



Valuation Office
Agency

Viability Evidence Report
Land to rear of 156-172 South Street
Bridport
Dorset
DT6 3NP

Town and Country Planning Act 1990
Section 78 Appeal
Appeal Reference: APP/D1265/W/25/3372602
DVS Reference: 1878052

Prepared by:
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Principal Surveyor
RICS Registered Valuer
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District Valuer
Services

Date: 11 December 2025

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1.0 Executive Summary

1.1 This expert's report contains viability evidence in relation to a referral to the Planning Inspectorate in connection with:

Subject of Assessment:	Land to Rear of 156-172 South Street Bridport DT6 3NP
Scheme:	Retirement living accommodation comprising 48 apartments, 25 cottages, communal facilities, access, car parking and landscaping.
Appeal Reference:	APP/D1265/W/25/3372602
Application Reference:	P/FUL/2024/04613
Appellant:	Churchill Retirement Living Limited

1.2 On the 4th December 2025, the Council's planning officer informed the Inspectorate that the revised commuted sum offer, of £500,000, together with other resolved matters, would render the proposal acceptable in planning terms.

1.3 This report has been prepared by myself, Mrs. Cecilia Reed MRICS, following the 5th December 2025 request from the Inspector for an evidential basis that examines the technical matter of viability.

1.4 My report has been prepared in compliance with the Planning Practice Guidance for Viability and RICS Professional Standards, is divided into the following sections:

1.5 Section 2 – Instruction and DVS involvement to date

1.6 Section 3 - Qualifications and credentials of author

1.7 Section 4 - Site description and the proposed scheme details

1.8 Section 5 - Viability methodology

1.9 Sections 6 to 10 focuses on the viability appraisal inputs. Expanded text and evidence is provided on the items at dispute, namely:

- Gross Development Value Section 6 & appendix (v)
- Development Period Section 7
- Financial requirement towards affordable housing Section 8 part (i)
- Empty Property Costs. Section 8 part (ii)
- Finance. Section 8 part (iii)

1.10 Section 11 provides the outcome of my independent viability assessment on both a full planning policy compliance basis and a maximum policy compliance basis. It is my conclusion that, at the 30 September 2025 assessment date:

- The scheme cannot viably support the full policy requirements of an off-site contribution to affordable housing of £1,573,993.
- **The scheme can viably support a maximum contribution of £700,000**

1.11 At Section 13 I include a scenario test which calculates the viability of the scheme with regards to the agreement between the parties to provide a contribution of £500,000 in lieu of on-site affordable housing. This produces a residual profit of 21% of GDV; 1% above the target profit.

1.12 The final sections of this report include references to relevant authoritative documents and professional standards, my declaration and statement of truth.

1.13 There are six appendices with supporting information and several core documents integral to this report.

2.0 Instruction and background information

2.1 On 6th October 2025 Dorset District Council instructed DVS via email to provide viability evidence in relation to the appellant's referral to the Planning Inspectorate. I was allocated the case the following week and my Expert Witness Terms of Engagement were issued on 17th October 2025.

2.2 It is confirmed that this report has been produced in accordance with the relevant authoritative requirements of the NPPF, the PPG for Viability and RICS Professional Standards.

2.3 It is confirmed that conflict of interest checks have been undertaken in accordance with RICS Standards, and that no conflict has been identified. Further, all contributors to this report have confirmed they do not have a personal conflict of interest.

2.4 DVS has had previous involvement with the viability of this site. In February 2025, my DVS colleague, Mrs. Cheryl Barlow MRICS undertook a viability review of the proposed development. In summary Mrs. Barlow MRICS concluded the scheme could support 30% on-site Affordable Housing provision (**CD 5.12 DVS Stage 1 viability review**). This contrasted with the appellant's position that no (zero) affordable housing could be supported (**CD 1.21 Planning Issues Viability report August 2024**). The application was subsequently refused.

2.5 I confirm that this previous material involvement by my colleague and DVS has not compromised my overriding obligation to act with independence and objectivity. The Council are aware of this prior involvement and agree to the continued appointment of the signatory to provide advice on this matter. The appellant is also aware of DVS' prior involvement.

2.6 Following the case management conference, I can confirm there have been meaningful progressive discussions between myself and the appellant's viability witness. Details of the progress was reported to the Inspector on 28 November 2025 in the form of **CD 4.3**, Statement of Common Ground for Viability and my accompanying note (**CD 5.16**).

2.7 Core documents **CD 5.16 & CD 4.3** are integral to this evidence and are taken as read.

2.8 The previously agreed matters and decision making behind appraisals inputs are not repeated in the body of this report but are explained as part of the preceding core documents; namely

CD 1.21 - Applicant's initial viability report (D Lynch, Planning Issues) August 2024

CD 5.12 - DVS Stage 1 - viability report (C Barlow, DVS) 19 February 2025

CD 5.13 - Bridport FVA and AH statement (D Lynch, Planning Issues) 30 Sept 2025

CD 5.14 - DVS Letter to Planning Issues (C Reed, DVS) 10 Nov 2025

CD 5.15 - Planning Issues Letter to DVS in response (D Lynch, Planning Issues) 14 Nov 2025.

2.9 Further to all the above, my report concentrates on the outstanding unagreed viability inputs and the consequential impact on viability whilst also providing methodology and professional standards references to aid the reader in understanding viability.

3.0 Qualifications of the Signatory

3.1 This viability report has been undertaken by myself, Cecilia Reed BSc (Hons) MRICS. I confirm that I consider that I have the appropriate knowledge and skills and understanding necessary to undertake the role competently. In support of this a summary of my qualifications and experience is included below.

3.2 I hold a First Class with Honours degree in Planning and Development Surveying (2003). I am a full member of the Royal Institution of Chartered Surveyors (RICS) with 20 years post qualification experience, having qualified as a Chartered Valuation Surveyor in October 2005. My membership number is 1158881. I am a RICS Registered Valuer (from inception of the regulations) and RICS Registered Expert Witness (2024).

3.3 I am employed by the VOA as a DVS Grade 6 complex caseworker in the Local and Devolved Government Sector of DVS. DVS stands for District Valuer Services, which is a directorate within the Valuation Office Agency (VOA) that offers independent property valuation and advice to the public sector. DVS is divided into sectors including central government, health, education, transport, and local and devolved government.

3.4 I have over 15 years' experience as a planning viability caseworker, providing impartial advice on policy compliance in housing-led developments at both application and appeal stages, appearing as a viability witness in planning appeals since 2016. I am the VOA technical lead for Planning Viability and regularly participate in cross government working groups on planning contribution guidance, led by the Ministry of Housing Communities and Local Government.

3.5 I was a member of the RICS expert group responsible for the RICS Professional Standard Assessing viability in planning under the NPPF (**CD 5.17**). In 2024 I presented at the RICS Global land and property conference on valuing land for affordable housing. I am currently chair of an RICS experts' group responsible for a new professional standard on valuing new affordable housing which is currently at approval stage and pending publication.

3.6 I am also an Assessor and Chair for the RICS Assessment of Professional Competence for both the 'valuation' and the 'planning and development' pathways to chartership for RICS candidates.

3.7 My evidence includes contributions from two chartered surveyors:

3.8 Mrs. Cheryl Barlow BA (Hons) MRICS, is a full member of the RICS qualifying as a Chartered Valuation Surveyor in July 2022. She is a RICS Registered Valuer, employed by the VOA as a Senior Surveyor in Local and Devolved Government Department of DVS. Mrs. Barlow has been planning viability caseworker for 2 years. Mrs. Barlow's contributions to this report are clearly denoted and reference and relate to comparable evidence research supplied in **appendix (v)** which supports the Gross Development Value.

3.9 Mr. Andrew Hulmes, MRICS, is a full member of the RICS with 39 years' post qualification experience as a chartered quantity surveyor. He is employed by ERM Limited. Mr. Hulmes has prepared core document, **CD 5.26** Independent Construction Cost Review by ERM (Ref. 3668), relied upon for the construction externals and abnormal site costs.



4.0 Site & Proposed Development

4.1 The site description, site area and scheme details are not in dispute, consequently, are only summarised below.

4.2 The site is located on land to the rear of Nos. 156-172 South Street, Bridport, on the west side of South Street and south of Bridport town centre. The site is situated approximately one kilometre (km) south of the town centre. The immediate area is suburban with a mix of residential, commercial and retail uses.

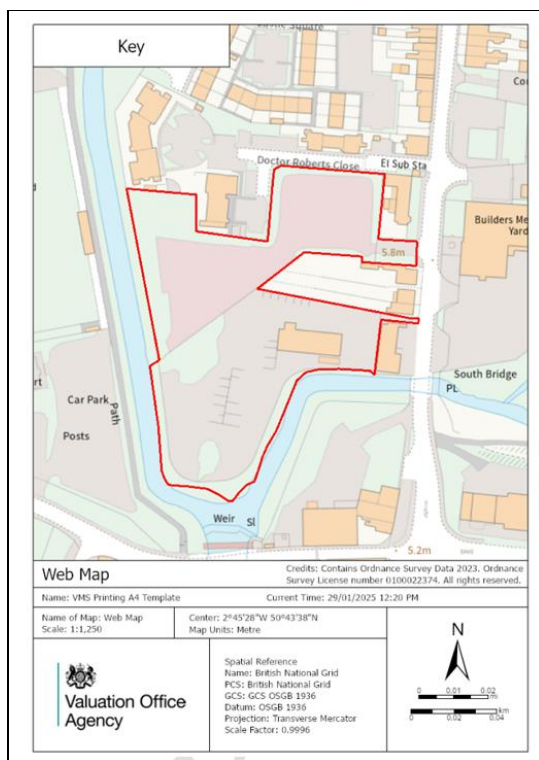
4.3 Bridport is a market town located in West Dorset approximately 24 km (15 miles) west of Dorchester, 35 km (22 miles) northwest of Weymouth and 62 km (39 miles) east of Exeter.

4.4 The site extends to an area of approximately 1.05 Hectares (Ha) (2.94 acres) and is irregular in shape.

4.5 The site is bordered on the west and south by the River Brit and employment land, and on the east by South Street, which consists of mainly commercial occupiers. The site has vehicular access between a retail parade and three private dwellings that front onto South Street, these dwellings have long gardens that may hinder the developability of the site.

4.6 The site comprises as a builder's merchant with warehouse and a large yard for storage of aggregate, sand, gravel and paving for domestic and trade purchasers. There is a 1950's detached store to the front of the site. This will be demolished to facilitate the scheme.

4.7 Site Plan



Source: DVS stage 1 viability review report

4.8 Proposed Development

4.9 The application is for the redevelopment of the land to rear of 156-172, South Street, Bridport DT6 3NP for the:

Erection of retirement living accommodation comprising 48 apartments, 25 cottages, communal facilities, access, car parking and landscaping to create an integrated retirement community.

4.10 Schedule of Accommodation

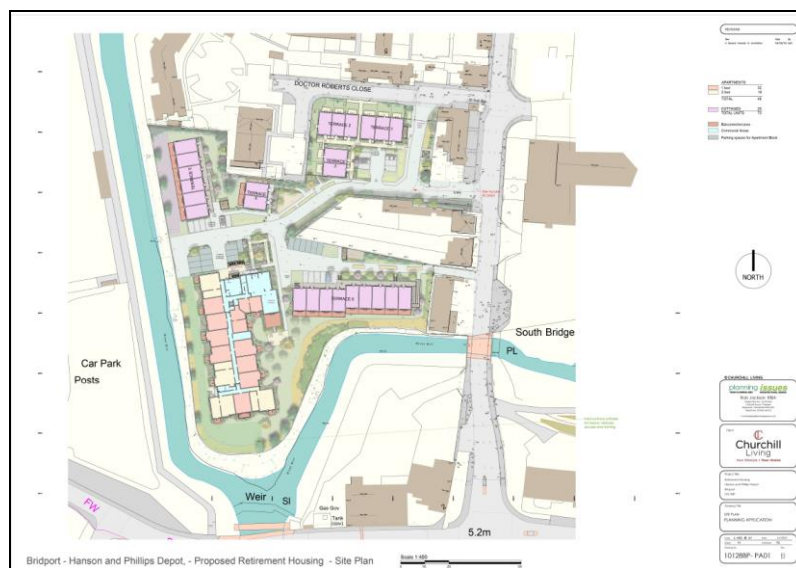
4.11 I have relied upon the schedule of accommodation previously agreed; summarised as follows:

Description	Units	Range of Sizes of units in Square Metres	Total GIA in Square Metres
1 Bed 2-person apartment	32	44.60 to 57.05	1690.88
2 Bed 4-person apartment	16	76.18 to 87.06	1299.84
2 Bed 4-person cottage	25	92.39 to 97.14	2365.50
Total GIA of dwellings			5356.22
Total GIA in scheme (includes communal areas)			6188.48
<i>GIA stands for Gross Internal Area (GIA) and is measured in square metres (sq. m.).</i>			

4.12 A full schedule of accommodation, on a unit-by-unit basis is included as **appendix (i)**.

4.13 It is understood that the apartment block will extend to three storeys with accommodation over the ground, first and second floor. It will have benefit from a lift and communal facilities including an owners' lounge.

4.14 The two-storey two-bedroom cottages are described as terraces; these terraces range from rows of two (i.e. semi-detached) to a staggered terrace of nine dwellings which face the River Britt.



Source: Application document: Plans & Drawings PA01 Site Plan.

5.0 Viability Methodology

5.1 In accordance with RICS Professional Standards my viability appraisal follows the 'residual method' of valuation. The residual method is where the viability is derived from considering the total value of the completed development (i.e. the Gross Development Value) minus the total development costs, (including construction costs, external cost, abnormal costs, policy and legislative costs, other specific costs, land acquisition costs, finance and fees) minus the developer profit, this leaves a residual sum for land. It includes a cashflow to account for the finance costs.

**Gross Development Value Less Total Development Costs Less Profit
= Residual Land Value**

5.2 In viability, where this residual sum meets or exceeds the Benchmark Land Value, as defined in PPG viability (CD 5.27 para 014) the scheme is said to be viable and vice versa:

- Residual Land Value is greater than Benchmark Land Value = Viable
- Residual Land Value is less than Benchmark Land Value = Not Viable

5.3 Where Benchmark Land Value is agreed, the formula can be re-structured in so residual profit is the output, and this is compared to the target profit:

**Gross Development Value Less Total Development Costs Less Benchmark Land Value
= Residual Profit**

5.4 It therefore follows that where

- Residual Profit is greater than Target Profit = Viable
- Residual Profit is less than Target Profit = Not Viable

5.5 In accordance with the PPG for Viability and RICS professional standards (**CD 5.17** and **CD 5.18**) I consider it appropriate to first assess the viability of on a policy compliant basis. This involves identifying the precise policy requirements and including them in the assessment, at the set point in time the payment would be triggered, and to reflect on whether the residual profit is sufficient when compared to the target profit.

5.6 Where the residual profit is less than the target, one can reduce the affordable housing sum to determine the optimum contribution that is viable, whilst also meeting the profit target.

5.7 Prior to discussions, the appellant's advisor has approached his calculation of the maximum financial contribution differently. Fixing both the Benchmark Land Value and profit as agreed inputs and presenting the day one surplus as the amount available for policy contributions. This approach can underrepresent the amount available as it can accrue debt in the period before it is payable, which adds to finance costs. I have brought this concern to the attention of the appellant's viability advisor prior to the preparation of our evidence.

5.8 Due to the complicated nature of appraisals, they are usually undertaken using specialist software. I have undertaken my appraisals using Argus Developer software. This is the same software as the appellant; therefore, they should be straightforward to compare.

6.0 Gross Development Value (GDV)

6.1 The difference in GDV is now the biggest dispute between DVS and the appellant's advisor. This section of my report, together with appendix (v) is the most substantial. It begins with definitions, methodology; which is expanded in appendix (v); details the history of movement before summarising the position relied upon for viability assessment purposes.

6.2 The RICS definition of Gross Development Value (GDV) is defined in the Glossary of the RICS Professional Standard 'Valuation of Development Property' (**CD 5:20**) as:

The aggregate Market Value of the proposed development on the special assumption that the development is complete on the date of valuation in the market conditions prevailing on the date. Where an income capitalisation approach is used to estimate the GDV, normal assumptions should be made within the market sector concerning the treatment of purchaser's costs. The GDV should represent the expected contract price.

6.3 Market Value (MV) is defined by RICS in the RICS Valuation – Global Standards' and 'UK National Supplement.' (also known as the 'Red Book') as:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

6.4 In other words, the GDV is equal to the total Market Values of every property in the proposed development. Each Market Value assumes that planning permission is granted for the proposed development on the date of assessment, and that the proposed development is complete in accordance with the plans and schedule of accommodation reported, in the market conditions prevailing on the date of assessment, at a standard commensurate with market expectations and/or any other agreed assumptions. In this case the Market Values reflect the specific and additional benefits of a retirement complex.

6.5 For all RICS members, an opinion of Market Value (MV) should be prepared in accordance with the RICS 'Red Book' and relevant RICS professional standards. For the Market Value (MV) of a dwelling the recognised approach and method is the market approach and the comparable method of valuation. The relevant RICS professional standard is 'Comparable Evidence in Real Estate' **CD 5.21**. An explanation of the methodology is provided as part of the valuation appendix.

6.6 The valuation date is the date of assessment, and this has been agreed as 30 September 2025.

6.7 The GDV is derived from the agreed schedule of accommodation as set out in **appendix (i)**

6.8 The schedule shows that there are three overarching dwelling types, which on a unit-by-unit basis vary in their Gross Internal Area (GIA).

Description	Units	Range of Sizes GIA in Square Metres
1 Bed 2-person apartment	32	44.60 to 57.05
2 Bed 4-person apartment	16	76.18 to 87.06
2 Bed 4-person cottage	25	92.39 to 97.14

6.9 GDV History

6.10 As part of the initial viability review undertaken by DVS in February 2025 (**CD 5.12**) the Market Values proposed by the applicant (in **CD 1.21** – Applicants August 2024 report) were reviewed by my colleague Mrs. Barlow MRICS, RICS Registered Valuer.

6.11 At that time Mrs. Barlow accepted the applicant's Market Value of £290,000 (two hundred and ninety thousand pounds) as being reasonable for all one-bedroom apartments.

6.12 For the two-bedroom apartments and the two-bedroom cottages, however, Mrs Barlow did not accept the proposed Market Values as being reasonable. Consequently, Mrs. Barlow provided her opinion of Market Value in accordance with RICS Professional Standards for these two dwelling types.

6.13 Her opinion being a Market Value (MV) of £420,000 (four hundred and twenty thousand pounds) for the two-bedroom apartments and a MV of £460,000 (four hundred and sixty thousand pounds) for the two-bedroom cottages.

6.14 In the appellant's Financial Viability Assessment for their statement of case (**CD 5.13**) their advisor, Mr. Lynch MRICS reduced the MV for one dwelling type, and increased the MV for the other two types set out in the below table. This table captures the appellant's Market Values at the two stages. For ease of reference the DVS MV from February 2025 is also shown in *italics*.

Property Type	Applicant's MV Aug 2024	DVS February 2025	Appellant's MV Sept 2025	
1 Bed 2 Person Flat	£290,000	<i>£290,000 accepted</i>	£275,000	5.5% decrease
2 Bed 4 Person Flat	£390,000	<i>£420,000 valued</i>	£410,000	5.1% increase
2 Bed Cottage	£430,000	<i>£460,000 valued</i>	£450,000	4.7% increase

6.15 For ease of reference the next table captures the appellant's Gross Development Value (GDV) at the two stages. The DVS GDV from February 2025 is also shown in *italics* in the middle column.

Property Type	Applicant's GDV Aug 2024	DVS February 2025	Appellant's GDV Sept 2025
1 Bed 2 Person Flat	£9,280,000	<i>£9,280,000</i>	£8,800,000
2 Bed 4 Person Flat	£6,240,000	<i>£6,720,000</i>	£6,560,000
2 Bed Cottage	£10,750,000	<i>£11,500,000</i>	£11,250,000
Total	£26,270,000	<i>£27,500,000</i>	£26,610,000



6.16 This case is unusual as there were no further discussions between the advisors prior to the determination of the application and the submission of the appeal.

6.17 Following contact from the Council regarding the appeal DVS management considered it would be inappropriate to allocate the role of expert witness in this Inquiry to Mrs Barlow as she has no appeal experience. As the national Technical lead for Viability, it is part of my role to take these cases forward and also to develop the skills of my team, this meant the case being allocated to me. My first task was to consider the appellant's new position as set out in their statement of case and whether I agreed with the position reported by my colleague in February 2025 (**CD 5.12**)

6.18 The difference in opinions on all matters viability related was not discussed at all until after the case management conference (CMC).

6.19 In response to the CMC note, I can confirm that the appellant's viability advisor and I have undertaken effective communication in preparation for the Inquiry. In support of this I refer to **CD 5.14 & CD 5.15** and the previous viability statement of common ground **CD 4.3**.

6.20 Focussing on the GDV dispute, in **CD 5.14** (at page 4 para. 2) I wrote that:

I consider it appropriate to value the units individually rather than adopt a uniform value that does not account for the variation in size and property attributes. This does not present a huge difference in overall GDV it is, in my opinion, the appropriate technique, as a RICS Registered Valuer.

6.21 The unit rate approach is a recognised method for valuing development property and is supported by RICS guidance on this valuation method. **CD 5.20 and CD 5.21**. I approached the unit rate check valuation by dividing the DVS GDV from the DVS stage 1 report (**CD 5.12**) for each property type by the GIA of that type.

6.22 This exercise produced unit rates £5488 per sq. m. for the one bed apartments: £5,170 per sq. m. for the two bed apartments. I then stood back and considered the reasonableness of the blended unit rate expressed as a price per sq. m., against Mrs Barlow's evidence.

6.23 Further to this I set out a schedule with individual MVs, informed by the unit rate, that were rounded to a whole number, I then I worked out the blended Market Values for each of the three house types. This process together with the full schedule of market values is included within the valuation appendix, **appendix (v)**

6.24 In my letter to the appellant's advisor **CD 5.14** I stated that these MVs were labelled as 'provisional' as there was further due diligence to be done. The blended, provisional MVs were reported in **CD 5.14** as:

	DVS Nov 2025 Provisional opinions		
	£/ sq. m Unit rate to GIA	Blended Market Value	Provisional Gross Development Value
1 bed apartment	£5488	£288,906	£9,245,000
2 bed apartment	£5170	£423,125	£6,770,000
2 bed cottage	£4857	£459,600	£11,490,000



6.25 In response, the appellant's advisor, Mr Lynch, prepared his note of 14 November **CD 5.15**. Within his GDV section, on page 4, Mr. Lynch confirms an increase to the Market Value of the two bed apartments to £415,000 to account for the unit size differences and recognises that valuing on a unit-by-unit basis is appropriate as many of the units in this typology are comparatively large. At this time Mr. Lynch also comments there to *now be a relatively minor difference between us in sales values overall*.

6.26 I then considered his additional comparable evidence and reasoning provided.

6.27 Expert meetings were held in accordance with RICS Standards (**CD 5.19** GN 14 and GN15)

6.28 Further to this new information, I was satisfied to accept the appellant's Gross Development Value of the two bed cottages, which is agreed at **£11,250,000**. This is based on a blended value of £450,000 per cottage (four hundred and fifty thousand pounds). The individual Market values of each cottage are, however, not agreed as I consider the individual unit by unit value to be appropriate.

6.29 The Market Value for both the one and two bed apartments, however, remains unagreed. The positions are as set out in the 28 November 2025 viability statement of common ground **CD 4.3**:

	Appellant 28-11-2025 SoCG	DVS 28-11-2025 SoCG
Gross Development Value	£26,690,000	£27,265,000
<i>1 bed apartment</i>	<i>£275,000</i>	<i>Various – blended £288,906</i>
<i>2 bed apartments</i>	<i>£415,000</i>	<i>Various – blended £423,125</i>
<i>2 bed cottages</i>	<i>£450,000</i>	<i>Various- blended £450,000</i>

6.30 My accompanying note to the SOCG **CD 5.16** also stated my figures remained provisional as there was further due diligence and further discussions to be had. This work involves corroborate the appellant's advisor evidence, reviewing VOA evidence; and further discussions to be had between the advisors.

6.31 Further discussions have been undertaken, and I whilst I was open to further compromise, being less than 3% apart and well within normal valuation tolerance, this offer to settle was not accepted by the appellant's advisor.

6.32 I have proceeded to present my final opinion of Market Value for the for the two unagreed dwelling types, adopting a unit-by-unit approach to account for the variation in Gross Internal Areas of the individual units.

6.33 I have asked Mrs Barlow to assist me in this task, specifically for her to build upon the comparable evidence relied upon in February 2025 (**CD 5.12**) and to undertake further research and analysis and to consider whether the unit rate and thus unit by unit figures I prepared for **CD 5.14** are suitable for determining the viability of the scheme at the assessment date.

6.34 Further to this work Mrs Barlow noted a rounding error in my unit-by-unit approach valuation exercise reported on 10 November (**CD 5.14**). Specifically relating to the two-bed apartments, which, once corrected, brings the blended Market Value down to £420,625 (from £423,125) and the GDV for this dwelling type down to £6,730,000. An overall reduction of £40,000 from the position set out in the 28 November 2025 SoCG. This was brought to the attention of both my client immediately and the appellant at first opportunity.

6.35 The updated unit by unit DVS opinion of Market Value for both the one bed and the two bed apartments is provided as part of the **valuation appendix (v)**,

6.36 This valuation appendix contains analysed, pertinent comparable evidence, reasoning and signed valuation decision prepared by Mrs Barlow MRICS RV, as she has the local expertise. I confirm agree with her conclusions and have countersigned her conclusion in accordance with formal quality assurance process of DVS. I prepared the methodology section at the beginning of the valuation appendix.

6.37 For ease of reference, I summarise the pertinent parts of the valuation appendix (v):

6.38 The Market Values now reflecting their individual values reflecting their size.

6.39 **Comparable evidence**

6.40 **Bridport – Gordon Court Flood Lane, Bridport DT6 3FZ**

6.41 DVS agree with the appellant’s advisor (**CD 5.11** para 6.4) that the most directly comparable new build scheme is a purpose-built older living development in Bridport by McCarthy Stone at Gordon Court, Flood Lane, located to the south of the application site.

6.42 This development consisted of 38 1-bed and 2-bed apartments with communal areas and owners’ lounge. VOA records show this was built in 2022, not 2021 as purported in **CD 1.21**.

6.43 DVS could not corroborate the asking prices or discounts reported in August 2024 as part of our February 2025 work however, at the September 2025 assessment date note that there are second-sales advertised at an analysed rate of between £4297 and £5385 per sq.m.

6.44 It is well documented that buyers pay a new build premium to be the first occupier of a dwelling, and that this premium diminishes for second sales occurring in the first few years after purchase. Therefore, the asking prices, although more recent are afforded less weight than the achieved prices

6.45 The Bridport evidence, stemming from the latter half of 2022 devalues as:

Transaction date	Gordon Court Flood Lane, Bridport DT6 3FZ	£ Price achieved	EPC GIA sqm	Analysis £/sq. m
08-2022 to 01-2023	1 bed median	£272,750	48	£5,551.47
08-2022 to 04-2024	2 bed median	£410,000	65	£6,398.46

6.46 This evidence is ranked high, due to similarity and its proximity to the subject. However, it cannot be ignored that much of the data is either historic or asking prices and requires upward adjustment for the premium that would be applicable at the subject.

6.47 The main conclusion I take from this, is that the rates adopted by my colleague of £5488 and £5170 per sq.m. are not too high.

6.48 The valuation date has caused DVS to look at purpose-built retirement schemes elsewhere in the county. Whilst several schemes have been considered, most reliance is from the following schemes:

6.49 Wimborne, East Dorset

6.50 The Old Market Gardens located in Wimborne is a McCarthy & Stone scheme which features a total of 100 units, comprising 68 apartments and 32 bungalows. This site is located around 40 miles east of the subject and was constructed in 2024. Sales commenced in September 2024 and are still ongoing.

6.51 Wimborne is regarded to be a more affluent location than Bridport with higher house prices generally, due to its proximity to Poole and Bournemouth. However, Bridport, has the advantages of being close to the coast. The towns are similar in terms of size of population and the amenities available. Notwithstanding the distance we consider this a good comparable as it is very similar to the scheme. Adjustments are required, for the location. In short, the market values, and unit rate analysis of the subject will be lower than this comparable.

6.52 The median rates show a median of **£7465 / sqm** for the 2 bed apartments over a six-month period from October 2024 to March 2025. There are no one beds in the sales evidence.

6.53 Adjustments are required, for the location. In short, the market values, and unit rate analysis of the subject will be lower than this comparable, yet this does not make the conclusion of my colleague to look unreasonable.

6.54 Blandford St Mary - Barley Place, Blandford Forum, DT11 9GN

6.55 Blandford St Mary is a village and thus much smaller than Bridport, with less amenities being a more rural setting. However average house prices compare most fairly with Bridport. Notwithstanding the location, around 30 miles northeast of the subject, this is a good comparable in that the type of properties are very similar to subject, and that less adjustments are required. Save for this being 2023 evidence. DVS expect the market values, and unit rate analysis of the subject will be similar but below this comparable.

Transaction date	Barley Place, Blandford St Mary	£ Price achieved	EPC GIA sqm	Analysis £/sq. m
10-2023 to 12-2024	1 bed median	£299,400	45.5	£6,515.56
10-2023 to 11-2024	2 bed median	£405,500	69.00	£5,898.44

6.56 Conclusion on Value

6.57 Market Value One-bedroom apartments

6.58 The £290,000 Market Value adopted by DVS in **CD 5.12** originates from the appellant's initial report in August 2024 **CD 1.21**. Mrs Barlow reviewed the evidence and accepted a fixed £290,000 for all the 1-bedroom apartments value as reasonable to determine the viability.

6.59 Further to the work and evidence set out in **appendix (v)** and summarised above. Mrs Barlow now agrees that the units should be individually valued due to their differing sizes.

6.60 I previously reported the blended rate of £5,488 per sqm, derived from the previously accepted value remained reasonable to assess viability in September 2025. Having now completed my due diligence, I remain of the view this rate is reasonable but comment it is on the low side of the wider evidence.

6.61 The Market Value relied upon for viability purposes is set out below and is dependent on the size of the individual units.

Description	GIA sq.m	Units	DVS Market Value	GDV
1 Bed 2-person apartment	44.60	2	£245,000	£490,000
1 Bed 2-person apartment	52.24	12	£285,000	£3,420,000
1 Bed 2-person apartment	53.14	10	£290,000	£2,900,000
1 Bed 2-person apartment	53.49	3	£295,000	£885,000
1 Bed 2-person apartment	56.28 – 57.05	5	£310,000	£1,550,000

6.62 Overall, this results in a one bed apartment GDV of **£9,245,000** and devalues at a blended Market Value of **£288,906** (two hundred and eighty-eight thousand nine hundred and six thousand pounds) for the one-bedroom apartments.

6.63 Market Value two-bedroom apartments

6.64 The Market Value of the 2 bed apartments adopted by DVS in **CD 5.12** stems from Mrs Barlow's review of the evidence that supported a higher value, which when analysed on a unit rate (£/ sq. m.) basis devalues as £5170 per sqm.

6.65 Having now completed my due diligence, I remain of the view this rate is reasonable but comment it is on the low side of the wider evidence.

6.66 The £5,170 per sqm rate provides a range of values between £395,000 - £450,000 depending on the size of the individual units. The Market Value relied upon for viability purposes is set out below and depending on the size of the individual units.

Description	GIA sq.m	Units	DVS Market Value	GDV
2 Bed 4-person apartment	76.18	2	£395,000	£790,000
2 Bed 4-person apartment	77.15 & 77.22	3	£400,000	£1,200,000
2 Bed 4-person apartment	79.87	2	£415,000	£830,000
2 Bed 4-person apartment	80.45	1	£415,000	£415,000
2 Bed 4-person apartment	80.56	1	£415,000	£415,000
2 Bed 4-person apartment	81.54	1	£420,000	£420,000
2 Bed 4-person apartment	82.73	2	£430,000	£860,000
2 Bed 4-person apartment	86.91 & 87.06	4	£450,000	£1,800,000

6.67 Overall, this results in the 2-bed apartment GDV of **£6,730,000** and devalues at a blended Market Value of **£420,625** (four hundred and twenty thousand, six hundred and twenty-five pounds).

6.68 For ease of reference, moving into the Inquiry the respective position on GDV is:

Type	Appellant GDV	VOA GDV	Difference
1-bed 2-person apartment	£8,800,000	£9,245,000	£445,000
2-bed 4-person apartment	£6,640,000	£6,730,000	£90,000
2-bed 4-person cottage	£11,250,000	£11,250,000	£0
Total GDV	£26,690,000	£27,225,000	£535,000

6.69 The above, DVS position will be captured on the most recent SoCG for viability dated 11 December 2025.

6.70 Ultimately, this is a difference in valuation approach and of professional opinion, in value. As a RICS Registered Valuer I consider the DVS values fair and reasonable.

7.0 Development Period

7.1 For the Stage 1 viability review the respective development periods were not comparable, as DVS modelled on-site affordable homes.

7.2 As set out in **CD 5.16** the development period in this scheme is divided into four parts, three of which are agreed:

- Site purchase – 1 month - agreed
- Pre-construction period - 6 months - agreed
- Construction period of 20 months – agreed
- Apartment and cottage sales period – **unagreed.**

7.3 The dispute relates to the length of time it will take to sell the retirement properties.

7.4 There are elements of the sales period that are agreed, or very similar. For example, the appellant's surveyor assumes 15% of sales upon practical completion, whereas I assume 20%; and, by the end of the first year (sales month 12) the appellant's surveyor assumes 48% of the units will be sold, whereas I assume 50%.

7.5 After that initial 12 months of sales, there is a distinct difference, with the appellant averaging 0.7 units per month (or thereabouts) and DVS averaging around 1.2 units per month. A difference of 0.5 units per month, when there are, say, 36 units left to sell this explains the difference of around 18 months.

7.6 The appellant's surveyor sales period is 60 months an increase from their initial position of 54 months initially adopted in **CD 1.21**.

7.7 Having considered the evidence and reasoning provided by Mr Lynch, through **CD 5.15** and during our experts' meetings, and factoring in market conditions at the assessment date, I now adopt a sales period of 42 months; an increase from my 10th November position of 29 months (provided prior to full due diligence).

7.8 I adjusted my position because of the reasoning provided by the appellant's advisor. Initially I had assumed the cottages and the apartments to be standalone products, independent of one another, a position I had taken and agreed in my last appeal involving this appellant, albeit with a different viability advisor for the appellant¹. However for reasons he has explained, I now understand the development is a gated retirement community where the occupiers of the cottages will benefit from the communal facility in the apartment block (owners' lounge and on site staff etc) therefore the cottages will not be sold independently.

7.9 I have reviewed the sales rate evidence provided by the appellant's advisor, which I have attempted to corroborate, and produced many spreadsheets of sales rates other schemes and have remain of the view 1.25 per month is reasonable.

7.10 I have also compared to development periods adopted and or agreed in viability reviews in other schemes.

¹ **CD 10.10** Appeal Ref: APP/H1840/W/22/3291830 Land off Swan lane Evesham.

7.11 In Evesham (2022 APP/H1840/W/3291830) the appellant was also Churchill retirement. This development was for 49 apartments and 7 houses

- DVS assumed 30% sales at Practical Completion, a further 22% by end of year one followed by 2% per calendar month for 35 months (1.12 units pcm)
- Appellant's surveyor (from Alder King) assumed 30% apartments sold at practical completion (14.7 units) plus a further 25% (12.25 units 1.22 per month), at end of year one together all 7 houses which are sold at 0.58 units per month, and all sold by sales month 12 (i.e. 60% of development sold in first 12 months). Thereafter apartments continue to sell 25% in the next 12 months (12.25 units 1.02 per month) and 20% over the last 12 months (0.81 per month)

7.12 There is an obligation on viability practitioners to adopt a consistent and standardised approach (CD 5.18). Whilst site scheme specifics can be reflected, the outcome should be objective and reasonable and not tailored to the developer's specific needs.

7.13 The impact of agreeing to the additional 18 months sales period has a relatively small impact on viability, but I am unable to agree to it as I believe it to be beyond any evidenced rate and extreme and therefore unreasonable. I feel my revised position is fair.

7.14 The effect of a longer development period is an increase in both finance and empty property costs and is negative to the overall viability. The overall impact of the respective positions as at the 28 November 2025 viability SOCG date was less than £100,000 for finance and around £35,000 on empty property costs. Whilst not insignificant, the difference was remarkably less than it was; being in the order of £1,000,000 on November 10th before my due diligence and agreement to change.

7.15 Incidentally, due to the changes made to other viability inputs as part of my due diligence since the 28 November, the finance costs for my compliant appraisal are now higher than the appellant, and so this disagreement has a minor impact on the reported figure.

8.0 Total Development Costs

8.1 Total development costs comprise construction costs, externals, site specific abnormal costs, policy and legislative costs, land acquisition costs, fees, other costs and finance.

8.2 Gross construction costs

As part of the viability due diligence ahead of the Inquiry, Dorset Council appointed and independent Quantity Surveyor to review the proposed construction costs, externals, site specific abnormal costs. This work was undertaken by Mr Andrew Hulmes MRICS, of firm ERM Limited. A copy of his report dated 25th November 2025 can be found at **CD 5.26**.

8.3 In summary, Mr Hulmes summarises the appellant's gross construction cost as:

Construction of dwellings	£10,366,637
External Works	£1,036,664
Site specific costs (inc S278 works)	£1,851,000
Building Regulation enhancements	£229,730
Contingency	£674,202
Total	£14,158,233

8.4 Having reviewed the appellants documents, Mr. Hulmes' report concludes an appropriate gross construction cost of £14,103,633.

8.5 As the gross construction costs submitted by the appellant is found by Mr Hulmes to be overstated less than £55,000 (fifty-five thousand pounds) and equivalent to approximately 0.4% of the total, with the permission of Dorset Council, and in the interest of pragmatism and narrowing the areas of disagreement I have adopted the appellant's costs.

8.6 Gross construction cost is therefore agreed

8.7 As a result of rounding by the software my appraisal show £10,366,630 instead of £10,366,637. This £7 discrepancy makes no difference to the conclusions reported.

8.8 Policy and Legislative costs

8.9 Community Infrastructure Levy

8.10 On 9th December 2025 Dorset Council's CIL team provided an updated figure of £885,385.98 which I have rounded to £885,386.

8.11 The CIL team advise that this is based on the 2026 CIL rate for the West Dorset Charging Area of £147.60/sqm and this will apply from 1st January 2026 and is based on an appeal decision being issued in 2026.

(i) Financial requirement towards Affordable Housing (AH)

8.12 For the Initial viability review DVS were instructed to assess on site affordable housing. For the Inquiry I have been instructed to appraise a financial sum in lieu of on-site affordable provision.

8.13 On 27th November 2025 Dorset Council provided the compliant affordable housing requirement as £1,573,993.

8.14 I refer to **CD 5.16** (DVS note to PINs) which explains the background to this dispute.

8.15 I understand that the appellant's team are unable to agree that this sum is applicable. I understand that they feel the initial ask of £646,738 is the correct compliant sum.

8.16 A senior planning officer from Dorset council has prepared **CD 5.25** to explain the calculation. This includes the supporting document published by the author of the study, Three Dragons, and other documents referenced therein.

8.17 I have proceeded by adopting the Council figure of £1,573,993 as the compliant target sum in lieu of onsite delivery of affordable housing. I consider that the correct sum should be factual and not for the viability witness to determine.

8.18 Triggers for policy payments

8.19 My appraisals adopt the following trigger payments which I understand to be agreed:

8.20 CIL trigger

8.21 In accordance Dorset Council's CIL Charging schedule instalment, as provided in **CD 5.24** namely:

- 33.34% 60 days (2 months) into construction (project month 10)
- 33.33% 360 days into construction (around 12 months so project month 20)
- 33.33% 540 days (18 months) into construction (project month 26)

8.22 Up until 5 December 2025 DVS included CIL in full at commencement of the construction period. In simple terms, this, previous assumption is now understood to be incorrect; correcting it reduces finance costs and improves viability (all other things being equal).

8.23 Financial contribution towards affordable housing trigger

8.24 In accordance with Council's instruction 5th December 2025; namely:

- 100% at beginning of construction period (project month 8)

8.25 This is a change from the assumption in the appraisal which supported my position in the SOCG **CD 4.3** which was based on officer advice and assumed:

- 50% upon commencement of construction (project month 8)
- 25% upon 25% of occupation (sales month 3 / project month 30)
- 25% upon 50% of occupation (sales month 12 / project month 39)

8.26 In simple terms, correcting this trigger increases finance costs and reduces viability (all other things being equal).

8.27 By contrast the appellant's advisor, in **CD 5.13** included the AH payment as a day 1 cost in full at commencement of the development, I understand it was changed to the beginning of the construction period following our instructions and by the production of **CD 4.3**.

8.28 There are legislative costs within the site-specific abnormal costs including s.278 for highways and additional costs to meet new building regulations Parts F, L O and S. All are accounted for in the viability appraisal at the expense of affordable housing delivery and therefore I strongly recommend that steps are taken to ensure these measures are present in the final scheme.

8.29 **Land Acquisition costs**

8.30 This input is agreed. These include Stamp Duty Land Tax plus legal and agent fees 1.75% of the agreed Benchmark Land Value. When combined the Land Acquisition costs total £45,187, agreed.

8.31 **Fees**

8.32 Professional fees are agreed at 9% of construction plus externals; and total £1,026,296.

8.33 The rates for Marketing, Disposal and Legal fees are agreed; and total 5% of GDV. These are calculated against development value, which is not agreed and so the sum is not agreed. In my appraisal these fees total £1,416,000, marginally higher than the appellant.

(ii) **Empty Property Costs**

8.34 As set out in my recent note for PINs, **CD 5.16**, up and until all the retirement properties are sold the developer incurs operating costs, such as utilities, insurance, and council tax. There are also the upkeep of the common space and the management and staffing costs.

8.35 These operating costs are incurred on the vacant units and hence referred to as empty property costs (EPC) by the appellant. It is accepted that the developer is responsible for the operating costs prior to receipt of service charges once units are sold.

8.36 The make-up of the operating cost was accepted as reasonable by DVS in February 2025, however owing to a shorter development period and on-site affordable housing being modelled, the overall 'empty property cost' was not agreed at that time.

8.37 At statement of common ground stage, following concession in development period and sales rate there was a difference of £36,618 between mine and the appellant's EPC figures.

8.38 Further discussions have been undertaken, and I whilst I was open to compromise, this was not accepted by the appellant.

8.39 At SOCG stage I adopted the previously agreed figures but noted I had to carry out my own due diligence and finalise the sum. I have proceeded to corroborate the figures where I can and calculate the sum with regards to my development period and absorption rates.

8.40 The EPC sum comprises three elements: service charge, council tax and utilities. The appellant has provided their updated monthly figures in **CD 5.15**.

8.41 Utilities are costed as £25 per month for all property types.

8.42 Service charge is costed at £208.75 per calendar month (pcm) for a 1 bed apartment; £309.25 pcm for a 2-bed apartment; and £100 pcm for a 2-bed cottage.

8.43 Whilst in **CD 5.14** I raised doubts that service charge would be applicable to the cottages, Mr Lynch has since explained that the residents of the cottage will benefit from the services within the retirement community such as the communal space activities and on-site management/security, and I am satisfied to allow for this at his reduced rate.

8.44 It is important to note I have no ability to verify the above sums; I can only provide high level checks compared to figures used and accepted in viability reviews in other schemes.

8.45 Further to these checks I am satisfied to accept the proposed costs for service and utility costs in good faith.

8.46 Since producing the November SOCG **CD 4.3** I have concluded my due diligence on Council Tax.

8.47 It is possible to verify council tax costs. I can agree with the appellant that the properties will be banded as follows:

	Council Tax Band	£ per annum (2025- 2026 rates)	Pcm £
1 bed apartment	C	2404.45	200.37
2 bed apartment	D	2705.02	225.42
2 bed cottage	E	3306.13	275.50

8.48 From my investigations since **CD 4.3** I now understand that Dorset have a policy that enables the council to double council tax liability where a property is vacant for over 12 months. There is also a one-month grace from completion before council tax is charged.

8.49 Adjusting for this fact has meant that the empty property cost in my appraisal has increased to almost £600,960 from my SOCG position of £479,153.

8.50 **This correction has a negative impact on the overall viability and is the main reason why the conclusion I report today is much lower than the provisional conclusion reported in the 28 November SoCG CD4.3.**

2.75%	2.75%	2.75%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%
2.75%	2.75%	2.75%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%
2.75%	2.75%	2.75%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%
0.9	0.9	0.9	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
0.44	0.44	0.44	0.2656	0.2656	0.2656	0.2656	0.2656	0.2656	0.2656	0.2656
0.6875	0.6875	0.6875	0.415	0.415	0.415	0.415	0.415	0.415	0.415	0.415
2.0	2.0	2.0	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
17.7	16.8	15.9	15.4	14.9	14.3	13.8	13.3	12.7	12.2	11.7
8.8	8.4	8.0	7.7	7.4	7.2	6.9	6.6	6.4	6.1	5.8
13.8	13.1	12.4	12.0	11.6	11.2	10.8	10.4	9.9	9.5	9.1
10	11	12	13	14	15	16	17	18	19	20
37	38	39	40	41	42	43	44	45	46	47
£ 7,674.89	£ 7,292.88	£ 6,910.87	£ 9,764.19	£ 9,427.15	£ 9,090.10	£ 8,753.05	£ 8,416.01	£ 8,078.96	£ 7,741.91	£ 7,404.87
£ 4,947.75	£ 4,701.48	£ 4,455.21	£ 6,040.87	£ 5,832.35	£ 5,623.83	£ 5,415.31	£ 5,206.78	£ 4,998.26	£ 4,789.74	£ 4,581.22
£ 5,531.91	£ 5,256.56	£ 4,981.22	£ 8,127.21	£ 7,846.67	£ 7,566.13	£ 7,285.59	£ 7,005.05	£ 6,724.51	£ 6,443.97	£ 6,163.43
DOUBLES										
£18,154.54	£17,250.92	£16,347.30	£23,932.28	£23,106.17	£22,280.06	£21,453.95	£20,627.84	£19,801.73	£18,975.62	£18,149.51

8.56 The month-by-month figures (yellow line) are rounded to the nearest pound and input into the software as an additional cost.

8.57 I understand the appellant's advisor takes a blended average approach as the EPC cost but assumes whole unit sales for ease of modelling. This is different approach to modelling which each have merits, I would suggest that my approach is fairer and auditable. As my approach reflects the reality that it impossible to anticipate which exact units will sell in which months and factors that total EPCs for the vacant unit costs will vary over time; I understand that their method involves selecting which units will sell in which month and, therefore is not proportional, but assumes whole units are sold.

(iii) Finance

8.58 The amount for Finance is a product of the development period cash flow assumptions, and debit and credit rate.

8.59 The debit and credit rates are agreed at 7.5% and 1% respectively. The appraisal software assumes a 100% debt funded finance model, this is also agreed.

8.60 As detailed in the development section, apart from the sales period after 12 months, many of the cash flow assumptions are now agreed.

8.61 The actual difference in the sale period now has a negligible impact in finance.

8.62 The most significant impact to finance is due to the increase to empty property costs and change in the trigger payments for financial contributions. These changes have meant the finance cost in my appraisal is higher than reported in the November SOCG; at £2,441,952 for the compliant appraisal (DVS appraisal 1 appendix (ii)). This reduces when the AH contribution is reduced for viability (DVS appraisal 2 appendix (iii)).

9.0 Developer's Profit

- 9.1 The target developer's profit is agreed at 20% of GDV.
- 9.2 Owing to a different GDV the developer profit amount when expressed as monetary sum target is slightly different.
- 9.3 My profit target is based on a GDV of £27,225,000 and equates to a sum of £5,445,000 compared to the appellant's target of £5,388,000.
- 9.4 The difference in profit target is £57,000.
- 9.5 Profit can also be measured by other metrics and the RICS encourage surveyors to report these where known.
- 9.6 In terms of a percentage of profit on total development cost £5,445,000 equates to 25% and represents an Internal Rate of Return of 19.2%.

10.0 Benchmark Land Value

- 10.1 Benchmark Land Value is agreed at £825,000 (eight hundred and twenty-five thousand pounds).
- 10.2 This comprises an EUV of £750,000 and premium of 10%.
- 10.3 Please refer to **CD 1.21** and **CD 5.12** for the decision making behind this important viability appraisal input.

11.0 Viability Appraisal Results

- 11.1 **Appraisal Parameters.**
- 11.2 As set out earlier in this report I have followed established residual methodology, where the viability is derived from the value of the completed development minus the total development costs, (including construction costs, abnormal costs, policy and legislative costs and fees) less land value to leave a residual for profit.
- 11.3 The resulting residual for profit is compared the target profit of £5,445,000 to determine the viability of the scheme (20% of GDV). Where the profit is less than the target profit, I go on to then reduce the affordable housing sum to determine the optimum amount that is viable.

11.4 DVS Appraisal 1 - Viability of Policy Compliant Scheme

11.5 My full policy compliant appraisal can be found at **appendix (ii)**.

11.6 Further to the PPG and RICS Professional Standards I consider it proper and correct to first assess the viability of the full policy compliance requirements, scheduling the contribution at the set point in time the payment would be triggered, and to reflect on whether the residual profit is sufficient when compared to the target profit.

11.7 Appraisal 1 adopts the inputs outlined herein including an affordable housing contribution of £1,573,933 and CIL payment of £885,386

11.8 Appraisal 1 produces a positive residual profit of £4,251,178. This equates to 15.62% of GDV and thus is below the profit target of 20% of GDV and £5.445 million.

11.9 Further to this it is my independent conclusion the scheme cannot viably support the full policy requirements of £1,573,933 towards the off-site provision of affordable housing and CIL payment of £885,386.

11.10 Sensitivity Test

11.11 Further to best practice requirements of the RICS. I include a sensitivity test to support the robustness of the viability conclusion described above.

11.12 I have varied two of the most sensitive appraisal inputs relating to sales revenue, and construction costs. I have adjusted these in upward and downward steps of 2.5% from the base appraisal assumption, and the output is the residual for profit, which can be compared to Target Developers Profit of 20% GDV or £5.445mn.

Sensitivity Analysis Report					
Table of Profit Amount and Profit on GDV%					
Sales: Gross Sales £					
Construction: £Rate /m ²	-5.000%	-2.500%	0.000%	2.500%	5.000%
-5.000%	£3,624,896	£4,352,639	£5,075,635	£5,794,560	£6,509,089
1,696.70 /m ²	14.02%	16.40%	18.64%	20.76%	22.77%
-2.500%	£3,207,209	£3,938,290	£4,664,445	£5,386,278	£6,103,603
1,741.35 /m ²	12.40%	14.84%	17.13%	19.30%	21.35%
0.000%	£2,787,261	£3,521,808	£4,251,178	£4,975,955	£5,696,116
1,786.00 /m ²	10.78%	13.27%	15.61%	17.83%	19.93%
2.500%	£2,365,055	£3,103,087	£3,835,838	£4,563,568	£5,286,739
1,830.65 /m ²	9.14%	11.69%	14.09%	16.35%	18.49%
5.000%	£1,940,502	£2,682,165	£3,418,337	£4,149,165	£4,875,374
1,875.30 /m ²	7.50%	10.10%	12.56%	14.87%	17.05%

11.13 The base conclusion is shown in bold at the centre of the results table (white cell). The green cells indicate the combination of factors that would give way to a viable scheme, and the red cells what would give way to an unviable scheme. Orange cells are within 2.5% of my Target Developer's Profit and considered marginal.

11.14 As can be seen from the number of red cells, this matrix strongly supports my conclusion the scheme cannot support full policy without market movement.

11.15 **DVS Appraisal 2 - Maximum Policy Provision**

11.16 My maximum policy appraisal can be found in **appendix (iii)**

11.17 As the scheme cannot meet full policy requirements, I have considered the maximum contributions that the scheme could viably provide. Using the appraisal software I have established that the maximum contribution towards affordable housing that can be provided is £700,000 (based on the contribution being paid at commencement of scheme).

11.18 DVS Appraisal 2 – includes £700,000 towards off site affordable housing and CIL payment of £885,386. The appraisal generates a residual profit of £5,448,261 which is marginally in excess of the profit target of £5.445 million.

11.19 It is my independent conclusion that the proposed development can viably support £700,000 towards off site affordable housing and CIL payment of £885,386.

11.20 The parties have prepared a new SOCG on 11th December 2025 that captures the final viability position as detailed in this report.

12.0 **Viability of Agreed Position**

12.1 **DVS Appraisal 3** – Agreed position

12.2 This appraisal reflects the agreement between the parties of £500,000 as a contribution towards off site affordable housing and the timing of the payment sits with the agreed position that would be payable in full at commencement of the scheme

12.3 The appraisal generates a residual profit of £5,719,924 (21.01% of GDV) which is around £275,000 in excess of the profit target of £5.445 million.

13.0 **Professional Standards**

13.1 My viability assessment has been prepared in accordance with statutory and other authoritative requirements and Professional Standards including:

13.2 The National Planning Policy Framework

13.3 The National Planning Practice Guidance on Viability (PPG Viability).

13.4 RICS documents²:

- Practice Statement and Guidance Note 'Surveyor's acting as Expert witnesses' CD 5.19

² <https://www.rics.org/profession-standards>.

- RICS Professional Standard (PS) Valuation of development property **CD 5.20**
- RICS PS Comparable evidence in real estate. **CD 5.21**
- RICS PPS 'Assessing viability in planning under the National Planning Policy Framework 2019 for England CD **5.17**
- RICS PS 'Financial viability in planning: conduct and reporting' **CD 5.18**.
Further to this particular standard it is confirmed that:

- b) In carrying out this viability assessment review I have acted with objectivity, impartiality, without interference and with reference to all appropriate sources of information.
- c) The professional fee for this report is not performance related and contingent fees are not applicable.
- d) DVS are not currently engaged in advising this local planning authority in relation to area wide viability assessments in connection with the formulation of future policy.
- e) I am not currently engaged in advising this local planning authority in relation to area wide viability assessments in connection with the formulation of future policy.
- f) Neither I, nor DVS advised this local planning authority in connection with the area wide viability assessments which supports the existing planning policy.
- g) My viability review assessment has been carried out with due diligence and in accordance with section 4 of this professional statement
- h) The signatory and all other contributors to this report, as referred to herein, has complied with RICS requirements.

13.5 **Bases of Value**

13.6 The bases of value referred to herein are sourced as follows:

- Benchmark Land Value is defined at Paragraph 014 of the PPG for viability.
- Existing Use Value is defined at Paragraph 015 of the PPG for viability.
- Market Value is defined in 'RICS Valuation – Global Standards'
- Gross Development Value is defined in the Glossary of the RICS PS 'Valuation of Development Property'

14.0 **Quality Assurance**

14.1 Further to DVS Quality Control and Assurance requirements this report and the appraisals have been reviewed by Lisa Bryan MRICS Registered Valuer and RICS Registered Expert Witness, she has confirmed that she has no conflict of interest.

15.0 **Declaration, Statement of Truth & Signature**

15.1 I confirm that my report complies with the requirements of RICS – Royal Institution of Chartered Surveyors, as set down in the RICS Practice Statement Surveyors acting as expert witnesses.

15.2 I confirm that I am aware of and have complied with the requirements of the rules, protocols and directions of the Planning Inspectorate.



15.3 I confirm that I understand and have complied with my duty to the Planning Inspectorate as an expert witness which overrides any duty to those instructing or paying me, that I have given my evidence impartially and objectively, and that I will continue to comply with that duty as required.

15.4 I confirm that I am not instructed under any conditional or other success-based fee arrangement.

15.5 I confirm that I have no conflicts of interest.

15.6 I confirm that my report has drawn attention to all material facts which are relevant and have affected my professional opinion.

15.7 I confirm that I have made clear any part of the report which is not my own work or opinion.

15.8 Statement of Truth

15.9 I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true.

15.10 The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

15.11 I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

15.12 Signature:



Mrs Cecilia Reed BSc (Hons) MRICS
RICS Registered Valuer,
RICS Registered Expert Witness
Principal Surveyor,
DVS, Valuation Office Agency

Date: 11 December 2025

17.0 Appendices

(i) Schedule of accommodation

Flat No	GIA Sq. m.	Bedrooms	Floor	Flat No	GIA Sq. m.	Beds	Floor
1	53.49	1 Bed	G	25	52.24	1 Bed	1
2	56.28	1 Bed	G	26	52.24	1 Bed	1
3	53.14	1 Bed	G	27	76.18	2 Bed	1
4	52.24	1 Bed	G	28	44.60	1 Bed	1
5	53.14	1 Bed	G	29	79.87	2 Bed	1
6	87.06	2 Bed	G	30	57.05	1 Bed	1
7	52.24	1 Bed	G	31	53.49	1 Bed	1
8	80.56	2 Bed	G	32	56.30	1 Bed	1
9	77.15	2 Bed	G	33	77.22	2 Bed	2
10	53.14	1 Bed	G	34	52.24	1 Bed	2
11	53.14	1 Bed	G	35	53.14	1 Bed	2
12	52.24	1 Bed	G	36	87.06	2 Bed	2
13 (12a)	52.24	1 Bed	G	37	52.24	1 Bed	2
14	76.18	2 Bed	G	38	86.91	2 Bed	2
15	56.28	1 Bed	1	39	82.73	2 Bed	2
16	77.22	2 Bed	1	40	53.14	1 Bed	2
17	52.24	1 Bed	1	41	53.14	1 Bed	2
18	53.14	1 Bed	1	42	52.24	1 Bed	2
19	87.06	2 Bed	1	43	52.24	1 Bed	2
20	52.24	1 Bed	1	44	81.54	2 Bed	2
21	80.45	2 Bed	1	45	44.60	1 Bed	2
22	82.73	2 Bed	1	46	79.87	2 Bed	2
23	53.14	1 Bed	1	47	57.05	1 Bed	2
24	53.14	1 Bed	1	48	53.49	1 Bed	2

Co	97.14	2 Bed	Gable garden, patio	Cot 14	94.70	2 Bed	HDormer Balcony
Co	92.39	2 Bed	FDormer garden, patio	Cot 15	94.70	2 Bed	Gable Balcony
Co	92.39	2 Bed	FDormer garden, patio	Cot 16	94.70	2 Bed	HDormer Balcony
Co	94.70	2 Bed	Gable garden, patio	Cot 17	94.70	2 Bed	Gable Balcony
Co	94.70	2 Bed	HDormer garden, patio	Cot 18	94.70	2 Bed	HDormer Balcony
Co	94.70	2 Bed	Gable garden, patio	Cot 19	94.70	2 Bed	G/HDormer Balcony
Co	92.39	2 Bed	FDormer garden, patio	Cot 20	94.70	2 Bed	G/HDormer Balcony
Co	97.14	2 Bed	Gable garden, patio	Cot 21	94.70	2 Bed	G/HDormer Balcony
Co	94.70	2 Bed	2 storey balcony	Cot 22	94.70	2 Bed	HDormer Balcony
Cot	94.70	2 Bed	2 storey balcony	Cot 23	94.70	2 Bed	Gable Balcony
Cot	94.70	2 Bed	Gable balcony	Cot 24	94.70	2 Bed	HDormer Balcony
Cot	94.70	2 Bed	HDormer balcony	Cot 25	94.70	2 Bed	Gable Balcony
Cot	94.70	2 Bed	Gable balcony				
GIA	5356	sq. m.	GIA (dwellings)	GIA	6188.5	sq. m	GIA (inc. Communal)

(ii) **DVS Appraisal 1- Full Planning Policy Requirements**

DVS App 1
Full Policy Compliant - Bridport Inquiry
Retirement Development of 73 dwellings

Full
Affordable Housing Contribution: £1,573,993
CIL £885,386

Development Appraisal
Prepared by Cecilia Reed MRICS, DVS
Valuation Office Agency
10 December 2025

APPRAISAL SUMMARY

VALUATION OFFICE AGENCY

App 1 Full Policy Compliant - Bridport Inquiry Retirement Development of 73 dwellings

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
1 Bed Apartments	32	1,690.88	5,467.57	288,906	9,245,000
2 Bed Apartments	16	1,299.84	5,177.56	420,625	6,730,000
2 Bed Cottage	25	2,365.50	4,755.87	450,000	11,250,000
Totals	73	5,356.22			27,225,000

NET REALISATION

27,225,000

OUTLAY

ACQUISITION COSTS

Fixed Price			825,000		
				825,000	
Stamp Duty			30,750		
Agent Fee		1.50%	12,375		
Legal Fee		0.25%	2,063		
				45,187	

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
1 Bed Apartments	2,161.42	1,786.00	3,860,296	
2 Bed Apartments	1,661.56	1,786.00	2,967,546	
2 Bed Cottage	2,365.50	1,496.00	3,538,788	
Totals	6,188.48		10,366,630	10,366,630

Externals		10.00%	1,036,663	
Contingency		5.00%	570,165	
Policy AH Contribution			1,573,993	
CIL			885,386	
				4,066,207

Other Construction

Demolition/ Contam remediation			575,000	
Abnormals - Apts- Piling			280,500	
Level and grading floor slab			113,485	
Abnormals- Apts- Gas Memb			114,972	
dewatering			20,000	
capping layer			132,948	
cotts - raise terrace			252,964	
Abnormals- Cotts- Piling			214,500	
Abnormals- Cotts -Gas Memb			27,415	
Tree protection/ surgery			30,000	
S278 Highways			90,000	
abnormals contingency		5.00%	104,076	
F, L, O, S Apartments	48.00 un	2,260.00 /un	108,480	
F, L, O, S Cottage	25.00 un	4,850.00 /un	121,250	
				2,185,590

PROFESSIONAL FEES

Professional Fees		9.00%	1,026,296	
				1,026,296

DISPOSAL FEES

Sales Agent Fee		2.00%	544,500	
Sales Legal Fee	73.00 un	750.00 /un	54,750	
Marketing		3.00%	816,750	
				1,416,000

Additional Costs

Empty Property Costs			600,960	
				600,960

ARGUS Developer Version: 7.70.000

Date: 10/12/2025



APPRAISAL SUMMARY

VALUATION OFFICE AGENCY

App 1 Full Policy Compliant - Bridport Inquiry Retirement Development of 73 dwellings

FINANCE

Timescale	Duration	Commences
Purchase	1	Sep 2025
Pre-Construction	6	Oct 2025
Construction	20	Apr 2026
Sale	42	Dec 2027
Total Duration	69	

Debit Rate 7.500%, Credit Rate 1.000% (Nominal)

Land	152,043
Construction	1,043,881
Other	1,246,028
Total Finance Cost	2,441,952

TOTAL COSTS

22,973,822

PROFIT

4,251,178

Performance Measures

Profit on Cost%	18.50%
Profit on GDV%	15.62%
Profit on NDV%	15.62%

IRR 15.97%

Profit Erosion (finance rate 7.500) 2 yrs 3 mths



(iii) DVS Appraisal 2- Maximum Viable Planning Policy

DVS App 2.
Maximum Planning Policy – Bridport Inquiry
Retirement Development of 73 dwellings

Maximum
Affordable Housing Contribution: £700,000
CIL £885,386

Development Appraisal
Prepared by Cecilia Reed MRICS, DVS
Valuation Office Agency
10 December 2025

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APPRAISAL SUMMARY

Land to the rear of 156 - 172 South Street, Bridport
Retirement Development of 73 dwellings

VALUATION OFFICE AGENCY

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
1 Bed Apartments	32	1,690.88	5,467.57	288,906	9,245,000
2 Bed Apartments	16	1,299.84	5,177.56	420,625	6,730,000
2 Bed Cottage	25	2,365.50	4,755.87	450,000	11,250,000
Totals	73	5,356.22			27,225,000

NET REALISATION

27,225,000

OUTLAY

ACQUISITION COSTS

Fixed Price			825,000		
				825,000	
Stamp Duty			30,750		
Agent Fee	1.50%		12,375		
Legal Fee	0.25%		2,063		
				45,187	

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
1 Bed Apartments	2,161.42	1,786.00	3,860,296	
2 Bed Apartments	1,661.56	1,786.00	2,967,546	
2 Bed Cottage	2,365.50	1,496.00	3,538,788	
Totals	6,188.48		10,366,630	10,366,630

Externals	10.00%	1,036,663		
Contingency	5.00%	570,165		
AH Contribution		700,000		
CIL		885,386		
				3,192,214

Other Construction

Demolition/ Contam remediation			575,000	
Abnormals - Apts- Piling			280,500	
Level and grading floor slab			113,485	
Abnormals- Apts- Gas Memb			114,972	
dewatering			20,000	
capping layer			132,948	
cotts - raise terrace			252,964	
Abnormals- Cotts- Piling			214,500	
Abnormals- Cotts -Gas Memb			27,415	
Tree protection/ surgery			30,000	
S278 Highways			90,000	
abnormals contingency		5.00%	104,076	
F, L, O, S Apartments	48.00 un	2,260.00 /un	108,480	
F, L, O, S Cottage	25.00 un	4,850.00 /un	121,250	
				2,185,590

PROFESSIONAL FEES

Professional Fees		9.00%	1,026,296	
				1,026,296

DISPOSAL FEES

Sales Agent Fee		2.00%	544,500	
Sales Legal Fee	73.00 un	750.00 /un	54,750	
Marketing		3.00%	816,750	
				1,416,000

Additional Costs

Empty Property Costs			600,960	
				600,960

ARGUS Developer Version: 7.70.000

Date: 10/12/2025



APPRAISAL SUMMARY

Land to the rear of 156 - 172 South Street, Bridport
Retirement Development of 73 dwellings

VALUATION OFFICE AGENCY

FINANCE

Timescale	Duration	Commences
Purchase	1	Sep 2025
Pre-Construction	6	Oct 2025
Construction	20	Apr 2026
Sale	42	Dec 2027
Total Duration	69	

Debit Rate 7.500%, Credit Rate 1.000% (Nominal)

Land	152,043
Construction	934,725
Other	1,032,094
Total Finance Cost	2,118,862

TOTAL COSTS

21,776,739

PROFIT

5,448,261

Performance Measures

Profit on Cost%	25.02%
Profit on GDV%	20.01%
Profit on NDV%	20.01%
IRR	19.19%
Profit Erosion (finance rate 7.500)	3 yrs



(iv) DVS Appraisal 3 - Agreed position between the parties

DVS App 3.
Scenario Test - Agreement Bridport Inquiry
Retirement Development of 73 dwellings

Agreed
Affordable Housing Contribution: £500,000
CIL £885,386

Development Appraisal
Prepared by Cecilia Reed MRICS, DVS
Valuation Office Agency
10 December 2025

APPRAISAL SUMMARY

Scenario Test - Bridport Inquiry - Agreement
Retirement Development of 73 dwellings

VALUATION OFFICE AGENCY

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
1 Bed Apartments	32	1,690.88	5,467.57	288,906	9,245,000
2 Bed Apartments	16	1,299.84	5,177.56	420,625	6,730,000
2 Bed Cottage	25	2,365.50	4,755.87	450,000	11,250,000
Totals	73	5,356.22			27,225,000

NET REALISATION

27,225,000

OUTLAY

ACQUISITION COSTS

Fixed Price			825,000		825,000
Stamp Duty			30,750		
Agent Fee	1.50%		12,375		
Legal Fee	0.25%		2,063		
					45,187

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
1 Bed Apartments	2,161.42	1,786.00	3,860,296	
2 Bed Apartments	1,661.56	1,786.00	2,967,546	
2 Bed Cottage	2,365.50	1,496.00	3,538,788	
Totals	6,188.48		10,366,630	10,366,630

Externals	10.00%	1,036,663		
Contingency	5.00%	570,165		
Agreed AH Contribution		500,000		
CIL		885,386		
				2,992,214

Other Construction

Demolition/ Contam remediation			575,000	
Abnormals - Apts- Piling			280,500	
Level and grading floor slab			113,485	
Abnormals- Apts- Gas Memb			114,972	
dewatering			20,000	
capping layer			132,948	
cotts - raise terrace			252,964	
Abnormals- Cotts- Piling			214,500	
Abnormals- Cotts -Gas Memb			27,415	
Tree protection/ surgery			30,000	
S278 Highways			90,000	
abnormals contingency		5.00%	104,076	
F, L, O, S Apartments	48.00 un	2,260.00 /un	108,480	
F, L, O, S Cottage	25.00 un	4,850.00 /un	121,250	
				2,185,590

PROFESSIONAL FEES

Professional Fees		9.00%	1,026,296	
				1,026,296

DISPOSAL FEES

Sales Agent Fee		2.00%	544,500	
Sales Legal Fee	73.00 un	750.00 /un	54,750	
Marketing		3.00%	816,750	
				1,416,000

Additional Costs

Empty Property Costs			600,960	
				600,960

ARGUS Developer Version: 7.70.000

Date: 10/12/2025



APPRAISAL SUMMARY
Scenario Test - Bridport Inquiry - Agreement
Retirement Development of 73 dwellings

VALUATION OFFICE AGENCY

FINANCE

Timescale	Duration	Commences
Purchase	1	Sep 2025
Pre-Construction	6	Oct 2025
Construction	20	Apr 2026
Sale	42	Dec 2027
Total Duration	69	

Debit Rate 7.500%, Credit Rate 1.000% (Nominal)

Land	152,043
Construction	909,746
Other	985,409
Total Finance Cost	2,047,198

TOTAL COSTS

21,505,076

PROFIT

5,719,924

Performance Measures

Profit on Cost%	26.60%
Profit on GDV%	21.01%
Profit on NDV%	21.01%
 IRR	 19.99%
Profit Erosion (finance rate 7.500)	3 yrs 2 mths



(v) Valuation appendix

Subject	Residential Development on land to the rear of 156-172 South Street, Bridport, DT6 3NP
Purpose of valuation	Prepared to support Market Values of the one and two bed apartments in the above scheme, in connection with the viability position for a planning appeal, listed for January 2025.
Application ref:	P/FUL/2024/04613 For scheme details and accommodation schedule.
Location	Bridport is a market town located in West Dorset. The site is situated 1.1 km (0.7 miles) south of the town centre on South Street. The immediate area is suburban with a mix of residential, commercial and retail uses.
Surrounding area	All amenities good transport. Riverside location.
Valuation assumptions and special assumptions	The proposed development is for older people's market housing. It is assumed it will be developed as per accommodation schedule described and that the finish will be commensurate with the new build comparables and compliant with all building regulations and standards at the assessment date.
Basis of Valuation & tenure	Market Value with vacant possession Restricted to older peoples housing (over 55 years)
Basis of measurement and unit of measurement	Gross Internal Area (individual dwellings) IPMS departure agreed Square metres
RICS Standards	Market Value for each house type has been established in accordance with the RICS Valuation – Global Standards' and 'UK National Supplement.' RICS PS Assessing viability in planning RICS PS Comparable evidence in real estate
Method of Valuation	Comparable
Valuation Date	30 September 2025
Prepared by	Cheryl Barlow MRICS (contributions in blue font) and Cecilia Reed MRICS (contributions in black font)

Methodology

In any assessment of Market Value, surveyors are guided by the RICS PS comparable evidence in real estate (CD 5.21) which in summary explains that, ideally, a comparable should be

- comprehensive – there should be several comparables rather than a single transaction or event
- very similar or, if possible, identical to the item being valued
- recent, i.e. representative of the market on the date of valuation
- the result of an arm's-length transaction in the market
- verifiable
- consistent with local market practice and
- the result of underlying demand, i.e. comparable transactions have taken place with enough potential bidders to create an active market.

The standard explains that provided the above criteria are met, the evidence should provide an accurate indication of value.

It recognises comparable evidence will rarely perfectly match the real estate asset subject to valuation. Consequently, the surveyor will need to analyse and interpret the available evidence and use it as guidance rather than as direct evidence of value.

For residential properties, the standard explains that location is vital. This means both the property's geographical location and factors of its location such as aspect, outlook and the immediate environment. The physical condition of the structure and services, facilities provided, and energy efficiency are also of fundamental importance.

Evidence should be as up to date as possible, relevant and comprehensive. The standard divides evidence into categories A, B and C with highest weight to Cat A evidence. Cat A is explained as *contemporary, completed transactions of other, similar real estate assets for which full and accurate information is available*. Asking prices also sit within Cat A evidence albeit these should be treated with caution, but were interpreted carefully by an experienced valuer, asking prices can provide some guidance on current market conditions and trends in value.

Category B evidence includes historic evidence. Whilst evidence will naturally occur before the valuation date the time it takes to become out-of-date and so historic will depend on market conditions. The standard says that historic, out-of-date evidence can be useful if combined with knowledge of market trends between the date of the comparable transaction and the valuation date. Category C includes transactional evidence from other real estate types and the same estate type in other locations. Again, useful if there is a lack of Cat A and Cat B evidence.

Presenting and analysing the comparable

The standard says that information should be summarised in a format that is easily comprehensible and aids analysis. A tabular or spreadsheet layout is commonly adopted. Comparable evidence can be ranked or ordered in terms of relevance and importance; this allows efficient and clear analysis of what is often a large and complex body of data.

Typically, there are two stages of analysis: (1) establishing a common measurement to enable subject to be compared on a pro-rata basis and (2) reasoning analysis of the comparable data to provide support meaningful decision making.

Making adjustments

The standard recognises that it is relatively rare to find comparable evidence that exactly matches the property being valued, so adjustments will be required to allow for differences in the various factors that may affect value. These include location, specification, condition and size, tenure and lease terms, timing of the transaction, incentives, energy efficiency and adaptability. This is not an exhaustive list of adjustments a valuer may make.

The valuer will need to take a broad view of the whole body of evidence to apply it effectively to the asset being valued. This may be a complex process, so presenting the evidence in a format that aids analysis will be essential not only to the valuer but also to anyone reviewing the valuation at a later date. Such reviews can occur as part of a quality assurance process, for due diligence or if the valuation is subject to legal proceedings, which might take place years after the valuation date. A valuer cannot have regard to hindsight.

The standard recognises that a valuer will have to stand back and weigh up a considerable range of evidence with differing degrees of quality and applicability, much of which cannot be precisely quantified. This will require not only technical ability but also, experience of the relevant market and judgement developed from that experience. The aim is to ensure confidence in the figure reported by the surveyor.

Comparable evidence for disputed inputs: one bed apartment and two bed apartment

For ease of reference the updated statement of common ground (9th December 2025) explains the difference in Market Values as:

	<i>Appellant</i>	<i>DVS</i>	<i>GIA</i>
<i>Market Value 1 bed apartment</i>	<i>£275,000 – all units</i>	<i>Blended £288,906</i>	<i>Median size 53.14 sq.m</i>
<i>Market Value 2 bed apartment</i>	<i>£415,000 - all units</i>	<i>Blended £420,625</i>	<i>Median size 80.51 sq. m</i>

My colleague Mrs Barlow has undertaken comparable research as part of her February 2025 review and has built upon this for the planning appeal. I have reviewed the evidence, and my conclusions are set out below. The text prepared by Mrs Barlow is in [blue font](#).

Most of the evidence relied upon is sourced from the VOA database. This VOA database contains details of sales of residential properties that are directly downloaded data from HM Land Registry. For Council Tax purposes the VOA captures data such as accommodation details, age of property, number of bedrooms, reception rooms, parking and so forth. This enables VOA valuers to identify the most suitable, comparable evidence. Transactional information is recorded which includes data such as whether it is a new build property, part exchange shared ownership or connected party sales etc; this enables the identification of arms-length transactions. The VOA also have access to Energy Performance Certificates, with the rating, description and GIA which enables analysis of the transaction on a per unit rate basis.

Other evidence includes from industry websites including Rightmove, Zoopla. To assist decision making data from ONS and Soldhouseprices has been used.

Blue font prepared by Cheryl Barlow MRICS
Comparable Evidence - Bridport

In line with the applicant's advisor, sales evidence of retirement properties located in the comparable complex at **Gordon Court Flood Lane, Bridport DT6 3FZ** have been afforded high weight. This complex is very similar in terms of description and location.

This McCarthy and Stone scheme was constructed in 2022 and consists of 38 one-and two-bedroom apartments and is less than half a mile south from the subject. Verified, arms' length sales evidence includes:

Transaction date	Gordon Court Flood Lane,	£ Price achieved	EPC GIA	Beds	Analysis £/sq. m
18 August 2022	Flat 2	£290,000	51	1	£5,686.27
19 August 2022	Flat 3	£295,000	48	1	£6,145.83
19 August 2022	Flat 7	£260,000	48	1	£5,416.67
22 August 2022	Flat 9	£285,500	48	1	£5,947.92
31 August 2022	Flat 18	£306,500	48	1	£6,385.42
01 September 2022	Flat 33	£255,000	48	1	£5,312.50
16 December 2022	Flat 22	£244,000	48	1	£5,083.33
17 January 2023	Flat 36	£255,000	48	1	£5,312.50
1 bed average	Gordon Court	£273,875	48.38		£5,661.31
1 bed median	Gordon Court	£272,750	48		£5,551.47
Transaction date	Gordon Court Flood Lane, Bridport DT6 3FZ	£ Price achieved	EPC GIA sqm	Beds	Analysis £/sq. m
18 August 2022	Flat 28,	£432,500	65	2	£6,653.85
18 August 2022	Flat 8,	£399,000	65	2	£6,138.46
18 August 2022	Flat 38,	£410,000	64	2	£6,406.25
18 August 2022	Flat 29,	£475,000	65	2	£7,307.69
18 August 2022	Flat 5,	£389,000	65	2	£5,984.62
18 August 2022	Flat 1,	£410,000	64	2	£6,406.25
01 September 2022	Flat 16,	£425,000	64	2	£6,640.63
01 September 2022	Flat 15	£430,000	65	2	£6,615.38
01 September 2022	Flat 19,	£403,000	65	2	£6,200.00
28 October 2022	Flat 25,	£395,000	65	2	£6,076.92
27 January 2023	Flat 10,	£389,000	65	2	£5,984.62
21 April 2023	Flat 26,	£408,900	64	2	£6,389.06
28 April 2023	Flat 13,	£430,900	64	2	£6,732.81
28 July 2023	Flat 4,	£415,900	65	2	£6,398.46
28 July 2023	Flat 12,	£391,400	64	2	£6,115.63
08 August 2023	Flat 11,	£392,900	64	2	£6,139.06
10 April 2024	Flat 30	£418,000	64	2	£6,531.25
2 bed average		£412,676	64.53		£6,395.35
2 bed median		£410,000	65		£6,398.46

Asking prices at the date of this report (confirmed as on the market at the assessment date) include:

Gordon Court, Flood Lane, Bridport
 Apartment 1 bed 1 bath
 Generous size ground floor retirement apartment with access out on to a pretty patio area from the living room, which has windows to three sides, making this a very light and airy room. One bedroom...
SOLD STC
 Added on 07/01/2025 by McCarthy & Stone Resales, Bournemouth
 McCarthy Stone Resales 03455 564122 Local call rate Contact Save

Gordon Court, Flood Lane, Bridport
 Apartment 1 bed 1 bath
 Ground floor, beautifully presented, one bedroom retirement apartment, with access out on to a pretty patio area from the living room. *Energy Efficient* *Pet Friendly*
 Added on 11/04/2025 by McCarthy & Stone Resales, Bournemouth
 McCarthy Stone Resales 03455 564122 Local call rate Contact Save

Gordon Court, Flood Lane, Bridport
 Apartment 2 bed 1 bath
 Beautifully presented, two bedroom ground floor apartment with access on to a pretty patio area and the communal gardens from the living room. *Allocated Parking Space* *Energy Efficient* *Pe...
 Reduced on 26/09/2025 by McCarthy & Stone Resales, Bournemouth
 McCarthy Stone Resales 03455 564122 Local call rate Contact Save

Flood Lane, Bridport
 Retirement Property 2 bed 1 bath
 A beautifully presented ground floor retirement apartment with a private patio situated in the popular Gordon Court development.
 Reduced on 23/09/2025 by Symonds & Sampson, Bridport
 Symonds & Sampson 01308 800824 Local call rate Contact Save

Source: Rightmove

November 2025 Asking prices Gordon Court Flood Lane, Bridport DT6 3FZ						
STC	1 bed	£350,000	65	£5,384.62	Rightmove	
Guide Price	1 bed	£250,000	49	£5,102.04	Rightmove	
Guide Price	2 bed	£340,000	70	£4,857.14	Rightmove	
Guide Price	2 bed	£275,000	64	£4,296.88	Rightmove	
Average 1 bed		£300,000	57	£5,243.33		
Average 2 bed		£307,500	67	£4,577.01		

Reasoning

This comparable provides the best evidence to inform the Market Values of the subject. The median rates show £5,552 / sqm for the 1 beds, over a six-month period from August 2022 and £6,398/ sqm for the 2 bed over a longer period exceeding two years. As can be seen from the transactional evidence above there appears to have been a slight downward turn in the market since these properties were constructed in 2022 to 2024.

Unusually, in my experience, the 1 bed sales evidence is analysing much less than the 2-bed evidence in this scheme. This anomaly is due to the expectation that quantum reduces the unit rate for the larger properties. This suggests that there was a high demand for the two bed apartments in this nearby scheme.

The most recent new build sales transaction was Flat 30 a 2-bed that achieved a sales value of £418,000 in April 2024. This transaction amount sits in the middle of the two opinions of value, yet due to its size analyses to £6,531 per sqm, much higher than both parties' rates. This comp, however, is almost 18 months prior to the valuation date and requires further adjustment for date.

Data from Soldhouseprices.co.uk shows that average values in Bridport are currently trending up from 2024 levels. There has been no new transactional evidence identified at Gordon Court since the DVS February 2025 Viability Review to consider if this is the same within this comparable scheme.

The asking prices are noted to all be resales and so will no longer have a 'new build premium' nonetheless the current rates compare fairly to the assessment of value decision of £5,488 / sqm (1 bed) and £5,170/ sqm (2 bed) unit rates relied upon by DVS for viability assessment purposes.

From the evidence I consider Mrs Barlow's opinion to be supported.

Comparable Evidence- Other retirement schemes in Dorset

I have also considered sales transactional evidence of other retirement developments in Dorset including Old Market Gardens, Wimborne, Castlebridge Court, Dorchester and Barley Place, Blandford St Mary. This category C evidence is included as this is a specialist sector, and it is felt that potential purchasers of this specialist property would consider a wide search area, and also that developers of this produce would have an eye on prices achieved in other comparable schemes.

Wimborne

The Old Market Gardens located in Wimborne is a 2024 built retirement scheme by McCarthy & Stone which features a total of 100 units, comprising 68 apartments and 32 bungalows. This site is located c. 40 miles east of the subject in East Dorset. Sales commenced in September 2024 and are ongoing. It is amongst the most recent retirement schemes in Dorset and afforded moderate weight.

Verified, arms' length sales evidence of apartments includes:

Transaction date	The Old Market Gardens, Wimborne, Dorset, BH21 1WU	£ Price achieved	EPC GIA sqm	Beds	Analysis £/sq. m
31-Mar-25	20	£510,000	70	2	£7,285.71
31-Jan-25	21	£550,000	70	2	£7,857.14
25-Oct-24	14	£525,000	70	2	£7,500.00
18-Oct-24	17	£535,000	70	2	£7,642.86
31-Oct-24	1	£535,000	72	2	£7,430.56
01-Oct-24	12	£535,000	78	2	£6,858.97
2 bed average		£531,667	71.66		£7,429.21
2 bed median		£535,000	70		£7,465.28

The median rate is £7,465 / sqm for the 2 bed apartments over a six-month period from October 2024. The most recent evidence analyses at £7,285/ sqm from March this year. The unit rate requires downward adjustment for quantum, as, in the subject scheme the 2 bed apartments are, generally, larger. There are no one beds in the sales evidence.

Wimborne is regarded to be a more affluent location than Bridport with higher house prices, due to its proximity to Poole and Bournemouth. The towns are similar in terms of size of population and the amenities available. Notwithstanding the distance I consider this a good comparable as it is very similar to the scheme and the most recent of all the evidence. Adjustments are required, downward for both the location and for quantum. It is my opinion that the market values, and unit rate analysis of the subject will be lower than this comparable.

The adopted DVS unit rate analyses circa 30% lower, and MVs analyses circa 20% lower than this comparable, this which makes the DVS value appear very reasonable as average house prices in Bridport are with 5% of Wimborne according to soldhouseprices.co.uk. This comparable supports an increase from the DVS position. From this I consider Mrs Barlow's opinion to be reasonable.

Dorchester

Casterbridge Court is a McCarthy and Stone retirement scheme in Dorchester which consists of 44 apartments which were built in 2022. Sales commenced from February 2022, and data captures the last, arm's length sale to be October 2024. This complex is located 15 miles east from the subject. Despite greater amenities, average house prices in Dorchester are 10% lower than Bridport according to soldhouseprices.co.uk.

Verified, arms' length sales evidence of apartments includes:

Transaction date	Casterbridge Court 32, London Road, Dorchester, Dorset, DT1 1WY	£ Price achieved	EPC GIA sqm	Beds	Analysis £/sq. m
01-Jul-22	Flat 7	£290,000	52	1	£5,576.92
01-Dec-23	Flat 15,	£257,000	53	1	£4,849.06
01-Apr-24	Flat 36,	£267,000	53	1	£5,037.74
01-May-24	Flat 31,	£257,000	53	1	£4,849.06
1 bed average		£267,750	53		£5,078
1 bed median		£262,000	53		£4,943

Transaction date	Casterbridge Court	£ Price achieved	EPC GIA	Beds	Analysis £/sq. m
Feb-22	Flat 26	£365,000	73	2	£5,000.00
Feb-22	Flat 13,	£375,000	73	2	£5,136.99
Feb-22	Flat 35,	£395,000	72	2	£5,486.11
Feb-22	Flat 24,	£405,000	73	2	£5,547.95
Feb-22	Flat 39,	£432,000	73	2	£5,917.81
Mar-22	Flat 44,	£360,000	73	2	£4,931.51
Mar-22	Flat 41,	£382,000	73	2	£5,232.88
Apr-22	Flat 12,	£392,000	73	2	£5,369.86
Apr-22	Flat 25,	£410,000	73	2	£5,616.44
Oct-22	Flat 2,	£310,000	53	2	£5,849.06
Oct-22	Flat 11,	£445,000	73	2	£6,095.89
Oct-22	Flat 40,	£425,000	73	2	£5,821.92
Jan-23	Flat 14,	£399,000	73	2	£5,465.75
Jan-23	Flat 3,	£413,000	72	2	£5,736.11
Aug-23	Flat 3,	£400,000	72	2	£5,555.56
Apr-24	Flat 4,	£392,000	72	2	£5,444.44
Oct-24	Flat 19,	£371,000	72	2	£5,152.78
Average 2 bed		£392,412	71.53		£5,492
Median 2 bed		£395,000	73		£5,486

The median rates show a median of £5,486 / sqm for the 2 bed apartments over a two-and-a-half-year period from Feb 2022 and a median of £4,943/ sqm for the 1 bed apartments over a sales period of over two years. The most recent 2 bed evidence analyses at £5,153/ sqm from Oct 2024.

Dorchester is a much larger town than Bridport due to its proximity to Weymouth, and connectivity including direct trains to London. Adjustments are required, for the location and date (upward) on balance the unit rate analysis is expected to be similar to or above this comparable.

This comparable supports the DVS position as being reasonable.

Blandford St. Mary - Stourgate, Barley Place, Blandford St Mary, Blandford Forum, Dorset, DT11 9GN

Another McCarthy and Stone scheme, Barley Place, is in the village of Blandford St Mary, North Dorset around 30 miles northeast of the subject. Build around 2023 this retirement scheme consists of 45 one and two bed apartments. Sales evidence commenced in October 2023; the most recent transaction was in April 2025.

Verified, arms' length sales evidence of apartments includes:

Transaction Date	Stourgate, Barley Place	£ Price paid	EPC GIA	Bedrooms	Analysis £/sq. m
24-Oct-23	43	£292,000	46	1	£6,347.83
27-Oct-23	3	£271,500	46	1	£5,902.17
31-Oct-23	12	£287,000	45	1	£6,377.78
01-Nov-23	16	£338,160	45	1	£7,514.67
23-Jan-24	10	£327,000	46	1	£7,108.70
20-Dec-24	11	£299,400	45	1	£6,653.33
1 bed average	Barley Place	£302,510	45.5		£6,650.75
1 bed median	Barley Place	£299,400	45.5		£6,515.56

20-Oct-23	9	£430,000	72	2	£5,972.22
23-Oct-23	32	£377,500	64	2	£5,898.44
24-Oct-23	38	£417,500	74	2	£5,641.89
24-Oct-23	41	£435,000	65	2	£6,692.31
26-Oct-23	25	£405,500	66	2	£6,143.94
15-Dec-23	45	£412,500	80	2	£5,156.25
21-Dec-23	24	£373,000	69	2	£5,405.80
01-Jan-24	1	£432,500	72	2	£6,006.94
09-Feb-24	22	£402,000	72	2	£5,583.33
23-Oct-24	4	£405,000	64	2	£6,328.13
29-Nov-24	40	£359,000	69	2	£5,202.90
2 bed average	Barley Place	£404,500	69.73		£5,821.10
2 bed median	Barley Place	£405,500	69.00		£5,898.44

Blandford St Mary is a village and thus is much smaller than Bridport, with less amenities being situated in a more rural setting. Notwithstanding the differing location, this is considered comparable as the type of properties are also very similar to subject, although the unit sizes in the subject are bigger. On balance I expect the unit rate analysis of the subject will be similar to this comparable, but being 2023 evidence, will require adjustment.

Opinion of Market Value - 1-bedroom apartments

After considering all the evidence I agree with my colleague that a unit rate of £5,488 per sqm is not unreasonable for 1-bedroom apartments at the subject scheme. The provides a range of values between £245,000 - £310,000 depending on the size of the individual units. The Market value is set out below:

Flat No	GIA Sq. m	Bedrooms	Floor	£/sqm	£ exact	MV adopted
28	44.6	1 Bed	1	£5,488	£244,765	£245,000
45	44.6	1 Bed	2	£5,488	£244,765	£245,000
4	52.24	1 Bed	G	£5,488	£286,693	£285,000
7	52.24	1 Bed	G	£5,488	£286,693	£285,000
12	52.24	1 Bed	G	£5,488	£286,693	£285,000
13 (12a)	52.24	1 Bed	G	£5,488	£286,693	£285,000
17	52.24	1 Bed	1	£5,488	£286,693	£285,000
20	52.24	1 Bed	1	£5,488	£286,693	£285,000
25	52.24	1 Bed	1	£5,488	£286,693	£285,000
26	52.24	1 Bed	1	£5,488	£286,693	£285,000
34	52.24	1 Bed	2	£5,488	£286,693	£285,000
37	52.24	1 Bed	2	£5,488	£286,693	£285,000
42	52.24	1 Bed	2	£5,488	£286,693	£285,000
43	52.24	1 Bed	2	£5,488	£286,693	£285,000
3	53.14	1 Bed	G	£5,488	£291,632	£290,000
5	53.14	1 Bed	G	£5,488	£291,632	£290,000
10	53.14	1 Bed	G	£5,488	£291,632	£290,000
11	53.14	1 Bed	G	£5,488	£291,632	£290,000
18	53.14	1 Bed	1	£5,488	£291,632	£290,000
23	53.14	1 Bed	1	£5,488	£291,632	£290,000
24	53.14	1 Bed	1	£5,488	£291,632	£290,000
35	53.14	1 Bed	2	£5,488	£291,632	£290,000
40	53.14	1 Bed	2	£5,488	£291,632	£290,000
41	53.14	1 Bed	2	£5,488	£291,632	£290,000
1	53.49	1 Bed	G	£5,488	£293,553	£295,000
31	53.49	1 Bed	1	£5,488	£293,553	£295,000
48	53.49	1 Bed	2	£5,488	£293,553	£295,000
2	56.28	1 Bed	G	£5,488	£308,865	£310,000
15	56.28	1 Bed	1	£5,488	£308,865	£310,000
32	56.3	1 Bed	1	£5,488	£308,974	£310,000
30	57.05	1 Bed	1	£5,488	£313,090	£310,000
47	57.05	1 Bed	2	£5,488	£313,090	£310,000

Opinion of Market Value - 2 Bed Apartments

After considering all the evidence I agree with my colleague that a unit rate of £5,170 per sqm is not unreasonable for determining the viability of the subject scheme.

The rate provides a range of values between £395,000 - £450,000 depending on the size of the individual 2 bed units as set out below:


Flat No	GIA Sq. m.	Bedrooms	Floor	£/sqm	£exact	MV
14	76.18	2 Bed	G	£5,170	£393,851	£395,000
27	76.18	2 Bed	1	£5,170	£393,851	£395,000
9	77.15	2 Bed	G	£5,170	£398,866	£400,000
16	77.22	2 Bed	1	£5,170	£399,227	£400,000
33	77.22	2 Bed	2	£5,170	£399,227	£400,000
29	79.87	2 Bed	1	£5,170	£412,928	£415,000
46	79.87	2 Bed	2	£5,170	£412,928	£415,000
21	80.45	2 Bed	1	£5,170	£415,927	£415,000
8	80.56	2 Bed	G	£5,170	£416,495	£415,000
44	81.54	2 Bed	2	£5,170	£421,562	£420,000
22	82.73	2 Bed	1	£5,170	£427,714	£430,000
39	82.73	2 Bed	2	£5,170	£427,714	£430,000
38	86.91	2 Bed	2	£5,170	£449,325	£450,000
6	87.06	2 Bed	G	£5,170	£450,100	£450,000
19	87.06	2 Bed	1	£5,170	£450,100	£450,000
36	87.06	2 Bed	2	£5,170	£450,100	£450,000

Valuation Decision

My Gross Development Value is £27,225,000. The differences are set out below:

Type	Appellant GDV	VOA GDV	Difference
1-bed apartment	£8,800,000	£9,245,000	£445,000
2-bed apartment	£6,640,000	£6,730,000	£90,000
2-bed cottage	£11,250,000	£11,250,000	£0
Total GDV	£26,690,000	£27,225,000	£535,000

The information disclosures made in this case under section 18 Commissioners for Revenue and Customs Act 2005 (CRCA) have been restricted to those which I consider necessary to fulfil my function, and in doing so I have had regard to the requirements of CRCA and General Data Protection Regulation.

Signature:		
Name and Qualifications of Valuer:	Cheryl Barlow MRICS, RV,	Cecilia Reed MRICS, RV, 1158881
Date:	5 December 2025	8 December 2025

(vi) Costs appendix –Construction Cost Review by ERM (Ref. 3668)

It is separately provided to the Inquiry as core document **CD 5.26** Independent Construction Cost Review by ERM (Ref. 3668).

END OF VIABILITY REPORT