the location and the local market, we have concluded in an agreed average private dwelling sale value that would be appropriate for the Chilton Woods scheme.

### **Residential Values – Affordable**

4.11 Where affordable housing has been included, we have assumed 35% with a tenure split of 75% affordable rented and 25% shared ownership, in line with local planning policy.

4.12 These values used have been provided by a specialist affordable housing team, who have adopted the following assumptions:

- Market rental yield 5%;
- Affordable Rent Policy Adopted at up to 80% of Market Rents capped at prevailing Local Housing Allowance 30th percentile rate;
- Rental growth in line with summer 2015 Budget set at -1% until 2020/2021, reverting to CPI +1%;
- Estimated average earnings for shared ownership units of £35,000 per annum for 1 bed units and £45,000 per annum for 3 and 4 bed units;
- Initial Equity Sale of 40%; and,
- Rent on retained equity of 2.75%.

## Employment Serviced Land Values

- 4.13 The value attributed to employment land has been derived from comparable sales of serviced employment land.
- 4.14 The value applied aligns with the value range of £75,000 to £150,000 per acre put forward in the *'Employment Land Delivery Strategy for Chilton Woods'*<sup>5</sup> which provides advice on the potential market demand for employment land in and around Sudbury.

## Stage 2

### Master Cashflow

- 4.15 The master cashflow assumes the serviced land value per hectare/acre the housing as an income stream based over the assumed development period on the basis this serviced development land is sold to a developer/housebuilder as fast as possible but without flooding the market. The strategic infrastructure and S.106 costs from Amec's cost plan are then profiled accordingly over the assumed development period.
- 4.16 A Benchmark Land Value ("BLV") for unserviced land; i.e. what a landowner would expect to sell the site for, has been included as a cost to the master developer within the cashflow. It has been assumed that this cost is incurred annually over the period of the development on the basis that only land necessary for development in the following year is acquired. This is an unrealistic (optimistic) assumption as one would expect to have to acquire land in parcels. However, for the purpose of this FVA we have assumed the cost of the land would be smoothed and incurred over the development period which reduces the master developer's finance/holding costs.
- 4.17 The resulting cashflow, produced from the profile of income and costs, produces a Project Surplus or Deficit. The annual amounts within the cash flow have been discounted at 15% to arrive at the net present value ("NPV"). This represents the profit return required by the master developer/purchaser. If the NPV is positive the scheme is potentially viable. This provides a viability position for each of the assumed scenarios.
- 4.18 We have tested the following scenarios for the proposed Chilton Woods Masterplan:
- **Scenario 1** - 35% Affordable Housing; and,
  - **Scenario 2** - 0% Affordable Housing.
- 4.19 This two stage approach has been adopted to facilitate the overall viability position of the proposed scheme. The 100 unit appraisal allows the scheme to be broken down into manageable plots, allowing detailed analysis of the inputs and the resulting outputs,

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<sup>5</sup> Employment Land Delivery Strategy, Suffolk Country Council, Chilton Woods, Sudbury, Fenn Wright (February 2015)

whereas the master cashflow enables the analysis of the wider masterplan demonstrating the impact different factors have on the overall scheme viability.

4.20 The total scheme revenues and costs for each of the Masterplan scenarios are provided in the tables below:

35% Affordable Housing		Scenario 2 - 0% Affordable Housing	
Total Revenue (£m)	68,150	Total Revenue (£m)	92,065
Total Costs (£m)	73,389	Total Costs (£m)	73,568
Surplus (£m)	-5,239	Surplus (£m)	18,497
NPV of Surplus (£m)	-12,434	NPV of Surplus (£m)	-3,739

4.21 With 35% affordable housing there is project deficit although with 0% affordable housing there is a project surplus. However, with 0% affordable housing the NPV of the project surplus for the proposed Masterplan is negative. This means that, under both scenarios, the masterplan cannot afford to provide any affordable housing and provide an acceptable return to the master developer.

### Phasing

4.22 The cashflow separates the masterplan into 3 sequential phases, although the scheme has also been appraised assuming one single phase. The phases have been based on the rate of private sales that can be achieved at Chilton Woods. The assumed phasing (as set out in table 4.1 below) has been created to ensure there is sufficient development within Phase 1 as that is when most of the infrastructure costs are incurred. Accordingly the size of the phase are indicative and reflect the infrastructure burden and a desire to ensure values/income exceeds costs.

4.23 The phasing of the residential is weighted more heavily towards the front end in Phase 1, where the early development will be of a higher density (44.25 dph). Then density then reduces in the later phases (34.78 dph and 28.74 dph for Phases 2 and 3 respectively) because a larger proportion of the required infrastructure for the site will be required in Phase 1 and densities will reduce towards the outer edges of the development, adjacent to the open countryside.

4.24 The phasing of the employment provision has been considered separately to the residential as it will come forward according to demand, which far less predictable and depends on occupier demand.

4.25 For the purpose of the planning application viability assessment, it is assumed that employment land is brought forward in each phase, based on an assumed absorption/take-up rate of the take up of employment land of 0.81 ha (2 acres) per annum. However, this will be dependent on the demand for employment at the time and is not linked to the delivery of the residential dwellings.

4.26 Set out in the table below are the phasing and residential density assumptions:

Table 4.1 Phasing Assumptions

	Phase 1	Phase 2	Phase 3	Total
Homes	500	400	250	<b>1,150</b>
Residential (Ha)	11.3	11.5	8.7	<b>31.5</b>
Density (dph)	44.25	34.78	28.74	<b>36.5</b>
Employment (Ha)	5.8	6.1	3.1	<b>13.8ha</b> <b>(+ 0.6ha hotel and 0.6ha HWRC)</b>

# 5 Viability Appraisal Results

- 5.1 Our analysis has concluded that, even with a 0% affordable housing provision, the project surplus (i.e. the net sum from deducting development costs from development income/revenue) is not sufficient to provide an acceptable return to the master developer. With 35% affordable housing, the development costs exceed development revenue/income resulting in a project deficit.
- 5.2 Our analysis shows that the proposed scheme cannot support the policy target level of 35% affordable housing. This is for a number of reasons:
1. The high infrastructure costs required in the early phases negatively impacts on scheme viability;
  2. The relatively weak market demand and low house prices makes the residential element alone unviable based on the affordable housing policy targets. It is potentially viable with less than 35% affordable but there is no possibility of cross subsidy to the employment element; and,
  3. The proportion of non-developable land within the master plan and local plan allocation is high at Chilton Woods.
- 5.3 We have tested a scenario whereby the residential element is allowed to come forward for development but areas of non-developable land not required for the housing, are excluded, thereby reducing the land costs. The non-developable land would remain as existing (undeveloped) but would still form part of the masterplan.
- 5.4 The employment land would benefit from outline planning consent and the western access road would have detailed planning consent and therefore available to be taken up, when the viability improves either by improved market demand conditions or gap funding.
- 5.5 The total revenues and costs for the residential element of the scheme only, with both 35% and 0% affordable housing, are provided in the tables below:

Scenario 1 - 35% Affordable Housing		Scenario 2 - 0% Affordable Housing	
Total Revenue (£m)	64,443	Total Revenue (£m)	88,358
Total Costs (£m)	51,238	Total Costs (£m)	51,418
Surplus (£m)	13,205	Surplus (£m)	36,940
NPV of Surplus (£m)	-3,420	NPV of Surplus (£m)	5,275

- 5.6 The results show that the scheme still cannot deliver 35% affordable housing in accordance with policy; there is a project deficit overall and within each residential phase.
- 5.7 However, with 0% affordable housing a project surplus is generated and there is also a positive NPV, which means the scheme could, in theory, afford to deliver some affordable housing and still provide an acceptable return to the master developer. Where there is a positive NPV of the project surplus, we have then goal-sought what percentage of affordable housing could be delivered, both overall and by phase, up to the policy target

of 35%, which produces neither a project surplus nor deficit, ie the project is in equilibrium.

5.8 The results illustrate that if the project surplus (assuming 0% affordable housing) is reinvested to deliver affordable housing, it only do so in Phases 2 and 3. The table below sets out percentage of affordable housing could be delivered on a phased basis.

	Phase 1	Phase 2	Phase 3	Total
<b>Units</b>	500	400	250	<b>1,150</b>
<b>Potential Affordable Housing</b>	0%	35%	35%	<b>20%</b>
<b>Units</b>	0	140	88	<b>228</b>

5.9 Overall the scheme can in theory deliver **20%** affordable housing (228 units) in total with 0% affordable housing in Phase 1, 35% in Phase 2 and 35% in Phase 3.

# 6 Conclusions

- 6.1 This report summarises the viability position of the residential element of Chilton Woods Masterplan which is the subject of the planning application in order to assess the level of affordable housing the scheme may be able to deliver.
- 6.2 Major infrastructure items are required to facilitate the scale of development proposed, including the provision of a new school, a new village centre and improved transport junctions. DRE has considered the impact of such infrastructure requirements on the value of the scheme, the master developer cashflow and the resulting impact on its viability and affordable housing provision.
- 6.3 Our work concludes that the proposed development, in accordance with the Masterplan, cannot deliver a policy compliant level of 35% affordable housing. There are three key reasons for this:
- The prevailing sales values of new dwellings are not high enough to support the high infrastructure and s106 costs required in the first phase of the scheme.
  - The employment land values (due to weak demand) do not contribute positively to the viability of the scheme and cost of delivering the employment land, which creates a drag on viability.
  - The Masterplan and Local Plan allocation has a high proportion of non-developable land, which further increases scheme costs and reduces viability.
- 6.4 Viability can however be improved through appropriate scheme phasing. This can be done whilst ensuring flexibility (with the certainty of a planning permission) exists for the employment land to come forward when it is financially viable, either by improved market conditions or gap/grant funding.
- 6.5 As the infrastructure and S106 costs are weighted towards the start of the development, the first phase cannot, in theory, afford any affordable housing, (based on current costs and values) but the subsequent Phases 2 and 3 can both deliver a policy compliant 35%. Therefore, on the basis of a phased delivery the scheme could deliver a total of 228 affordable units, equating to **20%** in total.

	Phase 1	Phase 2	Phase 3	Total
<b>Units</b>	500	400	250	<b>1,150</b>
<b>Potential Affordable Housing</b>	0%	35%	35%	<b>20%</b>
<b>Units</b>	0	140	88	<b>228</b>

## SCC Offer

- 6.6 Following detailed negotiations spanning approximately 2 years between Suffolk County Council (SCC) and Babergh District Council (BDC), and their advisers Deloitte Real Estate

(DRE) and Aspinall Verdi (AV) respectively, it has been agreed that based on the viability assessment, the scheme can only afford to deliver 20% affordable housing overall.

6.7 However, SCC is keen to deliver as much affordable housing as possible towards meeting the planning policy target of 35%. It is therefore willing, in order to see the development come forward, to write-off its planning and promotion costs expended to date, and to offer 12 % affordable housing in Phase 1 and **25% affordable housing** overall on a phased basis as shown in the table below. This proposal has been acknowledged by BDC officers and their advisors AV.

SCC’s Offer – 25% Affordable Housing in Phases set out below:

	Phase 1	Phase 2	Phase 3	Total
<b>Units</b>	500	400	250	<b>1,150</b>
<b>Potential Affordable Housing</b>	12%	35%	35%	<b>25%</b>
<b>Units</b>	60	140	88	<b>288</b>

# 7 Specific Assumptions and Caveats

## **RICS Red Book Exclusion**

The figures contained within this report are presented in the context of advising on the viability of the Masterplan. They are not formal valuations and under no circumstances should be relied upon as such. Our figures are specifically excluded from the provisions of the RICS Valuation – Professional Standards 2015 (Red Book). They should not therefore be construed as a formal valuation for accounts, lending or any other purposes. The figures contained within this analysis are high level and indicative only, and should be viewed as such. Any values cannot be relied upon for any purpose other than to inform an early stage of strategic decision making. If the project progresses further, more detailed work will be required to verify all inputs, valuations, options and calculations.

## **Development Sites**

The universally adopted approach to the valuation of development sites is reference to comparable market transactions and use of the 'residual' method. Typically, the availability of comparable evidence is limited, therefore reliance is placed on the residual method. It is important to appreciate that the residual method requires the input of a large amount of data, which is rarely absolute or precise, coupled with making a large number of assumptions. Small changes in any of the inputs can cumulatively lead to a large change in the resultant land value appraisal. Some of these inputs can be assessed with reasonable objectivity, but others are more volatile.

## **Taxation**

Our land appraisals make no allowance for any liability for the payment of any tax, including Capital Gains Tax, whether existing or which may arise in the future. Our appraisals are also exclusive of Value Added Tax (VAT).

## **Market Investigations & Volatility**

We take reasonable steps to corroborate comparable transaction evidence, however we cannot guarantee the accuracy of information provided to us in the course of such investigations.

## **Assumptions and Exclusions**

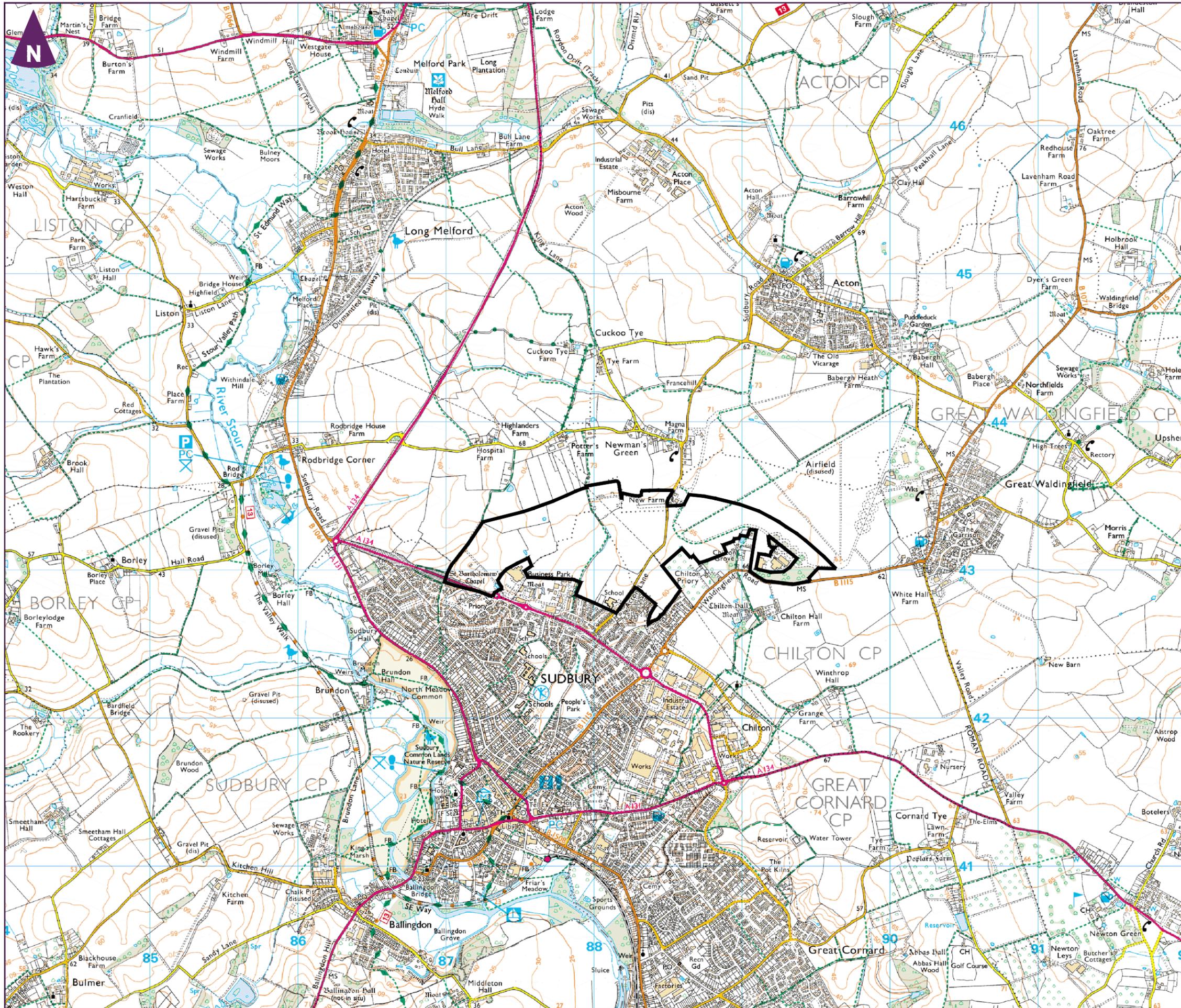
Our appraisals incorporate the following assumptions:

- The appraisals assume that the development is 100% debt financed;
- No allowance has been made for ground contamination, asbestos removal and abnormal costs;
- No allowance has been made for any potential Party Wall works or potential compensation costs arising from any extinguished rights and easements (for examples Right of Light);
- Values and sales rates to be assumed to reflect current market evidence unless otherwise stated.

# 8 Appendices

# Appendix 1

## Site Plan



Key

Site area

0 km 1.5 km

Scale 1:25,000 @ A3

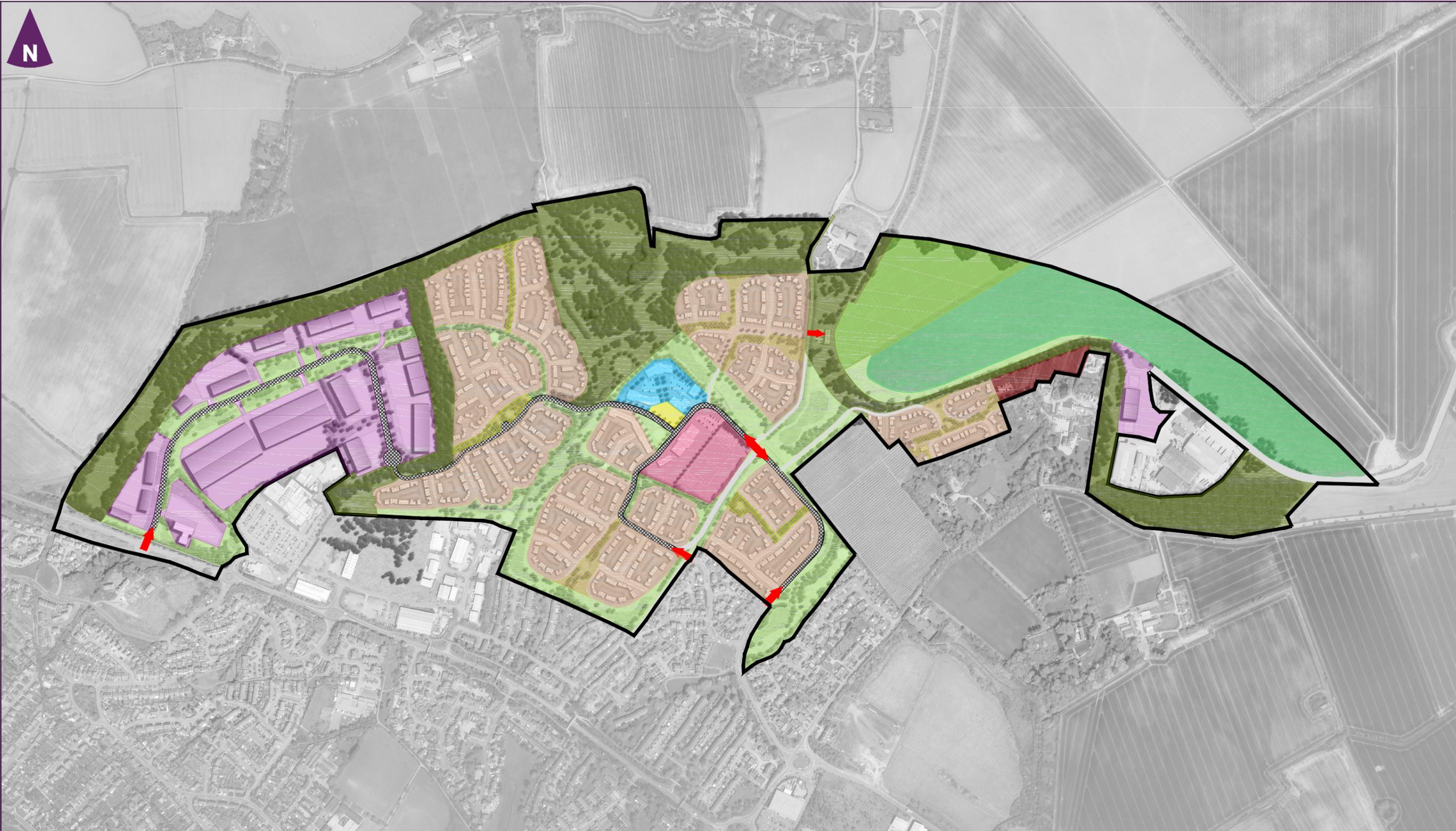
Suffolk County Council  
 Chilton Woods, Sudbury  
 Application Plans



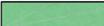
Figure 1  
 Site location

# Appendix 2

## Masterplan



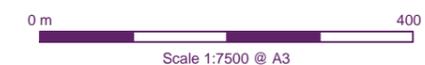
Key

- |  |  |   |
|--|--|---|
|  Site area (117ha)  |  County Wildlife Site (12.1ha)        |  Playing pitches (4.8ha)               |
|  Residential including children's play areas and incidental open space (31.0ha) |  Allotments (0.9ha)                   |  Access points (for detailed approval) |
|  Employment (15.0ha)  |  Other green spaces (16.2ha)          |   |
|  Primary school (2.3ha)   |  Market Square (0.2ha)                |   |
|  Village Centre (1.2ha)   |  Spine road (2.7ha)                   |   |
|  Community woodland (28.4ha)  |  Other roads and highway land (2.2ha) |   |

Suffolk County Council  
Chilton Woods, Sudbury  
Environmental Statement



Figure x  
Land use parameter plan



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