|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Site Identification** | | | | | | | |
| # | Site address | | |  | | | |
| # | Site details and size in hectares | | |  | | | |
| # | Description of development | | |  | | | |
| # | Housing market area (see Note 1) | | |  | | | |
| # | Total number of existing dwellings |  | Total number of proposed dwellings | |  | Net number of proposed dwellings |  |
| **Characteristics of Development** | | | | | | | |
| # | Type of dwelling (see Note 2 below) | Number of dwelling type  (see Note 3 below) | Number of Bedrooms  (see Note 3 below) | | Net internal floor area  (square metres) | Parking provision – surface or underground  (flats only) | No of storeys  (flats only) |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
|  | Market sale value | The council will only use the default market values programmed into the toolkit.  In exceptional circumstances, the council may accept sale values greater than the default figures, if accompanied with a detailed explanation justifying the alternative sale value.  Please enter value and details below | | | | | |
|  | | | | | |
| **Tenure Mix** | | | | | | | |
| # | Number of homes for market sale proposed |  | | | Number of affordable homes proposed  (see Note 4 below) |  | |
| # | Types of affordable homes proposed |  | | | | | |
| **Social and Intermediate / Affordable Rent**  **Affordable Housing Costs and Capitalisation Factors** | | | | | | | |
|  | All calculations will use the default rent values. | | | | | | |
| **Developer Costs** | | | | | | | |
|  | Build costs | All calculations will use the default build costs programmed into the toolkit. In exceptional circumstances, the council may accept build costs greater than the default figure, if accompanied with a detailed explanation and cost breakdown justifying the alternative value, for example, the use of Purbeck stone or high specification.  Demolition costs are included in the toolkit and not classed as an exceptional cost.  Please enter value and details below | | | | | |
|  | | | | | |
| # | Land financing costs (see Note 5 below) |  | | | | | |
|  | Other development costs | All calculations will use the default values. See breakdown in toolkit. | | | | | |
| # | Anticipated build period |  | | | | | |
|  | Exceptional costs (see Note 6 below) | (for example, land contamination remediation costs) | | | | | |
| **Planning Obligations** | | | | | | | |
| # | Transport contribution |  | Heathlands contribution | |  | Other S106 contributions |  |
| **Scheme Revenue from Affordable Housing** | | | | | | | |
|  | Amount agreed by housing association for purchase of affordable housing | (please supply supporting evidence) | | | | | |
|  | Amount of housing grant paid |  | | | | | |
| **Comparison with Other Site Values** | | | | | | | |
| # | Estimate of existing use value |  | Acquisition cost | |  | Date of acquisition |  |
| # | Explanation of existing use value |  | | | | | |
|  | | | | | | | |

**Notes**

1. See Sub Markets in Purbeck District map on webpage <http://www.dorsetforyou.com/406834>

2. Types of dwelling must be one of the following categories

Detached

Semi-detached

Terrace/Town House

Bungalow

Flat

3. Use a separate line for each dwelling type and number of bedrooms.

4. All calculations will use the percentages set out in Policy AH of the Purbeck Local Plan Part 1 (PLP1) and the tenure split set out in Policy AHT of the PLP1.

5. Land financing costs are not the amount that has been paid for the land, but the cost of financing the purchase.